

# Planning 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** which you are hereby summoned to attend, will be held on **Thursday, 10 September 2020 at 6.00 pm**. 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/10542>

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning  
020 8726 6000 x84246  
michelle.gerning@croydon.gov.uk  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 2 September 2020

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

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

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

If you require any assistance, please contact Michelle Ossei-Gerning  
020 8726 6000 x84246 as detailed above.

## **AGENDA – PART A**

**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 27 August 2020 as an accurate record.

**3. Disclosure of Interest**

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

**4. Urgent Business (if any)**

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

**5. Development presentations (Pages 13 - 14)**

To receive the following presentations on a proposed development:

There are none.

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

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

**6.1 19/03984/FUL 28 The Woodfields, South Croydon, CR2 0HE**  
(Pages 19 - 40)

Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 9 units with associated access, car parking, cycle and refuse storage.

Ward: Sanderstead  
Recommendation: Grant permission

**6.2 20/00532/FUL 2 Wyvern Road, Purley, CR8 2NP**  
(Pages 41 - 56)

Demolition of the existing dwelling and erection of 9 Dwelling houses and associated landscaping, refuse storage and car and cycle parking.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**6.3 20/01658/FUL 36 Oakwood Avenue, Purley, CR8 1AQ**  
(Pages 57 - 78)

Demolition of a single-family dwelling house and erection of 4x two-storey semi-detached houses with accommodation in the roof, and 4x one-storey semi-detached houses with accommodation in the roof, with associated access, car parking, cycle and refuse storage.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**6.4 20/02118/FUL 19 Woodfield Hill, Coulsdon, CR5 3EL**  
(Pages 79 - 100)

Demolition of a single-family dwelling house and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.

Ward: Coulsdon Town  
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 101 - 102)**

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

**8.1 Weekly Planning Decisions (Pages 103 - 162)**

Attached is the list of Delegated and Planning Committee/Sub Committee decisions taken between 17th August and 28th August 2020.

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

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

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

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## Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 27 August 2020 at 6:01pm 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 Leila Ben-Hassel (Vice-Chair);  
Councillors Toni Letts, Callton Young, Jason Perry, Scott Roche,  
Gareth Streeter, Ian Parker, Jamie Audsley (In place of Paul Scott) and  
Bernadette Khan (In place of Clive Fraser)

**Also Present:** Councillors Simon Brew and Maria Gatland

### PART A

191/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 13 August 2020 be signed as a correct record.

192/20 **Disclosure of Interest**

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

193/20 **Urgent Business (if any)**

There was none.

194/20 **Development presentations**

There were none.

195/20 **Planning applications for decision**

196/20 **20/01300/FUL Albury Court, Tanfield Road, CRO 1AP, 9-11 Bramley Hill, CR2 And 30-35 Dering Road, CR0 1DS**

Demolition of existing garages and refuse stores; erection of a residential development comprising a total of 58 new dwellings within 8 buildings over 7

locations ranging in height from 2 to 6 storeys, with associated parking and landscaping.

Ward: Waddon

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

Mr Max Goode, the applicant's agent, spoke in favour of the application.

Ward Member Councillor Andrew Pelling provided a written statement in relation to the application. This was read out by the committee clerk.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Jamie Audsley. This was seconded by Councillor Toni Letts.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Albury Court, Tanfield Road, CR0 1AP, 9-11 Bramley Hill, CR2 and 30-35 Dering Road, CR0 1DS.

197/20 **20/01436/FUL Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS**

Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.

Ward: South Croydon

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

Mr Mark Beaumont spoke against the application.

Mr Max Goode, the applicant's agent, spoke in favour of the application.

Councillor Maria Gatland 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 **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Toni Letts. This was seconded by Councillor Callton Young.

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

Councillor Jason Perry proposed a motion to **REFUSE** the application on the grounds of over development by bulk and massing, insufficient parking, loss of amenity and poor design. This was seconded by Councillor Scott Roche.

Councillor Jamie Audsley proposed a motion to **DEFER** the application on the grounds of insufficient quality of design and to see improvements of greater context, more mitigation of privacy through design and more regard to residents with disabilities. This was seconded by Councillor Leila Ben-Hassel.

The motion to refuse the application was taken to the vote and fell with four Members voting in favour and six Members voting against.

The motion to defer the application was taken to the vote and carried with six Members voting in favour and four Members abstaining their vote.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS.

198/20 **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.

Mr Jay Patel, the applicant's agent, spoke in favour 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 Callton Young. This was seconded by Councillor Leila Ben-Hassel.

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

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

199/20 **20/01484/FUL 67 Higher Drive, Purley, CR8 2HR**

Demolition of existing building and erection of a four storey block of flats (including roof space accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces.

Ward: Purley and Woodcote

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

Mr Paul Gilbert spoke against the application.

Mr Sam Carr, the applicant, spoke in favour of the application.

Councillor Simon Brew 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 Toni Letts. This was seconded by Councillor Leila Ben-Hassel.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 67 Higher Drive, Purley, CR8 2HR.

200/20 **Items referred by Planning Sub-Committee**

There were none.

201/20 **Other planning matters**

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202/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8:51pm

**Signed:**

**Date:** .....

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 ADVICE TO MEMBERS**

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

### 3 **ROLE OF THE COMMITTEE MEMBERS**

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

### 4. **THE ROLE OF THE CHAIR**

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



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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

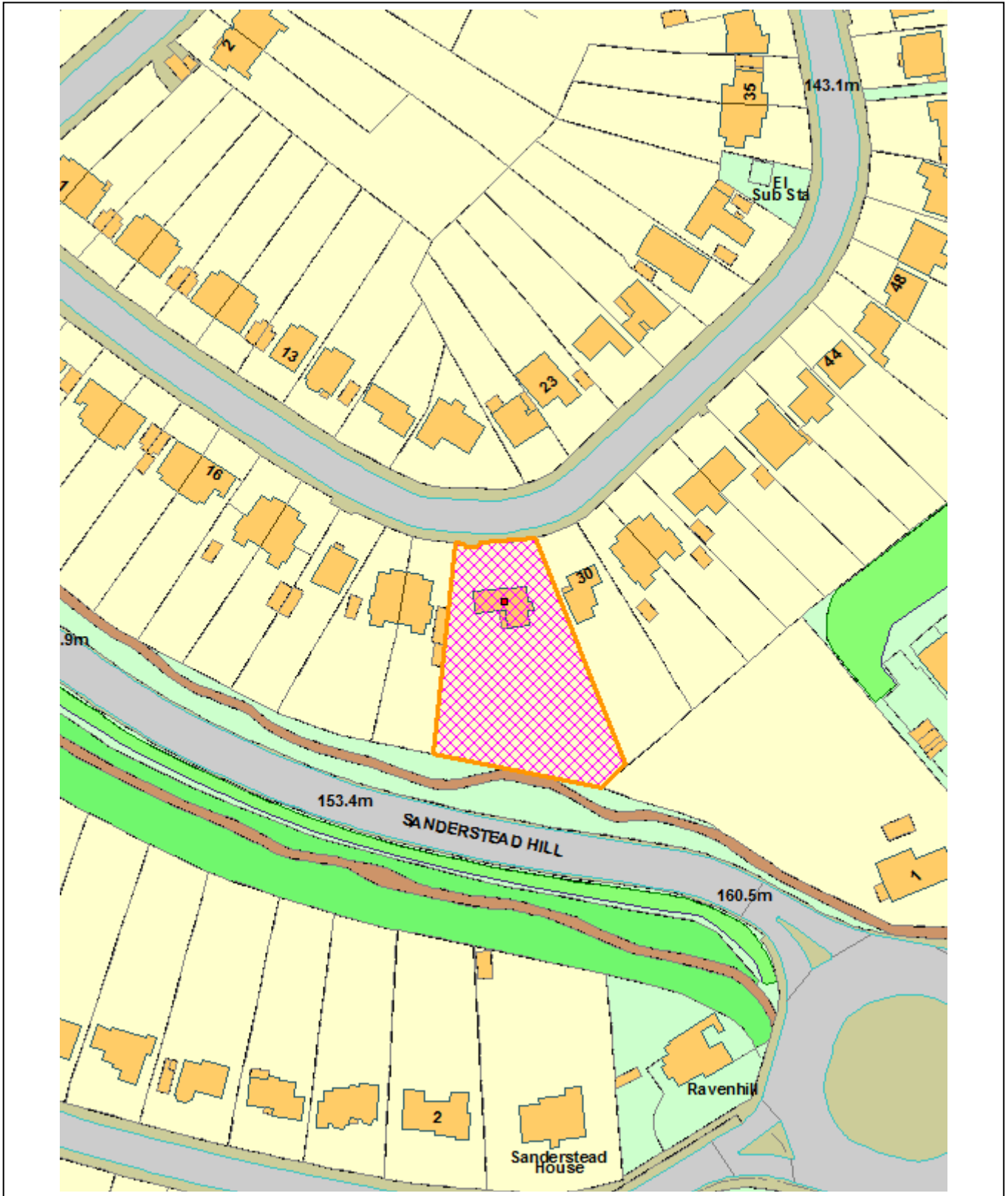
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**PART 6: Planning Applications for Decision**

**Item 6.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/03984/FUL  
 Location: 28 The Woodfields, South Croydon, CR2 0HE  
 Ward: Sanderstead  
 Description: Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 9 units with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: CX29-S1-101H, CX29-S1-102H, CX29-S1-103H, CX29-S1-104H, CX29-S1-105H, CX29-S1-106H, CX29-S1-107H, CX29-S1-108H, CX29-S1-109H, CX29-S1-110H, CX29-S1-111H, CX29-S1-112H, CX29-S1-113H, CX29-S1-114H, CX29-S1-115H, CX29-S1-116H, Tree report impact assessment B, SUDS C, Flood Report from Environment Agency, Transport Statement, M4(2) Statement, External Sunlight Report B, Landscape Design B.

Applicant: Mr Haris Constanti of Aventier Ltd  
 Case Officer: Nathan Pearce

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

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	9	18

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by a ward Councillor.

**2.0 RECOMMENDATION**

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

## **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Details of facing materials
5. Landscaping – in accordance with submission
6. Cycle and refuse stores – in accordance with submission
7. Play space
8. 19% reduction in CO2 Emissions and 110l Water Restriction
9. Car parking
10. Permeable forecourt material
11. Arboricultural report
12. Trees – Details in accordance with tree report
13. Visibility splays
14. Sustainable urban drainage details
15. Windows restrictions
16. Building maintenance strategy
17. Ecology conditions
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) Construction Logistics Plan
- 4) Trees and shrubs
- 5) Refuse
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a three storey building including accommodation in roof-space and a short terrace of 3 houses adjoined.
- Provision of 3 x 2 bedroom (3 person) flats, 1 x 2 bedroom (4 person) flat, 2 x 3 bedroom flats, 3 x 3 bedroom houses.
- Provision of 9 off-street parking spaces including one disabled bay and one garage.
- Provision associated refuse/cycle stores.



*Figure 1 Proposed CGI of proposal (centre)*

### **Site and Surroundings**

- 3.3 The application site is a large detached property situated on the south side of The Woodfields. The topography of the site is a sloping site. The land rises from the lower level on the north side, to a higher level on the south of the site.
- 3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along The Woodfields, the majority of properties appear to be detached and semi-detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 1b.





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

## Planning History

3.5 None relevant

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 5x three-bed flats and 1x four-person, two-bed flat.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.



- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 5 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and a local ward Councillor in response to notification and publicity of the application are as follows:

No of individual responses: 100                      Objecting: 97    Supporting: 0

Comment: 3

No of petitions: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12

Accessible provision	Addressed in the report at paragraphs 8.23
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.31
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.41
Impact on wildlife	Addressed in the report at paragraphs 8.33 – 8.38
Impact on flooding	Addressed in the report at paragraph 8.40
Local services cannot cope	Addressed in the report at paragraph 8.43
Lack of affordable homes	Addressed in the report at paragraph 8.42
Impact on trees	Addressed in the report at paragraphs 8.33 – 8.35

6.3 Cllr Tim Pollard (Sanderstead Ward) has referred the application to committee and raised the following issues:

- Excess bulk and height, making it inconsistent with the street scene
- Loss of light and privacy to neighbours
- Excess width creates a terracing effect contrary to policy

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

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

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

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

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

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

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

- 7.6 Architecture
- 8.3 Community infrastructure levy

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

- 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 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:

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

### The Principle of Development

8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery

over the plan period will come from District Centres and windfall sites. The impact of the emerging London Plan is set out in paragraph 7.8 above.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.
- 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 The proposal, whilst incorporating flatted accommodation, has been designed to appear as a large house which would maintain the overall character of neighbouring properties. The residential character of Hartley Old Road consists of detached houses.
- 8.6 The existing unit is a 3-bed house and the proposal would provide 5 x 3 bed and 1 x 2 bed (4 person) units which would provide adequate floorspace for families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and CLP acknowledges that 2-bed, 4-person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The target of 30% of 3-bed units has been met. 2-bed, 4-person units are considered family units also, therefore it is considered that more units could be achieved from the site given the high amount of larger units that are proposed. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.7 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be above this range (203 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.8 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 9 units within a single building containing 6 flats with 3 houses adjoined. The scheme has been

specifically designed to be in-keeping with the surrounding styles of buildings. Officers are satisfied that the scheme respects the street-scene.

8.9 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide a three-four storey property providing a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.

8.10 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 2: Elevational view highlighting the proposal in relation to neighbouring properties.

8.11 The building would be set back within the site further than neighbouring properties and extend beyond the rear building line. This increased depth to the rear is considered acceptable given the angle of the neighbouring properties in relation to the proposed building.

8.12 There is a change in levels on site rising from the highway at a lower level to the rear of the site at a higher level. The building has level access to the front at lower ground floor, level access to the rear at ground floor for the houses and at first floor for the flats. A lift is provided for the flats to facilitate this level access. Retaining walls are required around the private amenity areas at front, side and rear to allow for level private amenity to be provided on the sloping site.

8.13 The design of the building would incorporate a traditional styled appearance consisting of gables and bays to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brickwork, glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of a gabled bay on the flatted element of the building. The attached houses would be of a similar scale to the existing dwellings on The Woodfields.

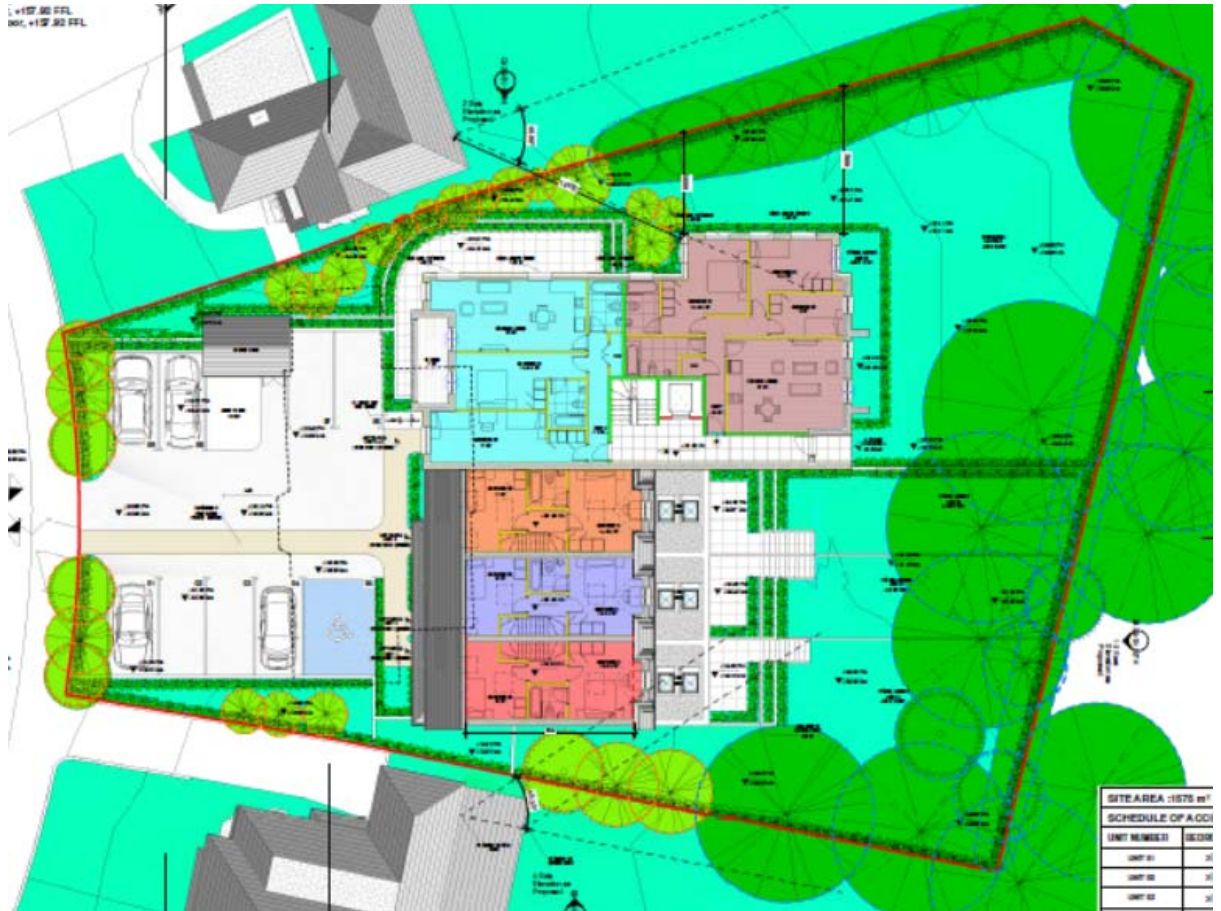


Fig 3: Proposed first floor site plan showing proposal in relation to neighbouring properties

8.14 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

8.15 The application site is a substantial plot within an established residential area. The scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets' pattern and rhythm.





Fig 4: CGI of site showing proposal in relation to neighbouring properties

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

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

- 8.16 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at 26 & 30 The Woodfields and the dwellings opposite on The Woodfields.

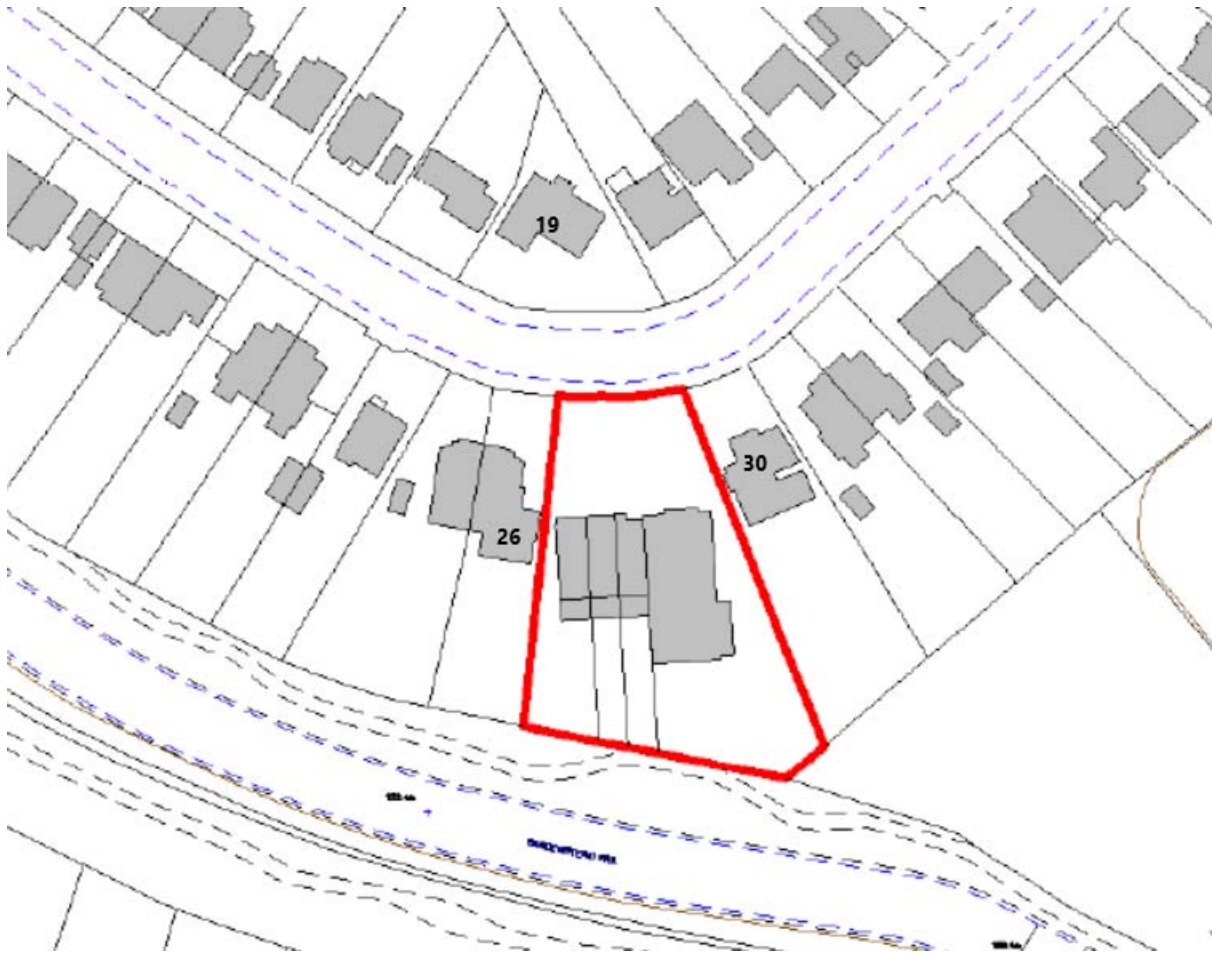


Fig 5: Surrounding properties

### *26 The Woodfields*

8.17 This dwelling is to the west of the proposal site. It has 8 windows in the side elevation, 3 of which are considered to be habitable room windows. One serves a bedroom which is also served by a rear facing window and the other two serve a smaller fourth bedroom. The building, set further to the rear, would not be directly opposite these windows, reducing the impact upon them. Analysis of daylight and sunlight to these windows shows a minimal impact, which is considered to be acceptable.

The ground floor rear section of the proposed building would break a 45 degree line drawn from rear habitable room windows, but at a point where the building is only single storey. Given the separation distances and the angles it is considered that there would not be a significant impact on the dwelling in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.



Fig 6: Side elevation

### *30 The Woodfields*

- 8.18 This dwelling is to the east of the proposal site. It has 3 windows in the side elevations, 2 of which are considered to serve habitable rooms however they are both secondary. Given this, and that the SDG sets out that little protection is afforded to side facing windows, the impact on them is acceptable.
- 8.19 The rear of the proposed building would break a 45 degree line drawn from rear habitable room windows, however given the separation distances and the angles of the two properties it is considered that there would not be a significant impact on the dwelling in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.
- 8.20 The proposal includes a number of side facing windows to the upper level, all of which would be high level or obscure glazed.

### *Dwellings opposite on The Woodfields*

- 8.21 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

### *General*

- 8.22 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

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

- 8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and

storage. All of the proposed units would meet the minimum required gross internal floor area.

- 8.24 The units would have access to private and communal amenity space which meets the required standard.
- 8.25 The private amenity for the house would be over a split level with a small courtyard at the rear of the dwellings and steps leading up to a larger landscaped area at a higher level.
- 8.26 The local plan also requires all flatted development to provide new child play space as well as the amenity space to be provided. In terms of the child play space, this can be secured through use of planning conditions.
- 8.27 In terms of accessibility, a lift is proposed to the block of flats. As such all units can meet M4(2) standard and one two-bedroom unit meets M4(3), in compliance with policy.
- 8.28 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

#### Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 11.5 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.30 The proposed car parking provision of 8 parking spaces and 1 disabled bay is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst preserving the existing trees on-site and ensuring the best use of land.
- 8.31 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the off-street parking spaces will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.

- 8.32 A swept path plan shows that vehicles will be able to enter and exit in first gear.
- 8.33 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located in a secure cycle store within the lower ground floor of the building. Vertical cycle parking would not be appropriate. This can be secured by way of a condition.
- 8.34 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the site. The refuse store would be located in front of the building with access to the hardstanding. It can be secured by condition.
- 8.35 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Ecology and Biodiversity

- 8.36 The site is bordered by established trees and shrubs at the rear adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design protects most of the existing trees and provides a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned.
- 8.37 There are two protected trees at the rear of the site (T12 and T13) that will be retained.
- 8.38 The proposal requires the removal of some trees at the sides of the site. One Category B Lawson cypress, four small Category C trees, part of a Category C hedge and three Category U trees will be removed. Mitigation planting is proposed along the front boundary and side boundaries.
- 8.39 A tree survey has been submitted and the new tree planting detail submitted is acceptable. The proposal to mitigate the removal of the lower value trees across the site is broadly acceptable. The proposed layout can be supported subject to conditioning of the construction methodology and other documents and processes relating to trees contained within the application.
- 8.40 The works should be undertaken in accordance with the tree protection plan; Arboricultural Report and Impact Assessment recommendations and this has been conditioned.





Fig 7: Extract from submitted soft landscaping scheme

8.41 A Preliminary Ecological Appraisal and Preliminary Inspection for Bats has been included with the application which showed moderate potential to support roosting bats. A follow up bat survey and report has also been submitted. The Council's ecology consultant has reviewed the submissions and has raised objection subject to securing biodiversity mitigation and enhancement measures, these measures require the development to be undertaken in accordance with the ecological appraisal recommendations, the submission of a copy of the EPS licence for bats prior to commencement, a biodiversity enhancement strategy and a wildlife sensitive lighting scheme.

8.42 Two common pipistrelle bats were observed re-entering the building during the second bat survey. The proposed plans will impact directly on these roosts and will cause disturbance to bats roosting within the building. A Bat Mitigation Class Licence (BMCL) will be required to carry out the works. Whilst of local importance, its removal is not unacceptable, with suitable mitigation. The mitigation is likely to consist of the creation of a temporary replacement roost and supervision of demolition works, with the full details being set out under a Natural England license to carry out works. With conditions to secure that a copy of the license is provided and mitigation under taken, the impact is considered to be acceptable.

- 8.43 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.

#### Sustainability Issues

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

#### Other Matters

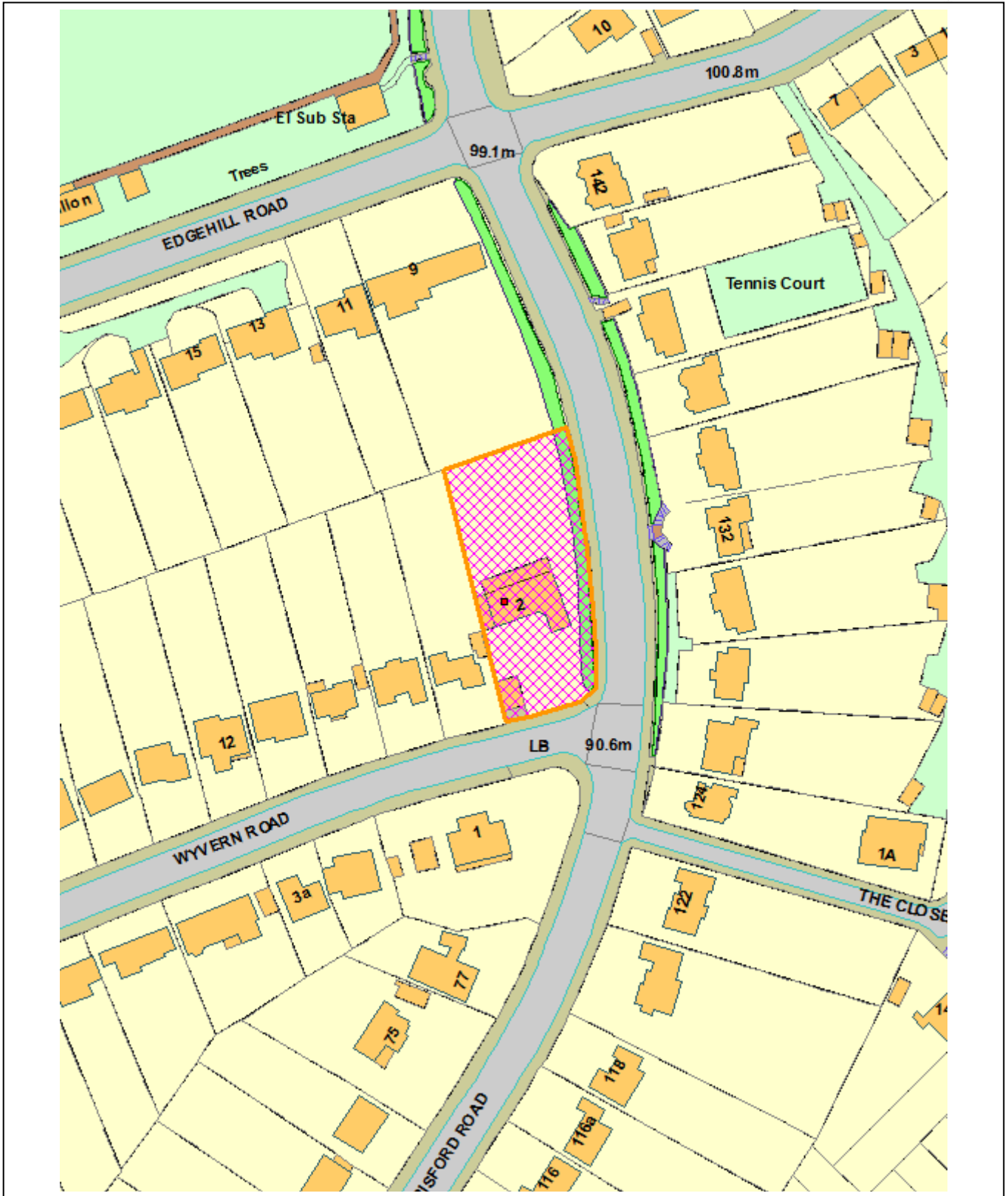
- 8.45 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.
- 8.46 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.47 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 8.48 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.

#### **Conclusions**

- 8.49 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

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





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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/00532/FUL  
 Location: 2 Wyvern Road, Purley, CR8 2NP  
 Ward: Purley and Woodcote  
 Description: Demolition of the existing dwelling and erection of 9 dwellinghouses and associated landscaping, refuse storage and car and cycle parking  
 Drawing Nos: House Type 03 & 04 Elevations Rev A, House Type 03 – Ground + First Floor Rev A, House Type 03 – Second Floor + Roof Plan Rev A, Proposed Site Diagram Rev D, Proposed Site Plan Rev D, Sections AA & BB Rev B, Existing ground floor layout, Existing North Elevation, Existing roof plan, Existing Site Layout, Existing Site Section AA & BB, Existing Site Section CC & DD, Existing South Elevation, Existing West Elevation, House 01 & 02 – Elevations, House Type 01 & 02 Ground + First floor plan, House Type 01 & 02 Second floor + roof plan, Landscape Masterplan Rev A, Landscape Sections, Site Location Plan, Proposed Elevations 02, Proposed Elevations 01  
 Applicant: Luxgrove  
 Agent: Mark Thomson - Savills  
 Case Officer: Victoria Bates

	1 bed	2 bed	3 bed	4 bed	5 bed
<b>Existing</b>		1			
<b>Proposed</b>				9	

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
9	18

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

**2.0 RECOMMENDATION**

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

**Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted
4. Details of site specific SuDS to be submitted
5. Details of materials to be submitted

6. Details of electric vehicle charging point to be submitted
7. Details of cycle parking
8. M4(2) unit to be provided and retained
9. Written Scheme of Investigation (pre commencement)
10. Refuse Management Strategy
11. Ecology appraisal to be implemented
12. Submission of biodiversity enhancement strategy
13. Submission of wildlife sensitive lighting scheme
14. No other openings in flank elevations
15. 19% Carbon reduction
16. 110litre Water usage
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

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

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

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing house
- Erection of 9 x 4 bedroom dwellings
- Creation of a new access and provision of 9 off-street parking spaces
- Provision of associated refuse and cycle stores
- Associated changes to levels

3.2 During the course of the application amended plans have been received to: alter the layout at the front of the site, alter the cycle and refuse stores.

### **Site and Surroundings**

3.3 The site comprises a detached bungalow situated to the north side of Wyvern Road. The site is a corner plot that also abuts Pampisford Road. Land levels rise quite significantly within the site from front to rear. There is a mature tree screen along the Pampisford Road frontage and to the rear of the site.

3.4 There are no specific development plan policy constraints related to the site. The site is located within an Archaeological Priority Area. It is considered to be at 'very low' risk

of surface water flooding with limited potential for groundwater flooding to occur. It has a PTAL of 1b (poor).



Figure 1 The Site

## Planning History

3.6 85/02420/P Erection of single storey rear extension. Withdrawn October 1985.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates 9 family sized units  
The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

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

### Ecological consultant

5.2 Consider the submitted information acceptable and recommend conditions.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by letters of notification to neighbouring properties in the vicinity of the application site.

The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 28 Objecting: 28 Supporting: 0 Comment: 0

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

<b>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Sections 8.2-8.6 of this report.
Out of keeping with existing development in the area in terms of height and bulk. Obtrusive design.	Addressed in Sections 8.7 – 8.13 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Overbearing impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.19 - 8.22 of this report.
Extra pollution and noise disturbance	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
<i>Trees/Ecology/Environment</i>	
Impact on wildlife	Addressed in Section 8.35
<i>Transport and parking</i>	
Increased parking stress on Wyvern Road and cumulative impact	Addressed in Section 8.24 of this report.
<i>Amenities of future occupiers</i>	
Gardens are too small	The private amenity spaces meet policy requirements
<i>Other matters</i>	

Increase in flood risk	Addressed in Section 8.32 of this report
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## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

### 7.4 Consolidated London Plan 2015

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

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

#### 7.5 Croydon Local Plan 2018

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

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

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

#### 7.7 Emerging New London Plan

A replacement for the London Plan, in the form of the New London Plan 2019 (NLP) has been subject to public consultation and an examination in public (EiP). Subsequently the Mayor's Intend to Publish NLP has been published following on from the Planning Inspector's Panel Report, with the Secretary of State subsequently commenting on the Mayor's Intend to Publish NLP. Whilst the NLP is yet to be formally adopted, it is close to adoption and whilst the weight afforded to it is down to the decision maker, its weight continues to increase as it gets closer to adoption.

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

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



## **Principle of Development**

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for a development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal respects existing residential character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.
- 8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing building on site is a 2 bedroom house with a floor area of approximately 197sqm. There would be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The proposed mix is 9 x 4 bedroom dwellings which constitutes as 100% family housing.

## **Townscape and Visual Impact**

- 8.7 Wyvern Road is made up of detached houses with varying character. The building on the application site does not hold any special significant architectural merit or protection and therefore there is no objection to its demolition.
- 8.8 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale,

height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.

- 8.9 The Suburban Design Guide suggests that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope. Specific guidance is given for developments on corner plots. 'Proposals should seek to include an (1) additional storey to the 3 storeys recommended in the Croydon Local Plan Policy DM10.1... and may extend beyond the neighbouring rear elevations to a greater amount than set out in guidance in Section 2.11' (subject to design and neighbouring amenity considerations).
- 8.10 The proposed building at the front of the site would have three storeys with additional accommodation in the roof. It would appear as a large house to respect the streetscene, but would accommodate two units. Seven units would be situated to the rear. These units would be two storeys in height with accommodation in the roofspace and would be orientated at a 90 degree angle to the unit at the front.

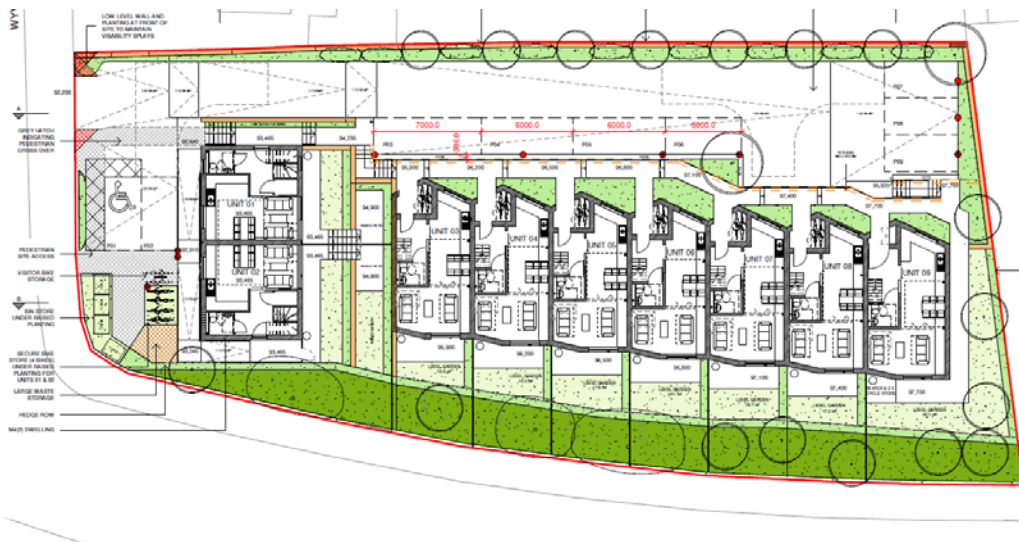


Figure 2 Site layout

- 8.11 The proposed layout and massing would conform to the guidance within the Suburban Design Guide SPD for corner sites (section 2.14)- which allows additional height up to four storeys compared to neighbouring properties and the massing to extend towards the rear of the site, beyond the neighbour's rear elevation- where it would enhance the definition of a suburban block and contribute positively to the townscape.

Figure 3 shows how the development would be viewed from Pampisford Road. There is dense foliage along the boundary with the road which will be retained. The foliage largely screens the two storey dwellings to the rear. Due to the land level increase from the street and the slope from the front to rear, only the highest section of the dwellings would be visible. Overall, the proposal would help to define the block by addressing both Wyvern Road and Pampisford Road. The design of the proposal would also positively contribute to the townscape- see 8.11



Figure 3 CGI of front of site

- 8.12 A contemporary reinterpretation design approach has been followed. Characteristics of the streetscene- such as the front gable, having two different colour materials and detailing in the brickwork have been successfully incorporated into the modern design. The building facing onto Wyvern Road would appear as a large house to appear in keeping with the other properties on the street. It would be larger in scale to other properties on the street, but as discussed above, corner sites can accommodate additional height. The building at the front of the site would also sit in front of the established building line on Wyvern Road by a metre, but as the site is at the end of the road, it would not appear out of character with the street.
- 8.13 The dwellings to the rear have an asymmetrical pitched roof which works well with the land level changes and the projection of the front elevation reduces the massing of the terrace. Overall, the design of all of the units is high quality and would respect the streetscene in accordance with DM10 of the Croydon Local Plan. Details of materials would be conditioned to ensure good quality materials are used.
- 8.14 In order for the access ramp to be suitable for cars, the land levels at the rear have been lowered during the course of the application. This has resulted in the need for a retaining wall and sets of stairs up from the parking area to the front doors. The lower section would vary in height with the slope, but would generally be 1.6 metres with a 1 metres section of railings above. The retaining wall would not detract from the overall appearance of the dwellings as it would be proportionate and not overly dominant.



Figure 4 Front elevation of terrace showing levels and retaining wall

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

## **Housing Quality for Future Occupiers**

- 8.16 All of the proposed new units- 2 x 4 bedroom 5 person units and 7 x 4 bedroom 6 person units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.17 The proposed units are all dual aspect which allows to a good level of cross ventilation and levels of daylight. All units have appropriate layouts.
- 8.18 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All private amenity spaces exceed the required standards.
- 8.19 Policy 3.8 of the London Plan and D7 and H2 of the Draft London Plan set out that 90% of units should meet M4(2) and 10% M4(3) but that flexibility should be applied on smaller schemes if exceptional circumstances prevail. One unit (at the front of the site) will be M4(2) compliant. The other units fully comply with regards to their internal arrangements and amenity spaces but, by being up steps from the parking and the highway, do not comply with M4(2). An earlier version of the scheme avoided the steps but the slope of the access at the front of the site was significantly steeper and there were concerns that vehicles would ground on the ramp, as well as not being suitable for those with limited mobility. A solution to decrease the levels of the entire site would not be suitable, as it would require the loss of most vegetation on the site, very significant retaining walls and potentially be visually intrusive and costly. Therefore in this instance, officers are satisfied that it is reasonable to apply this policy flexibly and require only the front unit to be M4(2) compliant.
- 8.20 Overall, the development would provide an acceptable standard of accommodation for future occupiers.

## **Residential Amenity for Neighbours**

- 8.21 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.
- 8.22 The most affected neighbour would be 4 Wyvern Road. The building at the front of the site would have no windows on the side elevation facing onto 4 Wyvern Road. The windows to the rear would face onto the application site. The terrace to the rear would have two first floor windows on the front elevation and one window serving the accommodation in the roof, per house. Figure 3 shows how one of the first floor windows and second floor windows have been angled away from the rear of 4 Wyvern Road- taking particularly care for the first 10 metres of their garden. This would prevent overlooking. The first floor window angled in a south western direction would be located behind a hit and miss brick panel. This would be conditioned as obscurely glazed.

With regards to massing, the terrace would be set off the boundary by 8.5 metres at its closest point and would taper away from the boundary at the rear to 11.6 metres. Substantial planting is proposed on the boundary with 4 Wyvern Road, replacing the

existing hedging. This will screen views of the proposed terrace from 4 Wyvern Road. The proposed development would fail the 45 degree rule of thumb from 4 Wyvern Road, however section 2.14 of the SPD states that in some exceptional cases, further projection is possible where orientation and landscaping allows it. In this case, the proposed house are 14m away from the neighbour, a good separation distance and the orientation of the units is angled away from the rear elevation of the neighbouring dwelling, landscaping would prevent direct overlooking.

As the site is located to the east of 4 Wyvern Road, with a gap between the building at the front and 7 units north of the neighbour, daylight and sunlight would not be compromised. This neighbour has windows on the side elevations facing onto the application site. These are mainly secondary windows. Section 2.29 of the SDG states that un-neighbourly windows (that faces directly onto neighbouring site) place undue restraints on the development, and as such the light and outlook they receive will not receive significant protection. Considering this alongside the separation distance and angle of the proposed windows away from these windows- the proposal would not result in overlooking or cause a significant reduction in outlook from these rooms.

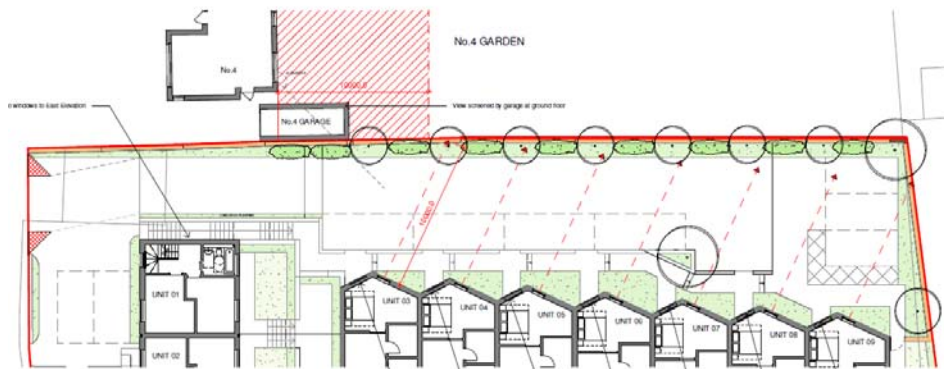


Figure 5 Plan showing protected area of neighbour's garden (red hatching) and angled windows in proposal

- 8.23 The most affected neighbours to the rear would be 9 and 11 Edgehill Road. The terrace would be set off the rear boundary with number 9 by 2.5 at its closest point and the separation distance to their rear elevation would be approximately 35 metres. The existing vegetation in this location would be replaced by soft landscaping and a timber slatted fence. The first floor windows are angled towards the rear portions of 9 and 11's gardens. Given the separation distances and the lengths of these neighbours' gardens neighbouring amenity would not be harmed.
- 8.24 The proposed dwellings at the rear would have windows facing eastwards. The separation distance between these windows at the properties on Pampisford Road would be approximately 30 metres. This distance plus the screening provided by the foliage retained on the boundary with the road would be sufficient to avoid any overlooking or loss of outlook.

## Parking and Access

### Parking

- 8.25 The site has a public transport accessibility level (PTAL) of 1b which is poor. There is a bus route (and bus stop) on Pampisford Road in close proximity to the site (2 routes).

It is noted that there are significant topographic changes between the site and Purley Town Centre which may deter cycling and walking as attractive sustainable travel options to/from the site.

- 8.26 One car parking space would be provided for each unit. This is in accordance with London Plan standards. A Parking Survey using Lambeth Methodology has been submitted with the application, which shows that overspill could be accommodated on street (66 spaces in the survey area were available at nighttime and 42 during the daytime)- however the census data indicates that no overspill would occur based on typical car ownership rates for the area. One space will be Blue Badge, 20% will have active electric vehicle charging points and 80% passive.
- 8.27 Eighteen cycle parking spaces would be provided for each unit within their own store, apart from the units at the front of the site who would share a store. This meets the requirements of the London Plan. Details would be conditioned.

#### Access

- 8.28 The existing crossover would be slightly modified.
- 8.29 The Transport Statement provides manoeuvring plans that demonstrate that a vehicles can manoeuvre into the site. The submitted plans also show that the required pedestrian and vehicle sightlines can be achieved from both vehicular accesses to the site.
- 8.30 Markings on the road surface would indicate the pedestrian route through the site.
- 8.31 The proposed land levels increase from south to north. The gradients of the vehicle access and waiting areas have been reviewed and are considered acceptable.

#### Refuse storage/collection

- 8.32 A refuse storage area is shown at the front of the site with an area for bulky waste. The refuse store would be located in a brick built store behind the front boundary wall. In accordance with DM13 of the Croydon Local Plan (2018), the storage would be adequately screened. Details would be conditioned. The store would be in excess of 20 metres from the houses at the rear. A refuse management plan will be conditioned.

#### Environment and sustainability

- 8.33 Conditions will be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.34 The site itself is located within an area which is of 'low/very low' risk of surface water flooding with limited potential for groundwater flooding to occur. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The report outlines SuDS measures that could be feasible at the site including permeable paving and soakaways. A condition requiring site specific SuDS measures would be imposed on any planning permission.

## **Other matters**

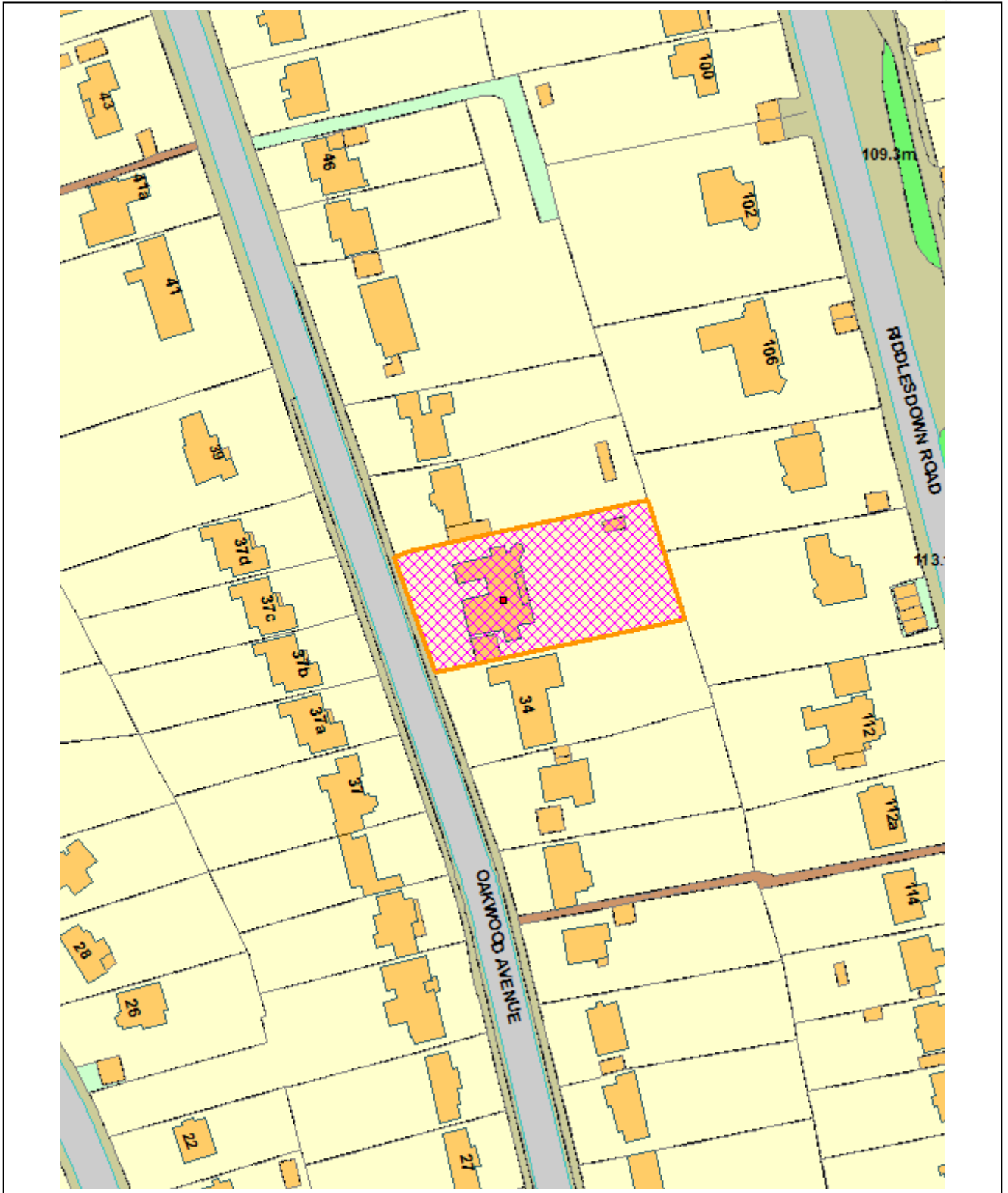
- 8.34 Archaeology- The site is within a Tier 1 Archaeological Priority Zone (highest tier) with a known Saxon cemetery in the area. Historic England have reviewed the desk based assessment and agreed to a pre commencement condition for a Written scheme of investigation to determine if there is on-going interest and if so how it may be mitigated.
- 8.35 Trees and landscape - There are no Tree Protection Orders on the site. Nine trees would be removed – one class B, seven Class C and two class U. The retained trees would have protection from construction works. The proposal would result in a net gain in trees and the majority of the new trees would be semi mature. This is acceptable.
- 8.36 Ecology – An Ecology Appraisal of the site has been submitted. The report finds the site favourable for bats. A bat emergence survey has been conducted. The Place Services team have reviewed the survey and have recommended conditions to secure mitigation and biodiversity enhancements.
- 8.37 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 borough.

## **Conclusion and planning balance**

- 8.38 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory and does not weigh against it in the balance. Due to the levels of the site and the desire to retain existing vegetation, only the front unit can meet accessibility requirements. The proposal would provide acceptable quality of accommodation and much needed family. Therefore, with the conditions recommended the proposal is considered to be accordance with the relevant polices.
- 8.39 All other relevant policies and considerations, including equalities, have been taken into account.

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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01658/FUL  
 Location: 36 Oakwood Avenue, Purley, CR8 1AQ  
 Ward: Purley And Woodcote  
 Description: Demolition of a single-family dwellinghouse and erection of 4x two-storey semi-detached houses with accommodation in the roof, and 4x one-storey semi-detached houses with accommodation in the roof, with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: DX04-S1-101B; DX04-S1-102A; DX04-S1-103B; DX04-S1-104A; DX04-S1-105A; DX04-S1-106A; DX04-S1-107A; DX04-S1-108A; DX04-S1-109A; DX04-S1-110A; DX04-S1-111A; DX04-S1-112A; DX04-S1-113A; DX04-S1-114A; DX04-S1-115A; DX04-S1-116A; DX04-S1-117A.  
 Applicant: Mr Shervin Khazeni of Aventier Ltd  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision				4	4	8

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	9	16

1. This application is being reported to Planning Committee because of the number of neighbour objections, referral by a ward councillor (Councillor Simon Brew) and by the Riddlesdown Residents' Association.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
  - a) A financial contribution of £12,000 for improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or

highway changes such as on street restrictions. Membership of car club for the units for 3 years.

b) And any other planning obligations considered necessary.

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

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Biodiversity Enhancement Layout
9. Electric Vehicle Charging Points
10. Cycle parking and refuse
11. Car parking
12. Windows restrictions
13. Visibility splays
14. Accessible units
15. Energy emissions
16. Conditions requested by ecology consultant
17. Land levels
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Light pollution
- 5)Nesting birds
- 6)Boilers
- 7)Refuse
- 8)Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of four blocks of semi-detached dwellinghouses (8 houses total).
- Provision of 9 off-street parking spaces.
- Provision of external refuse store.

3.2 Amended plans were received showing an additional refuse store and bulky goods storage area, segregated pedestrian access, minor amendments to parking spaces including an accessible space and increased distances for manoeuvring. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

### Site and Surroundings

3.3 The application site is a large detached property situated on the east side of Oakwood Avenue. The topography of the site is a sloping site that rises from east to west. Oakwood Avenue is at a higher level than the dwellinghouse. The dwellinghouses of the west side of Riddlesdown Road are immediately to the rear of the site, with one of these dwellings (no.110) being the location of the Purley Cattery business.

3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Oakwood Avenue, the majority of properties appear to be detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 0.



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

### Planning History

3.5 None relevant on this site.

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide more than 30% 3-bedroom houses.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

#### 5.0 CONSULTATION RESPONSE

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

##### Historic England (Greater London Archaeological Advisory Service (GLAAS))

5.2 GLAAS advised that the proposal was unlikely to give rise to archaeological impacts and no conditions were necessary.

##### Ecological consultant

5.3 The Council's ecological consultant advised that sufficient information had been provided to assess the impact on ecology and that subject to conditions the impacts were acceptable.

#### 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 9 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a ward councillor and the Riddlesdown Residents' Association in response to notification and publicity of the application are as follows:

No of individual responses: 259 Objecting: 258 Supporting: 1  
Comment: 0

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

<b>Summary of objections</b>	<b>Response</b>
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.21
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.17
Loss of light	Addressed in the report at paragraphs 8.13 – 8.17
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.17
Overlooking	Addressed in the report at paragraphs 8.13 – 8.17
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.17

Refuse store	Addressed in the report at paragraphs 8.28
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.23 – 8.29
Not enough off-street parking	Addressed in the report at paragraphs 8.23 – 8.29
Negative impact on highway safety	Addressed in the report at paragraphs 8.23 – 8.29
Refuse and recycling provision	Addressed in the report at paragraphs 8.23 – 8.29
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.35
Impact on wildlife	Addressed in the report at paragraphs 8.30 – 8.32
Impact on flooding	Addressed in the report at paragraph 8.34
Local services cannot cope	Addressed in the report at paragraph 8.37
Lack of affordable homes	Addressed in the report at paragraph 8.36
Impact on trees	Addressed in the report at paragraphs 8.30 – 8.32

Cllr Simon Brew (Purley & Woodcote Ward Councillor) referred the planning application to Planning Committee raising the following issues as part of his referral:

- Poor quality documentation and mistakes within the Design and Access statement
- Impact on Purley Cattery business
- Over intensification
- Overdevelopment
- Detrimental impact on trees
- Detrimental impact on local amenity
- Inadequate parking provision
- Refuse store located too far from highway
- Cumulative impact on Local Infrastructure



The Riddlesdown Residents Association referred the planning application to Planning Committee raising the following issues as part of his referral:

- Over intensification of the existing residential area
- Poor quality documentation and mistakes within the Design and Access statement
- Bulk scale and massing
- Contrary to NPPF
- Detrimental impact on adjoining amenity
- Inadequate back to back distances
- Poor design
- Overlooking of neighbouring amenity
- Flood risk concerns
- Highway safety concerns
- Impact on local infrastructure

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

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

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

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

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

### Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage

of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

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
- DM42 – Purley

#### 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

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

#### 8.1 The principal issues of this particular application relate to:

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

#### The Principle of Development

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

play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Oakwood Avenue consists of detached houses.
- 8.4 The proposal has been designed to appear as two semi-detached blocks facing the highway and two semi-detached blocks facing an internal courtyard. This would help to maintain the overall character of the streetscene.
- 8.5 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing unit is a 4-bed house and the proposal would provide 4 x 3 bed and 4 x 4 bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 0 and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (226 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.7 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 8 units. The scheme has been specifically designed as four semi-detached dwellings because this would work well with the topography and be an efficient use of the site. The two-storey dwellings plus habitable roofspace with pitched roofs and gable fronts facing the highway would have design characteristics that are similar to those seen on the dwellings within the area. Officers are satisfied that the scheme respects the street-scene.
- 8.8 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide two three-storey buildings with habitable

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

8.9 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 2: Elevational view highlighting the front of the proposal in relation to neighbouring properties.

8.10 The design of the buildings would incorporate a traditional styled appearance consisting of gables and pitched roofs, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick and glazing and appropriate roof proportions.

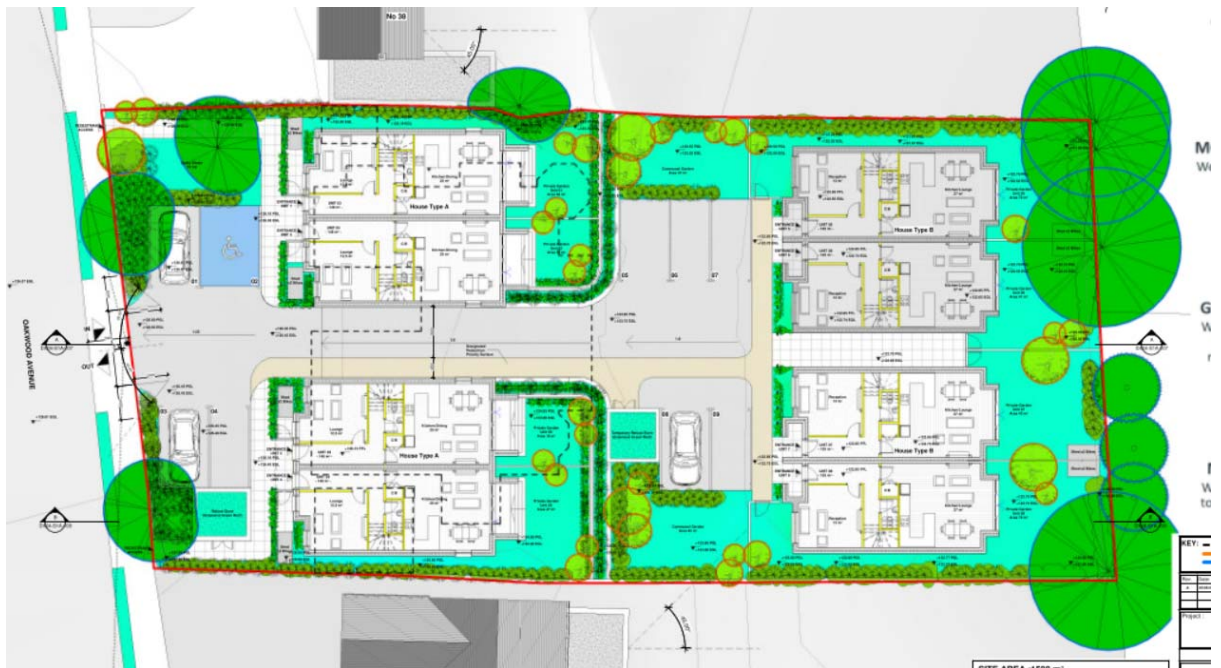


Fig 3: Proposed site plan showing proposal in relation to neighbouring properties.

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles

encroaching on the public highway. Whilst some of the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the front boundary. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site does offer sufficient opportunities for soft landscaping.

8.12 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: CGI of site showing proposal from Abbots Lane

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

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

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the neighbouring properties at 34 & 38 Oakwood Avenue; the dwellings on Riddlesdown Road to the rear of the site; and the dwellings opposite on Oakwood Avenue.





Fig 5: Proposed side elevations showing change in levels



Fig 6: Plan showing relationship to neighbouring properties

### *34 & 38 Oakwood Avenue*

- 8.14 No.34 is to the north and no.38 is to the south of the site. The house type A dwellings at the front of the site would not break 45 degree lines drawn from the rear habitable room windows of the neighbouring occupiers at no.34 & 38.
- 8.15 No.34 has side facing first floor windows, the middle window serves a habitable room, this window is approximately level with the proposed rear elevation of the proposal therefore it is considered that the proposal would not lead to a detrimental impact in terms of loss of light and outlook for occupiers.

- 8.16 No.38 has a side facing first floor window, this window is approximately level with the proposed front elevation of the proposal therefore it is considered that the proposal would not lead to a detrimental impact in terms of loss of light and outlook for occupiers.
- 8.17 The house type B dwellings at the rear would conflict with the 45 degree lines, however the distance from the rear of the dwellings would be more than 12m and they would be at a lower level given the change in levels on the site and the type B dwellings being single-storey plus habitable roof space.
- 8.18 Given the separation distance and change in levels it is considered that the proposed development would not result in a significant loss of privacy and overlooking of neighbouring property. Although there would be some additional overlooking of neighbouring private amenity, this amenity is already overlooked by the existing windows of neighbouring properties.
- 8.19 First floor obscure glazed windows are proposed on the dwellings, these will need to be obscure to prevent overlooking of neighbouring property. A condition can be added.

*Dwellings opposite at 37A-37C Oakwood Avenue*

- 8.20 These dwellings are to the west of the proposal site. There would be a minimum of 30m from the front of the development. This is considered to be an acceptable relationship in a suburban setting such as this.

*108 and 110 Riddlesdown Road at the rear of the site*

- 8.21 These dwellings are to the east of the proposal site. They are at a lower level than the application site and the closest building would be 6.3m from the boundary of no.110 and 28m from the rear of the dwelling at no.110.
- 8.22 No.110 is the site of the Purley Cattery business, the cat boarding is located at the rear of no.110 in close proximity to the boundary with the application site. Although the impact on the business is a material planning consideration, it is considered that the additional residential development within a site that is currently used as residential would not lead to a detrimental impact on neighbouring uses. Given the proximity of neighbours to the site, it is recommended that a condition be added requiring a Construction Logistics Plan and a considerate construction informative be added to remind the applicant of the Council's Code of Practice on the Control of Noise and Pollution from Construction Sites.
- 8.23 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.



- 8.24 The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

The effect of the proposal upon the amenities of future occupiers

- 8.25 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.26 The units would have access to private amenity space which meets the required standards. A small area of communal amenity space is provided, although it is noted that, being a scheme for flats, this is not a requirement.
- 8.27 In terms of accessibility, all of the units would be M4(2) compliant which is acceptable.
- 8.28 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and thus accords with relevant policy.

Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 0 which indicates very poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 12 spaces.
- 8.30 Although the scheme only proposes 9 on-site parking spaces, a parking survey has been provided showing very low parking stress (5 spaces of 70 were occupied). The proposed car parking provision is considered acceptable when taking into account the low on street parking stress.
- 8.31 There are a number of representations that refer to the highway safety at the site. In respect to highway safety, the access is centrally located with good visibility and vehicles have the ability to turn on site. A swept path plan has been accepted by highways engineers, this will allow for vehicles to enter and exit in first gear.
- 8.32 A financial contribution of £12,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions. Membership of car club for the units for 3 years. This is

required because of the increased traffic generated from the increased number of units.

- 8.33 Cycle storage for 2 cycles per unit would be provided within the rear gardens of the units. 20% of parking spaces must be provided with active charging points, with active EVCPs. This will be conditioned.
- 8.34 The refuse arrangements would be acceptable and for an 8 unit scheme would require 1x1100ltr landfill, 1x1280ltr commingled dry recycling and 1x140ltr food recycling which has been accommodated within the site. One refuse store is located close to the highway, the other store is in the middle of the site and is a temporary storage area from where the refuse will need to be taken to the highway on collection day. It can be secured by condition.

A condition has been added requiring pedestrian visibility splays to be retained.

- 8.35 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Impact on trees and wildlife

- 8.36 The site is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned. The proposal seeks to remove two category C trees and some pruning works are required to facilitate the proposal.
- 8.37 Foundations for three of the new dwellings extend into the theoretical Root Protection Areas of T3, T7 and T8. However, only small portions are affected. In order to minimise the potential impact upon these trees, it is proposed to excavate the foundations within the Root Protection Areas of these three trees using hand tools to a depth of 600mm, under the supervision of the project arborist. Deeper excavation may be undertaken using a mechanical excavator so long as it operates from a suitable load spreading surface or from outside all Root Protection Areas. Excavation for the foundations shall not extend more than 200mm beyond the build line in the direction of the trees to keep the extent of excavation towards the trees down to the minimum amount possible.
- 8.38 Foundations for one new dwelling will extend into to the theoretical Root Protection Areas of T1, T2 and T4. No more than 12.5% of any RPA shall be affected by the proposed foundations. In order to minimise the potential impact on the root systems of these trees, a shallow raft or beam foundation is proposed to ensure the retention of any roots in excess of 40mm. A tree survey has been submitted and the new tree planting detail submitted is acceptable. It is

recommended that a condition be added requiring these details to be agreed prior to commencement of development.

- 8.39 The works should also be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned.
- 8.40 A Preliminary Ecological Appraisal and Preliminary Inspection for Bats relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council's ecology consultant. In addition a Bat Survey did not record any evidence of bats.
- 8.41 The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured.
- 8.42 The mitigation measures identified in the Bat Emergence/Re-entry Surveys and Mitigation Report should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species particularly bats. This has been conditioned.
- 8.43 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.
- 8.44 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.



Fig 7: Extract from submitted soft landscaping scheme

### Sustainability Issues

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

### Other Matters

8.46 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

8.47 An Archaeological desk based study has been submitted with the application. The study has been assessed by The Greater London Archaeological Advisory Service who have recommended no archaeological requirement.

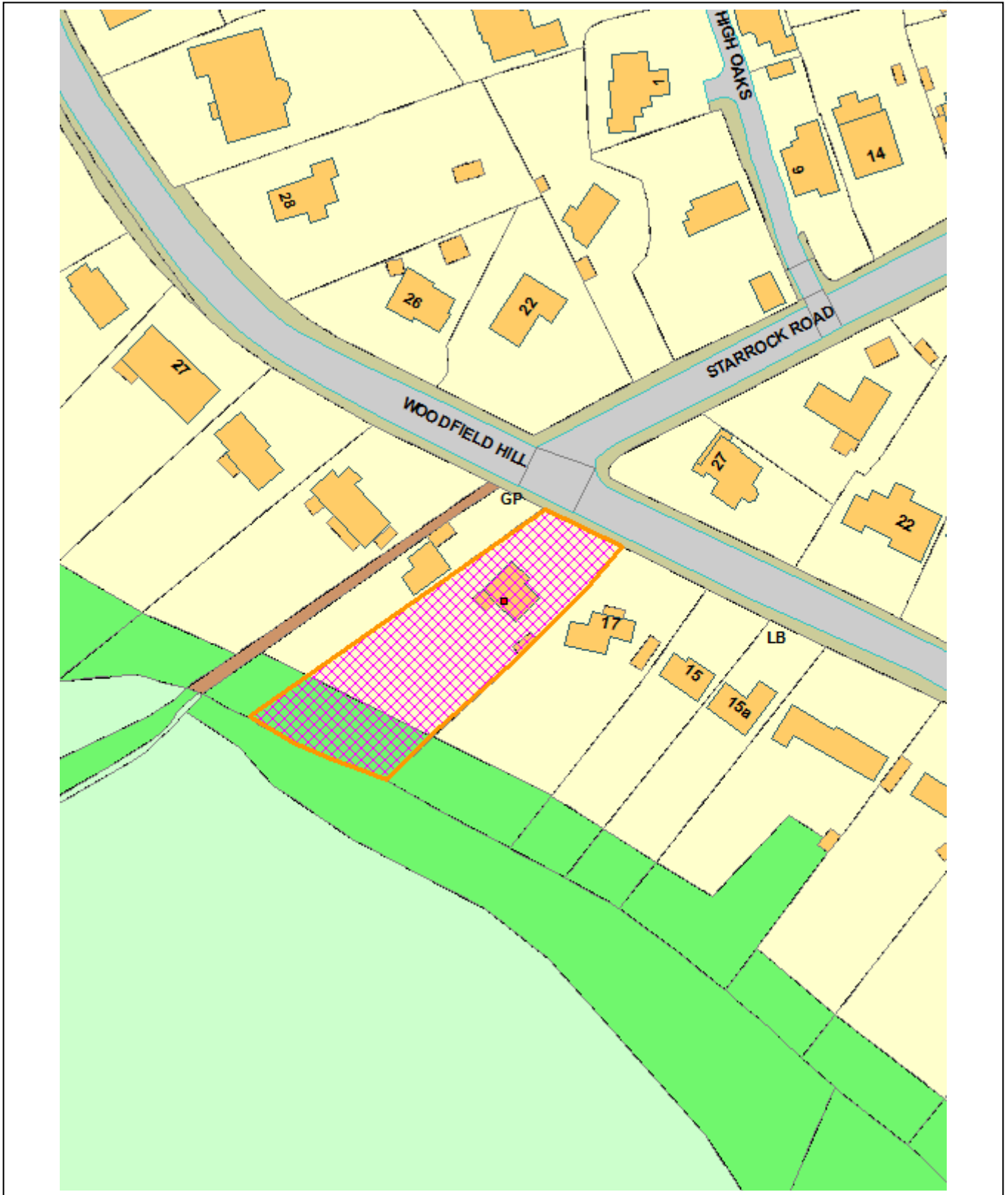
8.48 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.

- 8.49 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for 8 units and as such is under the threshold where the provision for affordable homes would be required.
- 8.50 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.

### **Conclusions & planning balance**

- 8.51 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and weight is given to the provision of family units. The proposal, through amendments would have an acceptable impact on neighbouring properties. Overall, the scheme is considered to provide high quality homes in a fashion responsive to the plot and its character and the scheme is recommended for approval.
- 8.52 All other relevant policies and considerations, including equalities, have been taken into account.

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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/02118/FUL  
 Location: 19 Woodfield Hill, Coulsdon, CR5 3EL.  
 Ward: Coulsdon Town  
 Description: Demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: EX01-S1-100; EX01-S1-101B; EX01-S1-102; EX01-S1-103C; EX01-S1-104A; EX01-S1-105; EX01-S1-106A; EX01-S1-107B; EX01-S1-108A; EX01-S1-109A; EX01-S1-110A; EX01-S1-111; EX01-S1-112A; EX01-S1-113A; EX01-S1-114B; EX01-S1-115A; EX01-S1-116A; EX01-S1-117; EX01-S1-118; EX01-S1-119; EX01-S1-120; EX01-S1-121; EX01-S1-122; EX01-S1-123A.  
 Applicant: Mr Gerasimos Stamatelatos of Aventier Ltd  
 Case Officer: Nathan Pearce

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

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	9	18

1. This application is being reported to Planning Committee because the application has exceeded the required number of objections and has been referred by a ward councillor (Councillor Luke Clancy).

**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 £13,500 for improvements to sustainable transport in the local area including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions.

b) Membership of car club for the units for 3 years.

c) And any other planning obligations considered necessary.

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

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Biodiversity Enhancement Layout
9. Electric Vehicle Charging Points
10. Cycle parking and refuse
11. Car parking
12. Windows restrictions
13. Visibility splays
14. Accessible units
15. Energy emissions
16. Conditions requested by ecology consultant
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Light pollution
- 5)Nesting birds
- 6)Boilers
- 7)Refuse
- 8)Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing detached house

- Erection of one front block of 2x houses and 4x flats, and 3x detached houses at the rear.
- Provision of 9 off-street parking spaces.
- Provision of external refuse store.

3.2 Amended plans were received showing changes to the layout of the houses at the rear to avoid impacting on the root protection areas of mature trees. No re-notification was conducted because the amendments did not lead to a material change in circumstances.



*Figure 1 CGI of the proposal*

### **Site and Surroundings**

- 3.3 The application site is a large detached property situated on the south-west side of Woodfield Hill. The topography of the site is a sloping site that rises from the south-east to north-west.
- 3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Woodfield Hill, the majority of properties appear to be detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 1a. The land immediately to the south-west of the site is Metropolitan Green Belt and a site of Nature Conservation Importance.



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

### **Planning History**

- 3.5 02/00453/P - Erection of attached garage and front boundary wall, railings and gates – Approved 24.07.2002

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide more than 30% 3-bedroom houses.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 5 letters of notification to neighbouring properties in the vicinity of the application site and a site notice posted on Woodfield Hill. The number of representations received from neighbours, a ward councillor and Chipstead Residents' Association in response to notification and publicity of the application are as follows:

No of individual responses: 70 Objecting: 69 Supporting: 0  
Comment: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.21
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	

Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.17
Loss of light	Addressed in the report at paragraphs 8.13 – 8.17
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.17
Overlooking	Addressed in the report at paragraphs 8.13 – 8.17
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.17
Refuse store	Addressed in the report at paragraphs 8.28
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.23 – 8.29
Not enough off-street parking	Addressed in the report at paragraphs 8.23 – 8.29
Negative impact on highway safety	Addressed in the report at paragraphs 8.23 – 8.29
Refuse and recycling provision	Addressed in the report at paragraphs 8.23 – 8.29
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.35
Impact on wildlife	Addressed in the report at paragraphs 8.30 – 8.32
Impact on flooding	Addressed in the report at paragraph 8.34
Local services cannot cope	Addressed in the report at paragraph 8.37
Lack of affordable homes	Addressed in the report at paragraph 8.36
Impact on trees	Addressed in the report at paragraphs 8.30 – 8.32

Cllr Luke Clancy (Coulsdon Town Ward Councillor) referred the planning application to Planning Committee raising the following issues as part of his referral:

- Overdevelopment
- Detrimental impact on trees

The Chipstead Residents Association have raised the following issues:

- Over development of the site and out of keeping with the area
- Insufficient parking arrangements
- Over dominant development on neighbouring properties
- Highway safety concerns

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

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

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

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

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

### **7.3 Emerging New London Plan**

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial

weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling



- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM37 – Coulsdon

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

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

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

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

### 8.0 MATERIAL PLANNING CONSIDERATIONS

#### 8.1 The principal issues of this particular application relate to:

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

#### The Principle of Development

8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore

the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Woodfield Hill consists of detached houses.
- 8.4 The proposal, has been designed to appear as one larger block at the front of the site with three smaller houses at the rear. This would help to maintain the overall character of the streetscene.
- 8.5 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing unit is a 4-bed house and the proposal would provide 5 x 3+ bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1a and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). The proposal would be within this range (174 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.
- 8.7 The site is adjacent to the Metropolitan Green Belt which is immediately to the south-west of the site. The proposed dwellings are set within the site and it is considered that they would not have a detrimental impact on the setting of the Green Belt. The proposed development would not be contrary to Green Belt policy and is acceptable in principle.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.7 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 9 units. The scheme has been specifically designed to appear as a single large building facing Woodfield Hill with three smaller buildings at the rear which would be less visible from the highway. This layout is considered to be an efficient use of the site. Although the proposed front building line is further forward than the neighbouring dwelling at no.21, the general building line of Woodfield Hill is where the proposal sits therefore it is considered acceptable. The roof form and design characteristics

are similar to those seen on the dwellings within the area. Officers are satisfied that the scheme respects the street-scene.

8.8 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide a three-storey building with habitable roofspace providing a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.

8.9 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 2: Elevational view highlighting the proposal in relation to neighbouring properties.

8.10 The design of the buildings would incorporate a traditional styled appearance consisting of gables and pitched roofs, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick and glazing and appropriate roof proportions.



Fig 3: Proposed site plan showing proposal in relation to neighbouring properties.

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Whilst some of the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the front boundary. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site does offer sufficient opportunities for soft landscaping.

8.12 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: CGI of site showing proposal from Woodfield Hill

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

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

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at no.17 and 21 and the dwellings opposite on Woodfield Hill.

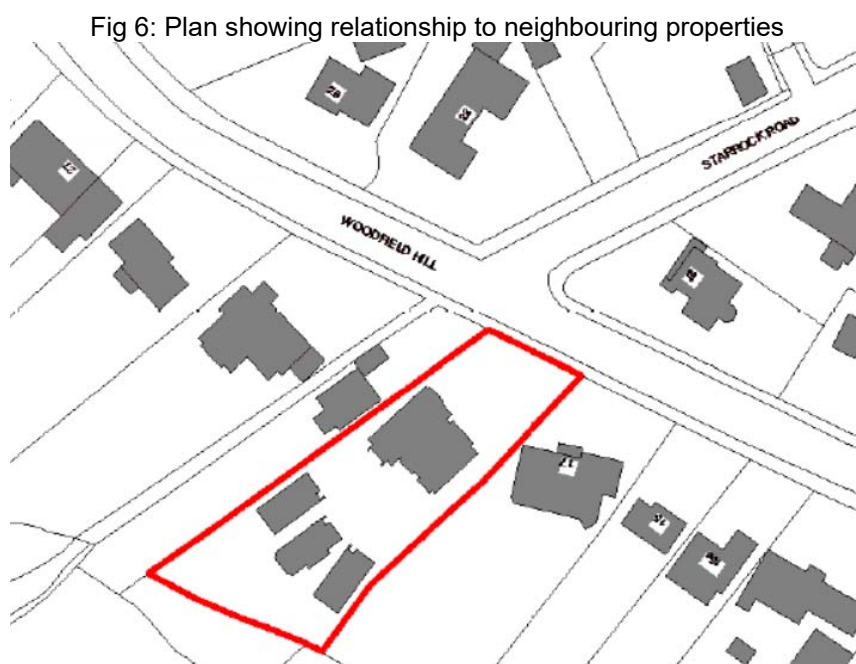


Fig 6: Plan showing relationship to neighbouring properties

### *17 Woodfield Hill*

8.14 This dwelling is to the south of the site. This dwelling has two side facing non-habitable room windows and one curved ground floor window which, with others serves a communal amenity space. These are given little protection. Windows at first floor in the rear elevation show bedrooms and, due to siting to the south of the development, would be minimally impacted. The windows would have a negligible impact in terms of daylight when assessed using Vertical Sky Component Analysis.

### *21 Woodfield Hill*

8.15 This dwelling is to the north of the proposal site and is at a higher level than the proposal site. The front elevation of the proposal would break a 45 degree line drawn from the front window of no 21, however given the change in levels, separation distance and presence of existing high boundary hedge it is considered acceptable. It has 4 windows on the ground floor side elevation. One serves a garage and the other three are secondary to living spaces with other windows facing front or rear. The other windows on the house would have a negligible impact in terms of daylight.

8.16 The window to window separation distance between the proposed rear building and rear elevation of no.21 is 15m which does not comply with the 18m requirement of 2.12 of the Suburban Design Guide. However, the separation is considered acceptable given the change in levels results in the rear building being effectively single storey and the angle of the window and its separation from the boundary. This window would also overlook the rear garden of no.21 however this would be at an acute angle which is considered acceptable.

8.17 Given the separation distance and change in levels it is considered that the proposed development would not result in a significant loss of privacy and overlooking of neighbouring property.

### *Dwellings on opposite side of Woodfield Hill*

8.18 These dwellings are to the east of the proposal site. There would be a minimum of 30m from the side of the development. This is considered to be an acceptable relationship in a suburban setting such as this.

8.19 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

8.20 The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.



- 8.21 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.22 The units would have access to private and communal amenity space (including play space) which meets the required standards.
- 8.23 In terms of accessibility, all of the units would be M4(2) compliant which is acceptable. A lift has been provided for access to the flats.
- 8.24 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and thus accords with relevant policy.

#### Traffic and highway safety implications

- 8.25 The Public Transport Accessibility Level (PTAL) rating is 1a which indicates extremely poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 13.5 spaces.
- 8.26 A parking survey has been provided, this scheme proposes 9 on-site parking bays, and as such provides one to one parking. this would result in an overspill of 5 vehicles (based on maximum parking policy guidance). Parking stress surveys recoded a parking stress of between 4% and 6% (meaning that approximately 73 parking spaces were available in the survey area) which is very low as dwellings tend to have adequate off road parking for vehicles.
- 8.27 There are a number of representations that refer to the highway safety at the site. In respect to highway safety, the access is located with good visibility and vehicles have the ability to turn on site. A condition has been added requiring pedestrian visibility splays to be retained. A swept path plan has been accepted by highways engineers, this will allow for vehicles to enter and exit in first gear. An external refuse store and bulk waste storage area are located close to the front of the site within 20m of the highway for collection. The occupiers of the dwellings at the rear would need to take their refuse to this location on collection day.

- 8.28 A financial contribution of £13,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's as well as EVCP's in general as per policies in the Local Plan.
- 8.29 Cycle storage for 2 cycles per unit would be provided within the gardens of the houses and the garden of flat 1. The cycle stores within the flatted block would provide storage for 2 cycles per unit for the flats on the upper floors. 20% of parking spaces must be provided with active charging points, with active EVCPs. This will be conditioned.
- 8.30 The refuse arrangements would be acceptable for a 9 units scheme and would require 1x1100ltr landfill, 1x240ltr landfill, 1x1280ltr commingled dry recycling and 1x140ltr food recycling which has been accommodated within the site. The refuse store would be located in front of the site within 20m of the highway. It can be secured by condition.
- 8.31 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Impact on trees and wildlife

- 8.32 The site contains some established protected trees that are mostly at the rear of the site. The established trees and shrubs add to the overall amenity value and also providing a good degree of screening. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned.
- 8.33 There are 6 protected trees on site, 2x category A and 4x category B. All are at the rear of the site and would be retained. There are 13 non-protected trees on site, 1x category B and 12x category C. Of these, 1x category B (T11) and 12x category C trees would be removed. A tree survey has been submitted and 14 new trees would be planted. The proposal to mitigate the removal of the lower value trees across the site is acceptable.
- 8.34 An amended layout was received which moved the proposed buildings at the rear away from the root protection area of mature trees. The amended layout can be supported subject to conditioning the construction methodology and other documents and processes relating to trees contained within the application.
- 8.35 The works should also be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned.



- 8.36 The proposal site is adjacent to the Chipstead Chalk Pasture site of Nature Conservation Importance and a preliminary ecological appraisal has been submitted with the application. Avoidance and mitigation measures have been recommended, these are for a buffer zone adjacent to the woodland, no direct access to the woodland, minimal removing of trees, planting of native species and sensitive lighting. The SINIC should not be negatively impacted upon by the development proposals with these mitigation measures.
- 8.37 A Bat Emergence/Re-entry Survey and Mitigation Report relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council's ecology consultant. The submitted bat survey confirms that the main house is a known summer roost of local importance for common pipistrelle bats.
- 8.38 The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured. It is recommended that bat sensitive roofing material and lighting are used.
- 8.39 The mitigation measures identified in the Bat Emergence/Re-entry Surveys and Mitigation Report should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species particularly bats. This has been conditioned.
- 8.40 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.
- 8.41 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.



Fig 7: Extract from submitted soft landscaping scheme

### Sustainability Issues

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

### Other Matters

8.43 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

8.44 The site is within the Croydon Downs Archaeological Priority Area. A desk based archaeological study has been submitted with the application. This has been assessed by the Greater London Archaeological Advisory Service who have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further archaeological assessments are required.

8.45 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.

- 8.46 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for 9 units and as such is under the threshold where the provision for affordable homes would be required.
- 8.47 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.

### **Conclusions & planning balance**

- 8.48 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and weight is given to the provision of family units. The proposal, through amendments would have an acceptable impact on neighbouring properties. Overall, the scheme is considered to provide high quality homes in a fashion responsive to the plot and its character and the scheme is recommended for approval.
- 8.49 All other relevant policies and considerations, including equalities, have been taken into account.

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

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Ref. No. :	20/02140/LP	Ward :	<b>Addiscombe East</b>
Location :	54 Teevan Road Croydon CR0 6RN	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a dormer in the rear roof slope and roof light in the front roof slope		
Date Decision:	21.08.20		

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02728/CONR **Ward : Addiscombe East**  
Location : 347 Addiscombe Road Type: Removal of Condition  
Croydon  
CR0 7LG  
Proposal : Variation of Condition 2 - Approved Drawings - of Planning Permission Ref  
20/00940/HSE for Erection of single storey side and rear extensions (to include  
conversion of garage to habitable room), and erection of dormer extension in rear roof  
slope and dormer extension in side roof slope.

Date Decision: 18.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02759/CAT **Ward : Addiscombe East**  
Location : 162 Lower Addiscombe Road Type: Works to Trees in a  
Croydon Conservation Area  
CR0 6AG

Proposal : Beech Tree in front garden - Reduce and shape crown by 2.5m.

Date Decision: 20.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02864/DISC **Ward : Addiscombe East**  
Location : 43 Northampton Road Type: Discharge of Conditions  
Croydon  
CR0 7HD  
Proposal : Details to discharge conditions 3 (bins, bikes ect..) and 4 (landscaping) of planning  
permission 19/02835/FUL for 'Demolition of side projection. Erection of of a two storey  
side extension, single storey rear extension and rear gabled roof. Conversion of resulting  
building to provide 1 x 3-bed, 2 x 1-bedroom and 2 x studio flats'

Date Decision: 26.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03813/LP **Ward : Addiscombe East**



Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 16 Craven Road  
Croydon  
CR0 7JH  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of rear dormer and installation of 3 rooflights in front roofslope.  
Date Decision: 28.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02236/FUL  
Location : Ground Floor Flat  
87 Addiscombe Road  
Croydon  
CR0 6SF  
Type: Full planning permission  
Ward : Addiscombe West  
Proposal : Conversion of ground floor flat to 1 two bed flat and a studio flat and external alterations  
Date Decision: 21.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03046/HSE  
Location : 71 Exeter Road  
Croydon  
CR0 6EL  
Type: Householder Application  
Ward : Addiscombe West  
Proposal : Erection of single storey side/rear extension  
Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03386/DISC  
Location : Land Adjacent To East Croydon Station And  
Land At Cherry Orchard Road, Cherry  
Orchard Gardens, Billington Hill, Croydon  
Type: Discharge of Conditions  
Ward : Addiscombe West  
Proposal : Partial Discharge of condition 4 (materials - mortar only) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 26.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02417/FUL

Location : 89 Brigstock Road  
Thornton Heath  
CR7 7JL

**Ward : Bensham Manor**

Type: Full planning permission

Proposal : Alterations; erection of single-storey rear/side extension and erection of replacement roof to existing conservatory.

Date Decision: 18.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02553/HSE

Location : 58 Torridge Road  
Thornton Heath  
CR7 7EY

**Ward : Bensham Manor**

Type: Householder Application

Proposal : Alterations, Erection of outbuilding in rear garden for use as a granny annex (retrospective)

Date Decision: 21.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02761/FUL

Location : 58 Torridge Road  
Thornton Heath  
CR7 7EY

**Ward : Bensham Manor**

Type: Full planning permission

Proposal : Use of dwelling and outbuilding as a 6 (double) bedroom Housing in Multiple Occupancy (HMO)

Date Decision: 21.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03677/LP

**Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 43 Oaklands Avenue  
Thornton Heath  
CR7 7PD  
Type: LDC (Proposed) Operations  
edged

Proposal : Construction of a single storey ground floor 3.0m rear extension, following demolition of existing rear extension.

Date Decision: 24.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00590/FUL  
Location : 44 Oakfield Road  
Croydon  
CR0 2UA  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Erection of single storey side/rear extensions and rear dormer window. Alterations to the existing roof to create an additional flat with balcony (amended description).

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02557/FUL  
Location : 106A, 106B, 106C, 106D Oakfield Road  
Croydon  
CR0 2UB  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Replacement of front, side and rear elevation windows and rear elevation garden door.

Date Decision: 24.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02633/HSE  
Location : 71 Nova Road  
Croydon  
CR0 2TN  
Ward : **Broad Green**  
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 19.08.20

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02674/HSE  
Location : 19 Bensham Lane  
Croydon  
CR0 2RU  
Proposal : Erection of single storey rear extension  
Date Decision: 17.08.20

**Ward : Broad Green**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02734/HSE  
Location : 24 Effingham Road  
Croydon  
CR0 3NE  
Proposal : Erection of single storey side/rear extension  
Date Decision: 20.08.20

**Ward : Broad Green**  
Type: Householder Application

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02740/HSE  
Location : 31 Therapia Lane  
Croydon  
CR0 3DH  
Proposal : Erection of part single, part two storey rear extension, loft conversion with gable and rear dormer extension, rooflight to front elevation, windows to side elevation  
Date Decision: 21.08.20

**Ward : Broad Green**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02842/LP  
Location : 10 Alfriston Avenue  
Croydon  
CR0 3DD  
Proposal : Construction of hip to gable end roof extension and erection of dormer extension in rear roofslope; installation of rooflights and window in front and side roofsopes  
Date Decision: 20.08.20

**Ward : Broad Green**  
Type: LDC (Proposed) Operations edged

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

Level: Delegated Business Meeting

Ref. No. : 20/03025/GPDO **Ward : Broad Green**  
Location : 118 Rochford Way **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 3AH

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.2 metres

Date Decision: 27.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03355/NMA **Ward : Broad Green**  
Location : 1 - 44 Dartmouth House **Type: Non-material amendment**  
Elmwood Road  
Croydon  
CR0 2SL

Proposal : Non-Material Amendment planning application ref 18/00250/FUL granted for refurbishment and improvement works to the existing high and low rise residential blocks on the estate, including provision of storage areas , landscaping (with new play area) and car parking.

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02690/FUL **Ward : Crystal Palace And Upper Norwood**  
Location : Buddhist Temple **Type: Full planning permission**  
76 Beulah Hill  
Upper Norwood  
London  
SE19 3EW

Proposal : Change of use of former dwellinghouse (C3) to a Buddhist Temple/place of worship (D1(h)) and erection of single storey rear extension (retrospective).

Date Decision: 21.08.20

**Permission Granted**

Level: Planning Committee

Ref. No. : 20/02465/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 134 Auckland Road **Type: Consent for works to protected trees**  
Upper Norwood  
London  
SE19 2RQ

Proposal : Lime Tree (T1) - TPO - minor prune at lower level to remove excess branches overhanging pavement and to provide vision for cars leaving 134 Auckland Road. Not to exceed 4metres from ground level, leaving a balanced crown.  
Ash Tree (T6) - Pollard to previous pollard points due to branch failure. Recently a very large branch fell into my garden in my children's play area - it would have killed or caused serious injury if a child had been in the garden. There are over-extending limbs from previous pollarding and it needs cutting back to this level.  
(TPO 5, 1970 and TPO 36, 1989)

Date Decision: 19.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02514/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 132 Auckland Road **Type: Works to Trees in a Conservation Area**  
Upper Norwood  
London  
SE19 2RQ

Proposal : T1 - XL Oak tree. Tree is causing excessive shading. Crown reduce by 20% and crown thin by 20%. Reducing the canopy by up to 3m.

Date Decision: 19.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02515/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 132 Auckland Road **Type: Works to Trees in a Conservation Area**  
Upper Norwood  
London  
SE19 2RQ

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : XL twin stem Sycamore tree at rear right hand side of the garden. Tree has significant included bark of 50cm in length at base of trunk where twin stems split at 1m. Concerned about the safety of this weakness. Section fell to ground level and poison stump.

Date Decision: 20.08.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02627/TRE	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	134 Auckland Road Upper Norwood London SE19 2RQ	Type:	Consent for works to protected trees
Proposal :	T1: Walnut tree - Cut back branches by 1.5m over hanging roof of no. 136. T2: Yew Tree - Cut back branches by no more than 2 metres over hanging flowerbeds in no. 136. T3: Ash Tree - Cut back lateral branches by no more than 3 metres overhanging garden of no. 136. (TPO no's - 15, 1970 and 36,1989)		

Date Decision: 20.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/02649/HSE	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	1 South Court Bedwardine Road Upper Norwood London SE19 3AX	Type:	Householder Application
Proposal :	Rear dormer roof extension with installation of rooflight in rear roof pitch and changes to the facing materials		

Date Decision: 21.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Ref. No. : 20/02655/CAT **Ward :** **Crystal Palace And Upper Norwood**  
Location : 136 Auckland Road **Type:** Works to Trees in a Conservation Area  
Upper Norwood  
London  
SE19 2RQ  
Proposal : T1: Copper Beech Tree - Reduce to previous reduction points and reshape by no more than 4 Metres.

Date Decision: 20.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02661/CAT **Ward :** **Crystal Palace And Upper Norwood**  
Location : Normanhurst **Type:** Works to Trees in a Conservation Area  
140 Auckland Road  
Upper Norwood  
London  
SE19 2RQ  
Proposal : Lime Tree - Cut back/remove lateral limbs by no more than 4 metres which are overhanging driveway of no. 136 Auckland Road.

Date Decision: 20.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02705/HSE **Ward :** **Crystal Palace And Upper Norwood**  
Location : 7 Glenhurst Rise **Type:** Householder Application  
Upper Norwood  
London  
SE19 3XN  
Proposal : Erection of single storey front, side and rear extensions.

Date Decision: 19.08.20

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02755/LP **Ward : Crystal Palace And Upper Norwood**

Location : 26 Wakefield Gardens **Type: LDC (Proposed) Operations edged**  
 Upper Norwood  
 London  
 SE19 2NR

Proposal : Demolition of existing rear conservatory, conversion of existing garage to habitable room, erection of raised terrace area, external alterations to front elevation, installation of windows and replacement door in front elevation and installation of door in rear elevation.

Date Decision: 21.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02756/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 26 Wakefield Gardens **Type: Householder Application**  
 Upper Norwood  
 London  
 SE19 2NR

Proposal : Alterations; demolition of existing rear conservatory and erection of raised terrace area, installation of door in rear elevation, installation of boundary treatment and erection of cycle and refuse storage.

Date Decision: 24.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02906/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 158 Church Road **Type: Works to Trees in a Conservation Area**  
 Upper Norwood  
 London  
 SE19 2NT

## Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Removal of a dead Conifer - listed as '1' on the plan, within supporting documents.  
Removal of dead wood/branches from a Flowering Cherry and the pruning of the remaining branches - '2' on plan  
Pruning of a Cypris Leylandii - '3' on plan  
Pollarding of the following trees to prevent further damage to the structure of the building, and to allow access for scaffolding to be erected along the side elevation of the building for necessary repairs to go ahead:  
Removing the suckers from the base and lopping and crown lifting, thinning/reduction of: Lime ('4' on plan) and False Acacia ('5' on plan)

Date Decision: 26.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03411/PDO

**Ward : Crystal Palace And Upper Norwood**

Location : 12A The Woodlands  
Upper Norwood  
London  
SE19 3EG

Type: Observations on permitted development

Proposal : Installation of electronic communications apparatus/development comprising the replacement of 6no. existing VF antenna with 6no. new multi-banded VF antenna on free standing support poles and the relocation of 15no. existing RRUs onto free standing frames ancillary to radio equipment housing

Date Decision: 28.08.20

### **No Objection**

Level: Delegated Business Meeting

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Ref. No. : 19/04500/FUL

**Ward : Coulsdon Town**

Location : 1 Smitham Downs Road  
Purley  
CR8 4NH

Type: Full planning permission

Proposal : Demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Date Decision: 25.08.20

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Planning Committee

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Ref. No. : 20/02264/HSE  
Location : 18 Shaftesbury Lane  
Coulsdon  
Croydon  
CR5 3FS

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

Proposal : Erection of a single storey side extension.

Date Decision: 19.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02576/TRE  
Location : 31 The Drive  
Coulsdon  
CR5 2BL

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

Proposal : Sycamore (G1.1) - To lift mature Sycamore, located over the childs play area, by 2.0m and crown reduce remaining crown by 2.0m. This will allow might light into the garden  
Sycamore (G1.2) - To section fell the dead stems of the dying Sycamore.  
Sycamore (G1.3) - To remove lowest lvy covered limb that is leaning towards the house on the first sycamore located closest the drive.  
(TPO 10, 2015)

Date Decision: 20.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02688/HSE  
Location : 12 Dickens Drive  
Coulsdon  
Croydon  
CR5 3FT

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

Proposal : Erection of a single storey side extension.

Date Decision: 20.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02748/PA8

**Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : Outside 229A - 229B Chipstead Valley Road Type: Telecommunications Code  
Coulsdon System operator  
CR5 3BY

Proposal : Proposed telecommunications installation, Proposed Phase 8 Monopole C/W wrapround  
Cabinet at base and associated ancillary works.

Date Decision: 18.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02822/DISC Ward : Coulsdon Town  
Location : 16 The Grove Type: Discharge of Conditions  
Coulsdon

CR5 2BH

Proposal : Discharge of Condition 3 attached to planning permission 19/01007/FUL.

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02836/NMA Ward : Coulsdon Town  
Location : 26 Shaftesbury Lane Type: Non-material amendment  
Coulsdon

Croydon  
CR5 3FS

Proposal : Non-material amendment (installation of black metal railings to the front garden  
perimeter) to planning permission ref.16/01768/RES.

Date Decision: 20.08.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02871/CONR Ward : Coulsdon Town  
Location : 28 Chipstead Valley Road Type: Removal of Condition  
Coulsdon

CR5 2RA

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Variation of Conditions 1 (Drawings) and 2 (Materials) attached to planning permission ref. 19/04698/FUL for the demolition of existing buildings to the rear, erection of a two storey extension to the rear for Class A2 (financial and professional services) use including a balcony to the rear elevation, formation of a roof terrace at first floor level to the rear and loft conversion with dormer extension in the rear roof slope of the main building.

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02887/PA8 **Ward : Coulsdon Town**  
Location : Junction Of Woodcote Grove Road And The Horseshoe **Type: Telecommunications Code System operator**  
Coulsdon  
CR5 2AF

Proposal : The installation of a new 20.00m monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto.

Date Decision: 27.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03071/HSE **Ward : Coulsdon Town**  
Location : 87 Fairdene Road **Type: Householder Application**  
Coulsdon  
CR5 1RJ

Proposal : Erection of a two storey side and rear extension; conversion of the existing loft and the erection of a rear dormer; erection of an outbuilding.

Date Decision: 28.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03109/LP **Ward : Coulsdon Town**  
Location : 20 The Netherlands **Type: LDC (Proposed) Operations edged**  
Coulsdon  
CR5 1ND

Proposal : Erection of rear dormer extension, front rooflights

Date Decision: 21.08.20

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

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

Level: Delegated Business Meeting

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Ref. No. : 20/03660/PDO  
Location : Telecommunication Mast Gln 225  
Coulsdon Area Farm  
Lion Green Road  
Coulsdon  
CR5 3DE

**Ward :** Coulsdon Town  
**Type:** Observations on permitted development

Proposal : Replacement antennas, and associated ancillary development.

Date Decision: 28.08.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/00799/DISC  
Location : 72-78 Frith Road  
Croydon  
CR0 1TA

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

Proposal : Details pursuant to condition 11 sustainable drainage measures and 17 delivery and service plan in respect to planning permission 19/04307/ful for demolition of the existing buildings, followed by a new mixed use development consisting on two separate blocks. 9 new residential apartments, ground floor retail, first floor offices, soft landscaping, amenity space, refuse and cycle stores.

Date Decision: 28.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02581/CONR  
Location : 52 George Street  
Croydon  
CR0 1PD

**Ward :** Fairfield  
**Type:** Removal of Condition

Proposal : Variation of condition 1 (approved plans) attached to application 19/00044/FUL for 'Erection of 4-storey extension to the rear of building fronting Park Street to provide 6 x one-bed flats' to make alterations to the flat layouts and the fenestration

Date Decision: 24.08.20

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02642/FUL **Ward : Fairfield**  
Location : 12, 26 & 27 Woodstock Road **Type: Full planning permission**  
Croydon  
CR0 1JR

Proposal : External refurbishment of 3 properties in Woodstock Road - 12 Woodstock Road, 27 Woodstock Road and 26 Woodstock Road  
Painting of all joinery and masonry to match existing colours at all properties. Painting the existing wall coverings (render) at 27 Woodstock Road. Inspection of roofs at all properties and make repairs as necessary to match existing tiles. Cleaning of all gutters and down pipes make repairs as necessary to match existing materials. Re-point area of brick wall at rear elevation at 26 Woodstock Road.

Date Decision: 18.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02813/FUL **Ward : Fairfield**  
Location : Electric House **Type: Full planning permission**  
3 Wellesley Road  
Croydon  
CR0 2AG

Proposal : Change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 25.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02814/LBC **Ward : Fairfield**  
Location : Electric House **Type: Listed Building Consent**  
3 Wellesley Road  
Croydon  
CR0 2AG

Proposal : Change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 25.08.20

**Listed Building Consent Granted**

Level: Delegated Business Meeting

Ref. No. : 20/02839/GPDO  
Location : 138 - 140 North End  
Croydon  
CR0 1UE

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

Proposal : Change of Use of the first floor from a shop (A1) to three dwellings (C3)

Date Decision: 26.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/02845/FUL  
Location : 94 Church Road  
Croydon  
CR0 1SD

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

Proposal : Internal alterations and reinstatement of front elevation entrance, infill of side elevation rear entrance with window and structural alterations together with internal reconfiguration and refurbishment.

Date Decision: 18.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03466/DISC  
Location : 1 Parker Road And Land To The Rear  
Including  
18A, 20A And 20C South End  
Croydon  
CR0 1DN

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

Proposal : Approval of details required by Conditions 5 and 6 (sound/noise insulation) of planning permission 18/04953/FUL

Date Decision: 24.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03713/DISC

**Ward : Fairfield**



Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : Land Adjoining East Croydon Station, Type: Discharge of Conditions  
Bounded By George Street (Including 1-5  
Station Approach), Dingwall Road, (Including  
The Warehouse Theatre), Lansdowne Road  
And Including Land To The North Of  
Lansdowne Road, Croydon

Proposal : Discharge of Condition 47 (Thames Water) in respect of Plot B04/B05 attached to  
planning permission 20/01503/CONR for development without compliance with  
conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05  
reveal depths) and 74 (B05 design details) subject to which previous planning permission  
11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres  
and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625  
residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq  
metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres  
and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a  
maximum of 400 sq metres of community use (class D1); provision of a replacement  
theatre of 200 seats; provision of energy centre and estate management facilities;  
formation of vehicular accesses and provision of pedestrian routes public open space  
and car parking not to exceed 256 parking spaces) was granted to allow for a revised  
office building across plots B04 and B05. (This application is accompanied by an  
Environmental Statement Addendum)

Date Decision: 26.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03821/NMA

Ward : **Fairfield**

Location : 39A & 39B Chatsworth Road  
Croydon  
CR0 1HF

Type: Non-material amendment

Proposal : Non-Material Amendment - Description of Development - to Planning Permission  
18/05322/FUL - for Demolition of existing buildings, erection of two storey building with  
accommodation in basement and in roofspace and comprising 8 flats (1 x 3 bedroom flat,  
4 x 2 bedroom flats, 3 x 1 bedroom flats), provision of associated off-street parking to  
rear, provision of associated refuse storage and cycle storage to the rear.

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05984/FUL

Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : Wrenwood Court  
38 Hermitage Road  
Kenley  
CR8 5EB

Type: Full planning permission

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

Date Decision: 19.08.20

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

Level: Planning Committee

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Ref. No. : 20/01975/FUL

Ward : **Kenley**

Location : 207 Old Lodge Lane  
Purley  
CR8 4AW

Type: Full planning permission

Proposal : Alterations including extension to and conversion of existing outbuilding to form a single dwelling house.

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02518/HSE

Ward : **Kenley**

Location : 168 Old Lodge Lane  
Purley  
CR8 4AL

Type: Householder Application

Proposal : Erection of a single storey front extension (including porch), conversion of the existing garage and loft conversion with associated extensions.

Date Decision: 27.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02701/HSE

Ward : **Kenley**

Location : 102 Hayes Lane  
Kenley  
CR8 5HR

Type: Householder Application

Proposal : Demolition of the existing garage and construction of a ground floor side/rear extension

Date Decision: 24.08.20

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/02773/TRE  
Location : 4 Mount Close  
Kenley  
CR8 5DP  
Proposal : G1 Yew tree - fell because of excessive shading and dominance over T3 Sycamore in the TPO schedule. Would like to replant a Horse Chestnut or Sycamore tree in the same position.  
(TPO 27, 2008)

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

Date Decision: 20.08.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/03037/TRE  
Location : 4 Maryhill Close  
Kenley  
CR8 5HU  
Proposal : Ash (T1) - fell. Tree showing signs of Ash Dieback.  
(TPO no.178)

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

Date Decision: 26.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/03048/GPDO  
Location : 86 Hayes Lane  
Kenley  
CR8 5JQ  
Proposal : Erection of a single storey rear extension projecting out 5.7 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.7 metres

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

Date Decision: 27.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

Ref. No. : 19/04577/FUL  
Location : 86 Uvedale Crescent  
Croydon  
CR0 0BQ  
Ward : **New Addington South**  
Type: Full planning permission  
Proposal : Proposed use of part of the dwelling as a children's day centre (Use Class D1).

Date Decision: 18.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03045/GPDO  
Location : 60 Aldrich Crescent  
Croydon  
CR0 0NN  
Ward : **New Addington South**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.89 metres and a maximum height of 3 metres

Date Decision: 27.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/02554/LP  
Location : 51 Virginia Road  
Thornton Heath  
CR7 8EN  
Ward : **Norbury Park**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of hip to gable and rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 25.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03030/NMA  
Location : Land To The South Of 73 - 131 Marston Way  
Upper Norwood  
London  
SE19 3JB  
Ward : **Norbury Park**  
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Non-material amendment to approved development reference number 16/06438/FUL including increase in the overall length of the southern terrace by 675mm resulting from the need to alter the internal arrangements of plots 5, 6 and 7 in order for them to accord with building regulations, reconfigure the parking layout including the relocation of the disabled parking space and a minor change to the soft landscaping adjacent to the eastern side of the southern parking bays.

Date Decision: 28.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03090/GPDO

**Ward : Norbury Park**

Location : 44 Croft Road  
Norbury  
London  
SW16 3NF

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 2.75 metres and a maximum overall height of 2.75 metres

Date Decision: 20.08.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03096/NMA

**Ward : Norbury Park**

Location : 5 Buckingham Gardens  
Thornton Heath  
CR7 8AT

Type: Non-material amendment

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

Date Decision: 17.08.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03155/GPDO

**Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 290 Green Lane  
Norbury  
London  
SW16 3BA

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 2.89 metres and a maximum height of 4 metres

Date Decision: 27.08.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03641/LP

Location : 63 St Oswald's Road  
Norbury  
London  
SW16 3SA

Ward : **Norbury Park**

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 18.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03822/LP

Location : 28 Ryecroft Road  
Norbury  
London  
SW16 3EG

Ward : **Norbury Park**

Type: LDC (Proposed) Operations  
edged

Proposal : Proposed installation of a swimming pool situated in the rear garden of the associated property.

Date Decision: 28.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 19/04788/HSE

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 124 Norbury Crescent  
Norbury  
London  
SW16 4JZ  
Type: Householder Application  
Proposal : Demolition and erection of an outbuilding

Date Decision: 21.08.20

**Permission Granted**

Level: Planning Committee - Minor Applications

---

Ref. No. : 20/02420/GPDO  
Location : 112 Semley Road  
Norbury  
London  
SW16 4PJ  
Ward : **Norbury And Pollards Hill**  
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 2.5 metres and a maximum height of 3.4 metres

Date Decision: 18.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/02489/FUL  
Location : 11 Craignish Avenue  
Norbury  
London  
SW16 4RN  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Proposal : Change of use from C3 (8-bed dwellinghouse) to Sui Generis (6-bed HMO), with alterations to rear and construction of dormer window to rear roof slope.

Date Decision: 20.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02810/LP  
Location : 73 Pollards Hill South  
Norbury  
London  
SW16 4LR  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations  
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Erection of a hip to gable roof extension, dormer extension in the rear roof slope and roof lights in the front roof slope

Date Decision: 24.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02896/GPDO  
Location : 50 Beatrice Avenue  
Norbury  
London  
SW16 4UN

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

Proposal : Erection of a single storey rear extension projecting out 6 metres and 4 metres from the rear walls of the original house with a height to the eaves of 2.85 metres and a maximum height of 3 metres

Date Decision: 17.08.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02989/GPDO  
Location : 98 Isham Road  
Norbury  
London  
SW16 4TF

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Date Decision: 20.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03067/GPDO  
Location : 76 Norton Gardens  
Norbury  
London  
SW16 4TA

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



Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

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: 21.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03826/NMA  
Location : 196 Norbury Crescent  
Norbury  
London  
SW16 4JY

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

Proposal : Non material amendment to LPA ref: 20/02689/FUL (Erection of single storey rear extension)

Date Decision: 28.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00581/FUL  
Location : 1 & 2 Coulsdon Court Road  
Coulsdon  
CR5 2LL

**Ward : Old Coulsdon**  
Type: Full planning permission

Proposal : Demolition of existing garage and outbuildings, erection of 4 terraced dwellings with associated car parking, vehicular accesses, landscaping, cycle parking and refuse storage.

Date Decision: 28.08.20

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 20/01556/FUL  
Location : 53 Homefield Road  
Coulsdon  
CR5 1ET

**Ward : Old Coulsdon**  
Type: Full planning permission

## Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Demolition of an existing bungalow and construction of a two and a half storey detached residential building with accommodation in the roof space comprising 5 flats with associated bin and cycle stores, landscaping, alterations to provide 4 car parking spaces at front

Date Decision: 25.08.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/02251/HSE  
Location : 148 Coulsdon Road  
Coulsdon  
CR5 2LE  
Proposal : Erection of first floor front/side extension  
Ward : Old Coulsdon  
Type: Householder Application

Date Decision: 26.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02451/DISC  
Location : 24 Coulsdon Court Road  
Coulsdon  
CR5 2LL  
Proposal : Discharge of condition 11 (SuDs) attached to planning permission ref. 19/04535/FUL (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping).  
Ward : Old Coulsdon  
Type: Discharge of Conditions

Date Decision: 20.08.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/02562/DISC  
Location : 24 Coulsdon Court Road  
Coulsdon  
CR5 2LL  
Proposal : Discharge of condition 4 (materials) attached to planning permission ref. 19/04535/FUL (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping).  
Ward : Old Coulsdon  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 20.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/02658/LP	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	14 Bradmore Way Coulsdon CR5 1PA	Type:	LDC (Proposed) Operations edged
Proposal :	Demolition and alterations and erection of rear roof dormer extension, rooflights to the front roof slope, single storey rear extension and front porch.		

Date Decision: 21.08.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02988/HSE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	214 Chaldon Way Coulsdon CR5 1DH	Type:	Householder Application
Proposal :	Erection of a single storey glass canopy to the rear elevation of the existing property.		

Date Decision: 27.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/03148/TRE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	81B Chaldon Way Coulsdon CR5 1DL	Type:	Consent for works to protected trees
Proposal :	T1: Mature Ash (Fraxinus excelsior). remove two lowest branches . (TPO 2,1990)		

Date Decision: 24.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Ref. No. : 20/02548/HSE  
Location : 21 Grimwade Avenue  
Croydon  
CR0 5DJ  
Ward : **Park Hill And Whitgift**  
Type: Householder Application  
Proposal : Alterations, erection of part single/two-storey side/rear extension and single-storey rear extension.

Date Decision: 21.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02919/TRE  
Location : 1 Rushmead Close  
Croydon  
CR0 5JG  
Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected trees  
Proposal : Hornbeam 1(front garden) lift to clear house by 5 metres. Branches are currently in contact with roof and gutters.  
Hornbeam 2 (back Garden) lift to clear 4 metres over garden and crown thin by 20%.  
Hornbeam 3(rear of back garden) remove trunk growth only.  
(TPO 3, 1968)

Date Decision: 26.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02970/PA8  
Location : O/S St Matthews Church  
Chichester Road  
Croydon  
CR0 5NQ  
Ward : **Park Hill And Whitgift**  
Type: Telecommunications Code System operator  
Proposal : Proposed 18m tall monopole with wrapround cabinet at base and associated ancillary works

Date Decision: 27.08.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02976/TRE  
Location : 50 - 72 Chichester Road  
Croydon  
CR0 5NB  
Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : T1, T2, T3, T4, T5, T6, T7, T8 Lime trees , re-pollard. The trees are getting to be quite over bearing and need to be re-pollarded to maintain a smaller size.  
(TPO 18,1970)

Date Decision: 26.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02678/FUL

**Ward : Purley Oaks And Riddlesdown**

Location : 64 - 74 Whytecliffe Road North  
Purley  
CR8 2AR

Type: Full planning permission

Proposal : Demolition of the existing three pairs of semi-detached houses and the erection of a part 3/part 5/part 6 storey building with part basement to provide 39 residential units, together with associated terraces, disabled car parking spaces, amenity space and landscaping.

Date Decision: 28.08.20

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

Level: Planning Committee

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Ref. No. : 20/01038/FUL

**Ward : Purley Oaks And Riddlesdown**

Location : Sanderstead Lawn Tennis Club  
Penwortham Road  
South Croydon  
CR2 0QS

Type: Full planning permission

Proposal : Replacement of floodlight fittings situated on the existing floodlight stanchions. (Replace existing halogen lamps with LED floodlight heads on courts 3 and 4).

Date Decision: 25.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02398/HSE

**Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 57 Mount Park Avenue  
South Croydon  
CR2 6DW  
Type: Householder Application  
Proposal : Erection of a two storey side extension and single-storey rear extension

Date Decision: 21.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02496/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 96 Mount Park Avenue  
South Croydon  
CR2 6DJ  
Type: Householder Application  
Proposal : Demolition of existing garage and erection of a single storey side and rear extension.

Date Decision: 19.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02782/TRE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 3 Purley Bury Avenue  
Purley  
CR8 1JE  
Type: Consent for works to protected trees  
Proposal : 1 x Sycamore - Reduce crown by approx. 2m leaving 4m & remove deadwood  
1 x Lime - Reduce crown by approx. 2m leaving 3m raise crown to 5m & remove deadwood  
Low branches over road, very large specimens close to property and causing excessive shade to rear elevation  
(TPO 3 of 2008 TPO 11 of 2009)

Date Decision: 20.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02853/HSE  
Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

**Riddlesdown**  
Location : 6 Purley Bury Avenue Type: Householder Application  
Purley  
CR8 1JB  
Proposal : Demolition of existing conservatory, erection of a single-storey rear extension and associated external steps, conversion of garage into a store room.

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02880/HSE Ward : **Purley Oaks And Riddlesdown**  
Location : 12 Lower Barn Road Type: Householder Application  
Purley  
CR8 1HQ  
Proposal : Alterations including erection of a first floor side extension and ground floor side and rear extension, enlargement of existing porch and conversion of garage to habitable room.

Date Decision: 27.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 18/04720/FUL Ward : **Purley And Woodcote**  
Location : Woodcote Reservoir Type: Full planning permission  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Proposal : Erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00504/DISC Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 41-43 Russell Hill Road  
Purley  
CR8 2LD  
Type: Discharge of Conditions

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

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00699/FUL  
Location : 17 Hartley Hill  
Purley  
CR8 4EP  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Alterations to the land levels and the erection of a 3 bed dwelling with associated parking.

Date Decision: 19.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01710/DISC  
Location : 5 Silver Lane  
Purley  
CR8 3HJ  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials), Condition 3 (Details), Condition 4 (Landscape) and Condition 5 (Construction Traffic Management Plan) attached to planning permission ref. 19/04548/HSE (Demolition of the existing garage and the erection of a new garage; excavation for a proposed basement and the erection of a two storey side and rear extension with other alterations).

Date Decision: 20.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01853/DISC  
Location : 95 - 95A Foxley Lane  
Purley  
CR8 3HP  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 17 (material) attached to planning permission 18/02613/FUL.



Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02082/DISC  
Location : 95 & 95A Foxley Lane  
Purley  
CR8 3HP  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 3 (drainage) attached to planning permission 18/02613/FUL.

Date Decision: 18.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02537/FUL  
Location : Flat 2, 54 Godstone Road  
Purley  
CR8 2DD  
Ward : **Purley And Woodcote**  
Type: Full planning permission  
Proposal : Erection of an external metal staircase with landing to the side of house to make access to a new external door to Flat 2

Date Decision: 19.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02809/DISC  
Location : Greenwood Court  
104 Foxley Lane  
Purley  
CR8 3NB  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 7 (carbon dioxide) attached to planning application 17/04083/FUL for the demolition of the existing building; erection of three storey building comprising 7 x two bedroom and 2 x three bedroom flats, formation of vehicular access and provision of associated parking, refuse and cycle storage

Date Decision: 21.08.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/02850/TRE  
Location : 33 Box Ridge Avenue  
Purley  
CR8 3AS

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

Proposal : Rear Garden

1. 1 x Fir tree - Fell to ground level. The tree has out grown the position.
2. 2a. All Fruit trees - Reduce and reshape by 40%. 2b. 3 x Acer trees - Reduce back to the old points all the shrubs in this area hedge cut back into shape. 2c. Left hand side boundary - Hedge cut back the hedge. 2d. Right hand side boundary 6 to 7 Conifers Fell to ground level. The conifers have out grown the position and causing excessive shading over the garden. The Fruit and Acer trees require general maintenance and to reduce the overhang to the garden.

Front Garden

3. Right hand side boundary row of Conifers - Reduce the height by 50%, hedge cut and reduce back all the overhang as tight as possible. To reduce the overhang and shading.
4. All hedges and shrubs - Hedge cut back as tight possible keeping a good shape. General maintenance.  
(TPO 28, 1972)

Date Decision: 26.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02868/OUT  
Location : 83 Foxley Lane  
Purley  
CR8 3HP

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

Proposal : Demolition of the existing garage & the erection of a 3 storey block comprising 9 new dwellings and associated facilities.

Date Decision: 28.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02899/NMA  
Location : 3 Olden Lane  
Purley  
CR8 2EH

Ward : **Purley And Woodcote**  
Type: Non-material amendment

Proposal : Non material amendment (alterations to openings and reposition of rooflights) to planning permission ref.19/00110/FUL

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 19.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02982/NMA  
Location : St Christophers  
23 Woodcote Park Avenue  
Purley  
CR8 3NL

**Ward : Purley And Woodcote**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref.18/06127/HSE for the demolition of conservatory, detached garage, Alterations/erection of two storey side/rear, ground floor front/rear extension with associated rear patio and front driveway alterations including formation of vehicle access

Date Decision: 21.08.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03062/LP  
Location : 1 Hereward Avenue  
Purley  
CR8 2NN

**Ward : Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Construction of a rear and side dormer roof extension. Installation of 2 x side rooflights.

Date Decision: 21.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03597/PDO  
Location : Telecommunications Mast Adjacent  
Reedham Station  
Watney Close  
Purley  
CR8 4DF

**Ward : Purley And Woodcote**  
Type: Observations on permitted development

Proposal : Installation of 3no replacement antennas, internal upgrade of existing cabin, 3no RRU's, 6no BoB's and ancillary equipment.

Date Decision: 28.08.20

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

### No Objection

Level: Delegated Business Meeting

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Ref. No. : 20/00064/FUL  
Location : Yewbank  
Sanderstead Road  
South Croydon  
CR2 0AG  
Proposal : Demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Ward : **Sanderstead**  
Type: Full planning permission

Date Decision: 26.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00511/HSE  
Location : 6 Downsway  
South Croydon  
CR2 0JA  
Proposal : Erection of a raised patio to the rear and erection of boundary fencing [part retrospective].

Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 27.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/01061/OUT  
Location : 1 Sandhurst Way  
South Croydon  
CR2 0AH  
Proposal : Outline planning permission for the demolition of existing two storey detached dwellinghouse (including garages) and erection of a part three, part four storey building comprising 13 self-contained flats, car parking, reinstatement of two vehicular crossovers along Sandhurst Way and new crossover along West Hill, cycle and refuse provision, hard and soft landscaping, boundary treatment; communal/amenity/play space and external alterations (Access, Layout and Scale only).

Ward : **Sanderstead**  
Type: Outline planning permission

Date Decision: 25.08.20

### Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02535/DISC **Ward : Sanderstead**  
Location : 119 Purley Oaks Road Type: Discharge of Conditions  
South Croydon  
CR2 0NY  
Proposal : Discharge of condition 12 (Construction Logistics Plan) of 19/00732/FUL  
Date Decision: 24.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02594/DISC **Ward : Sanderstead**  
Location : 12 The Ridge Way Type: Discharge of Conditions  
South Croydon  
CR2 0LE  
Proposal : Discharge of conditions 6 (WSI) and 13 (CLP) attached to planning permission  
18/05896/FUL  
Date Decision: 28.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02609/TRE **Ward : Sanderstead**  
Location : 35 The Ridge Way Type: Consent for works to protected  
South Croydon trees  
CR2 0LJ  
Proposal : 1 x Horse chestnut - Reduce crown by 1.5m, raise crown to 4m.  
(TPO 27, 2005)  
Date Decision: 20.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02638/HSE **Ward : Sanderstead**  
Location : 19 Hazelwood Grove Type: Householder Application  
South Croydon  
CR2 9DW  
Proposal : Demolition of the existing garage and the erection of a single storey rear & side extension  
with internal alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 26.08.20

#### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/02668/DISC	<b>Ward :</b>	<b>Sanderstead</b>
Location :	Land R/O - 62 Mayfield Road South Croydon CR2 0DS	<b>Type:</b>	Discharge of Conditions
Proposal :	Discharge of condition 3 (CLP) of 19/01265/FUL		

Date Decision: 19.08.20

#### Approved

Level: Delegated Business Meeting

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Ref. No. :	20/02854/HSE	<b>Ward :</b>	<b>Sanderstead</b>
Location :	20 Blacksmiths Hill South Croydon CR2 9AY	<b>Type:</b>	Householder Application
Proposal :	Erection of single storey side extension.		

Date Decision: 21.08.20

#### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/02889/LP	<b>Ward :</b>	<b>Sanderstead</b>
Location :	18 Farm Fields South Croydon CR2 0HL	<b>Type:</b>	LDC (Proposed) Operations edged
Proposal :	Erection of outbuildings for a gazebo and a detached garden room		

Date Decision: 28.08.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02983/CAT	<b>Ward :</b>	<b>Sanderstead</b>
Location :	15 Church Way South Croydon CR2 0JT	<b>Type:</b>	Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : T1 Horse chestnut - Reduce in outside dimensions by 2-3m, shape and general tidy.  
Sever Ivy.

Date Decision: 26.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03121/NMA **Ward : Sanderstead**  
Location : 22 Arkwright Road **Type: Non-material amendment**  
South Croydon  
CR2 0LL

Proposal : Non-material amendment to planning permission ref. 18/00836/HSE for alterations;  
Erection of a single/two storey front/side/rear and front bay windows extensions.

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02407/HSE **Ward : Selsdon And Addington  
Village**  
Location : 69 Chapel View **Type: Householder Application**  
South Croydon  
CR2 7LJ

Proposal : Erection of a garage in the front garden with alteration to land level

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02624/HSE **Ward : Selsdon And Addington  
Village**  
Location : 1 Ingham Close **Type: Householder Application**  
South Croydon  
CR2 8LS

Proposal : Erection of a two storey side extension, single storey rear extension and raised timber  
deck to rear.

Date Decision: 17.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02885/HSE	<b>Ward :</b>	<b>Selsdon And Addington Village</b>
Location :	142 Croham Valley Road South Croydon CR2 7RA	Type:	Householder Application
Proposal :	Erection of a single storey side/rear infill extension.		

Date Decision: 21.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/03545/NMA	<b>Ward :</b>	<b>Selsdon And Addington Village</b>
Location :	18 Foxearth Road South Croydon CR2 8ED	Type:	Non-material amendment
Proposal :	Non-material amendment to planning application 18/00650/HSE		

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/01043/GPDO	<b>Ward :</b>	<b>Selhurst</b>
Location :	336 Whitehorse Road Croydon CR0 2LF	Type:	Prior Appvl - Class A, A3-5 to A1 and A2
Proposal :	Notification for prior approval for change of use of ground floor from A1 Use (Shop) to A3 Use (Restaurant)		

Date Decision: 20.08.20

**Withdrawn application**

Level: Delegated Business Meeting



Ref. No. : 20/02046/DISC  
Location : 12 Saxon Road  
South Norwood  
London  
SE25 5EQ  
Ward : **Selhurst**  
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (Materials) and 10 (Refuse Storage) attached to 20/02047/CONR for Demolition (retrospective) and erection of a two storey building with accommodation in the roof consisting of 4 x one bedroom flats and 1 x three bedroom flats with associated amenity space, car/cycle parking and refuse storage

Date Decision: 28.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02047/CONR  
Location : 12 Saxon Road  
South Norwood  
London  
SE25 5EQ  
Ward : **Selhurst**  
Type: Removal of Condition

Proposal : Variation of Condition 2 (Plan numbers) of permission 20/00453/FUL for Demolition (retrospective) and erection of a two storey building with accommodation in the roof consisting of 4 x one bedroom flats and 1 x three bedroom flats with associated amenity space, car/cycle parking and refuse storage

Date Decision: 27.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02971/PA8  
Location : O/S 165 Windmill Road  
Croydon  
CR0 2XT  
Ward : **Selhurst**  
Type: Telecommunications Code  
System operator

Proposal : Proposed 15m tall monopole with wrapround cabinet at base and associated ancillary works (amended description)

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/02591/FUL  
Location : 48 Wickham Avenue  
Croydon  
CR0 8TY

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

**Proposal :** Erection of two-storey three bedroom detached dwelling, formation of vehicular access and provision of associated landscaping, cycle and refuse storage.

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02834/LP  
Location : 47 Mardell Road  
Croydon  
CR0 7TJ

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

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

Date Decision: 20.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02882/HSE  
Location : 19 Longhurst Road  
Croydon  
CR0 7AY

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

**Proposal :** Alterations; demolition of existing garage, erection of part single/two-storey side extension and single-storey rear extension.

Date Decision: 27.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03122/GPDO  
Location : The Haven  
Oakview Grove  
Croydon  
CR0 7QX

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

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 2.51 metres and a maximum height of 3 metres

Date Decision: 27.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03254/HSE  
Location : 84 Glenthorne Avenue  
Croydon  
CR0 7EZ  
Proposal : Erection of single storey rear extension  
Ward : Shirley North  
Type: Householder Application

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02835/HSE  
Location : 118 Upper Shirley Road  
Croydon  
CR0 5HA  
Proposal : Enlargement of the existing detached garage and conversion into office space, ancillary to the main house No.118 Upper Shirley Road.  
Ward : Shirley South  
Type: Householder Application

Date Decision: 24.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02874/HSE  
Location : 14 Devonshire Way  
Croydon  
CR0 8BR  
Proposal : Construction of an outbuilding to the rear garden incidental to the main dwellinghouse and hard standing around the structure.  
Ward : Shirley South  
Type: Householder Application

Date Decision: 27.08.20

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/01876/CONR **Ward : South Croydon**  
Location : 259 Brighton Road **Type: Removal of Condition**  
South Croydon  
CR2 6EL  
Proposal : Variation of condition 5 (in accordance with FRA) and 1 (time limit) attached to planning permission ref. 20/00355/FUL for the part change of use of bakery (A1) and ancillary storage and offices to 3 x 1no bedroom residential units (C3), demolition of existing single storey building, alterations to fenestration, provision of cycle and refuse storage.

Date Decision: 24.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02227/FUL **Ward : South Croydon**  
Location : Ground Floor Flat **Type: Full planning permission**  
62 Selsdon Road  
South Croydon  
CR2 6PE  
Proposal : Alterations including enlargement of existing basement in connection with formation of new 2 bedroom unit at basement level, including sunken rear courtyard and front lightwell, and conversion of existing garage to bin and cycle store.

Date Decision: 24.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02511/CAT **Ward : South Croydon**  
Location : 78 Croham Manor Road **Type: Works to Trees in a**  
South Croydon **Conservation Area**  
CR2 7BF  
Proposal : G1, Conifer hedge- Reduce height of lapsed Conifer hedge to approx. 6ft from ground level.

Date Decision: 19.08.20

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Ref. No. : 20/02678/NMA **Ward : South Croydon**  
Location : 50 Croham Road **Type: Non-material amendment**  
South Croydon  
CR2 7BA

Proposal : Non-material amendment to planning permission ref. 18/03621/FUL for the demolition of the existing building and erection of a three storey building comprising of 3x one bedroom and 6x two bedroom flats. Provision of associated parking, landscaping, refuse and cycle storage.

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02682/DISC **Ward : South Croydon**  
Location : 58 South Park Hill Road **Type: Discharge of Conditions**  
South Croydon  
CR2 7DW

Proposal : Discharge of condition 9 (Co2 Reduction) attached to planning application 17/04397/FUL for the Erection of two storey building at rear comprising 2 two bedroom

Date Decision: 18.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02806/FUL **Ward : South Croydon**  
Location : 46 Avondale Road **Type: Full planning permission**  
South Croydon  
CR2 6JA

Proposal : Conversion of the existing ground floor flat to 2 x 1 bedroom flats, erection of a single storey rear extension and alterations to the land levels to the front of the property in connection with the formation of a parking area.

Date Decision: 25.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02829/FUL **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : St Peter's Churchyard  
St Peter's Road  
Croydon  
Type: Full planning permission

Proposal : Introduction of replacement and new wall lights on brackets, new lampposts along the existing footpaths including a metal overthrow with new handrail at the head of the existing external staircase in the churchyard.

Date Decision: 26.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02846/DISC  
Location : 282 Brighton Road  
South Croydon  
CR2 6AG  
Ward : **South Croydon**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (SUDS) attached to planning permission 18/04099/FUL for Alterations and use of rear of ground floor as studio flat and erection of single storey rear extension.

Date Decision: 28.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02893/FUL  
Location : 1C Selsdon Road  
South Croydon  
CR2 6PU  
Ward : **South Croydon**  
Type: Full planning permission

Proposal : Alterations and erection of replacement shop front

Date Decision: 24.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03331/LP  
Location : 32 Kingsdown Avenue  
South Croydon  
CR2 6QF  
Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear and side dormer roof extensions.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 28.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03374/DISC **Ward : South Croydon**  
Location : 50 Croham Road **Type: Discharge of Conditions**  
South Croydon  
CR2 7BA

Proposal : Discharge of Condition 5 (Landscaping) attached to planning permission ref. 18/03621/FUL for the demolition of the existing building and erection of a three storey building comprising of 3x one bedroom and 6x two bedroom flats. Provision of associated parking, landscaping, refuse and cycle storage.

Date Decision: 27.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03420/TRE **Ward : South Croydon**  
Location : 2B Blunt Road **Type: Consent for works to protected trees**  
South Croydon  
CR2 7PA

Proposal : 1 x Sycamore - Reduce lateral crown spread over garden of No.4b by approx 3m leavimng 2-3m  
  
Excessive shade on property

Date Decision: 26.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03824/NMA **Ward : South Croydon**  
Location : 15 Cliffe Road **Type: Non-material amendment**  
South Croydon  
CR2 6PQ

Proposal : Non-material amendment to Condition 2 (plans) attached to Planning Permission 19/05570/FUL granted for alterations and erection of a single storey side extension

Date Decision: 28.08.20





Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : Garage Block And Forecourt South Of 27 - 32 Type: Discharge of Conditions  
Avenue Gardens, Warminster Road, South  
Norwood  
London, SE25 4EB

Proposal : Discharge of condition 14 (Construction Logistics) attached to permission 17/05954/FUL  
for Demolition of existing garages and the erection of a three storey building to provide  
six units together with landscaping and other associated works.

Date Decision: 28.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03175/GPDO  
Location : 27 Lincoln Road  
South Norwood  
London  
SE25 4HG

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

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the  
original house with a height to the eaves of 2.77 metres and a maximum height of 2.97  
metres

Date Decision: 28.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02265/HSE  
Location : 261 Whitehorse Lane  
South Norwood  
London  
SE25 6UP

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

Proposal : Erection of single storey rear/side extension

Date Decision: 18.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02274/HSE  
Location : 29 County Road  
Thornton Heath  
CR7 8HN

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Erection of part single/part two storey side extension, part single/part two storey rear extension, hip to gable roof extension and rear dormer window.

Date Decision: 28.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02802/HSE  
Location : 138 Parchmore Road  
Thornton Heath  
CR7 8LX

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

Proposal : Alterations, including the erection of a porch and single storey side/rear infill extension.

Date Decision: 24.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03003/GPDO  
Location : Ambassador House  
Brigstock Road  
Thornton Heath  
CR7 7YL

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

Proposal : Alterations, Use of part of first floor as 4 Dwellings (C3 Use Class).

Date Decision: 27.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/01234/FUL  
Location : J Sainsbury Plc  
2 Trafalgar Way  
Croydon  
CR0 4XT

**Ward : Waddon**  
Type: Full planning permission

Proposal : Alterations, erection of an extension to existing building, new access from Trafalgar Way, car park alterations, erection of a canopy and associated signage

Date Decision: 21.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Ref. No. : 20/01235/ADV **Ward :** **Waddon**  
Location : J Sainsbury Plc **Type:** Consent to display  
2 Trafalgar Way advertisements  
Croydon  
CR0 4XT  
Proposal : Installation of 4 x non illuminated canopy signs and 2 x non illuminated signs  
Date Decision: 20.08.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/02497/HSE **Ward :** **Waddon**  
Location : 32 Fernleigh Close **Type:** Householder Application  
Croydon  
CR0 4RY  
Proposal : Two storey side and single storey rear extension.  
Re Application Ref: 20/01032/HSE  
Date Decision: 20.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02646/FUL **Ward :** **Waddon**  
Location : 5 King Gardens **Type:** Full planning permission  
Croydon  
CR0 4DD  
Proposal : Erection of a 2 bedroom single storey dwelling with associated off street car parking,  
refuse storage and landscaping  
Date Decision: 17.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03195/TRE **Ward :** **Waddon**  
Location : 24 Bramley Hill **Type:** Consent for works to protected  
South Croydon trees  
CR2 6LT  
Proposal : Five day notice to prune back trees touching No 22 Bramley Hill to prevent any damage  
to property Photo's attached show trees touching chimney, roof and guttering.  
T1, Robinia, prune back from building to give 2-3 metres clearance or to next suitable  
growing point (photos1-5)  
T2, Sycamore, prune back from building to give 2-3 metres clearance or to next suitable  
growing point (photo1-5)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 26.08.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 20/02801/LE

Ward : **Woodside**

Location : 5 Stanger Road  
South Norwood  
London  
SE25 5JU

Type: LDC (Existing) Use edged

Proposal : Lawful Development Certificate (191) for use of the property as five self-contained flats.

Date Decision: 26.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02825/FUL

Ward : **Woodside**

Location : 18 Enmore Road  
South Norwood  
London  
SE25 5NQ

Type: Full planning permission

Proposal : Conversion of a single dwelling into 3 units, and alterations to the front of the property to create private amenity space, refuse and cycle storage.

Date Decision: 24.08.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/02897/GPDO

Ward : **Woodside**

Location : 11 Macclesfield Road  
South Norwood  
London  
SE25 4RY

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 3 metres and a maximum overall height of 3 metres

Date Decision: 17.08.20

### (Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/02900/LP  
Location : 11 Macclesfield Road  
South Norwood  
London  
SE25 4RY

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

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

Date Decision: 19.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02905/LP  
Location : 12 Grasmere Road  
South Norwood  
London  
SE25 4RD

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

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

Date Decision: 19.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02924/FUL  
Location : 261 Portland Road  
South Norwood  
London  
SE25 4XB

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

Proposal : Demolition of existing single storey rear extension containing 1 residential flat and erection of (replacement) two storey rear extension to provide 2 x residential flats. Relocation/upgrade of cooking extract flue to ground floor takeaway unit

Date Decision: 26.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03081/HSE  
Location : 71 Crowther Road  
South Norwood  
London  
SE25 5QR

**Ward : Woodside**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Erection of single storey rear extension

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03220/LP

**Ward : Woodside**

Location : 13 Adams Way  
Croydon  
CR0 6XN

Type: LDC (Proposed) Use edged

Proposal : Use a small part of the house as a home office.

Date Decision: 28.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00717/FUL

**Ward : West Thornton**

Location : 1 And 3 Dunheved Road South  
Thornton Heath  
CR7 6AD

Type: Full planning permission

Proposal : Erection of two first floor rear extensions to 1 and 3 Dunheved Road South

Date Decision: 28.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02309/HSE

**Ward : West Thornton**

Location : 302 Brigstock Road  
Thornton Heath  
CR7 7JE

Type: Householder Application

Proposal : Single storey rear/side extension.

Date Decision: 20.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02698/HSE

**Ward : West Thornton**

Location : 1 Colliers Water Lane  
Thornton Heath  
CR7 7LE

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Proposal : Use of existing outbuilding in rear garden as a self-contained granny annexe and (retrospective) erection of verandah.

Date Decision: 19.08.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/02783/HSE  
Location : 8 Headcorn Road  
Thornton Heath  
CR7 6JP

Ward : West Thornton  
Type: Householder Application

Proposal : Alterations, including extension of dormer in rear roof slope.

Date Decision: 21.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02818/HSE  
Location : 3 Headcorn Place  
Thornton Heath  
CR7 6JT

Ward : West Thornton  
Type: Householder Application

Proposal : Alterations; erection of single-storey side extension and single-storey rear extension.

Date Decision: 27.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02861/PA8  
Location : Outside Car Park Adjoining 93 Bensham  
Lane  
Thornton Heath  
CR7 7EU

Ward : West Thornton  
Type: Telecommunications Code  
System operator

Proposal : Erection of 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Date Decision: 21.08.20

### Not approved

Level: Delegated Business Meeting

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Ref. No. : 20/02904/FUL  
Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Location : 20B Galpins Road  
Thornton Heath  
CR7 6EA  
Type: Full planning permission

Proposal : Proposed conversion of the existing 1 bedroom flat on the first floor into a 2 bedroom flat and associated alterations.

Date Decision: 28.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02916/CONR  
Location : Car Parking Spaces,  
Willett Road  
Thornton Heath  
CR7 6AA  
Ward : **West Thornton**  
Type: Removal of Condition

Proposal : Removal of Condition 9 - Delivery and Servicing Plan - attached to planning permission Ref 18/06123/FUL for Erection of part-four/part-five storey building to provide 8 x one bed and 1 x two bed flats with associated play space, refuse and cycle stores.

Date Decision: 18.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03160/GPDO  
Location : 24 Broughton Road  
Thornton Heath  
CR7 6AL  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extensions projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum height of 3.38 metres

Date Decision: 27.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03444/LP  
Location : 178 Silverleigh Road  
Thornton Heath  
CR7 6DS  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer and front roof lights and conversion of loft



Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Date Decision: 24.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03460/GPDO

**Ward : West Thornton**

Location : Connaught Towers  
682 - 684 London Road  
Thornton Heath  
CR7 7HU

Type: Prior Appvl - up to two storeys flats

Proposal : Erection of additional 2 stories on top of existing building comprising 10 flats.

Date Decision: 17.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03469/DISC

**Ward : West Thornton**

Location : Irvine Court  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 - Part (A) Cycle Parking Stands and Store - attached to Planning Permission 17/03574/FUL (and associated Non-Material Amendment approval 20//03479/NMA) for Demolition of detached rear building and removal of storage structures at the rear of the site and Construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures.

Date Decision: 24.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03750/LP

**Ward : West Thornton**

Location : 56 Woodcroft Road  
Thornton Heath  
CR7 7HF

Type: LDC (Proposed) Operations edged

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

Date Decision: 28.08.20

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2020

Level: Delegated Business Meeting