

# Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Clive Fraser, Lynne Hale, Toni Letts, Ian Parker, Joy Prince,  
Scott Roche, Paul Scott and Gareth Streeter

Reserve Members: Jamie Audsley, Bernadette Khan, Caragh Skipper,  
Andrew Pelling, Pat Clouder, Humayun Kabir, Michael Neal, Badsha Quadir,  
Helen Pollard and Vidhi Mohan

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 25 February 2021** at **6.00 pm**. The 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 view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/11679>

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 17 February 2021

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**

To approve the minutes of the meeting held on Thursday 4 February 2021 as an accurate record.

[To Follow]

**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 5 - 6)**

To receive the following presentations on a proposed development:

**5.1 20/02134/PRE 20-24 Mayday Road, Thornton Heath, CR7 7HL (Pages 7 - 30)**

Demolition of existing commercial (light industrial) buildings. Erection of replacement residential buildings providing (circa) 64 new dwellings with associated amenity space, parking, landscaping.

Ward: West Thornton

**6. Planning applications for decision (Pages 31 - 34)**

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

**6.1 20/00107/FUL 2 - 4 Addington Road, South Croydon, CR2 8RB (Pages 35 - 64)**

Demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 off-street car parking spaces, access, cycle and refuse storage and landscaping.

Ward: Sanderstead

Recommendation: Grant permission

**6.2 20/02136/FUL The Sandrock 152 Upper Shirley Road Croydon CR0 5HA (Pages 65 - 102)**

Two storey side and rear extension to The Sandrock Public House to provide an enlarged service area (including front seating area) to the existing pub (Sui Generis) and conversion of the upper floors including extensions to form 4 flats and construction of a three storey building to the rear comprising 11 flats and 4 houses; hard and soft landscaping; communal/amenity/play space; car parking between the two buildings; new crossover along Sandrock Place; boundary treatment and refuse and cycle provision.

Ward: Shirley South

Recommendation: Grant permission

**6.3 20/01625/FUL 14 Oakwood Avenue, Purley CR8 1AQ - (Pages 103 - 136)**

Demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising 20 new apartments, with associated hard and soft landscaping etc.

Ward: Purley and Woodcote

Recommendation: Grant permission

**6.4 20/06224/FUL 922 - 930 Purley Way, Purley, CR8 2JL**  
(Pages 137 - 198)

Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 12 storey's comprising 155 flats with associated land level alterations, landscaping, access, cycle and car parking.

Ward: Purley and Woodcote  
Recommendation: Grant permission

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

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

There are none.

**8. Other planning matters (Pages 199 - 200)**

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

**8.1 Weekly Planning Decisions (Pages 201 - 292)**

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 25 January 2021 and 12 February 2021.

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

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

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



## **PLANNING COMMITTEE 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.

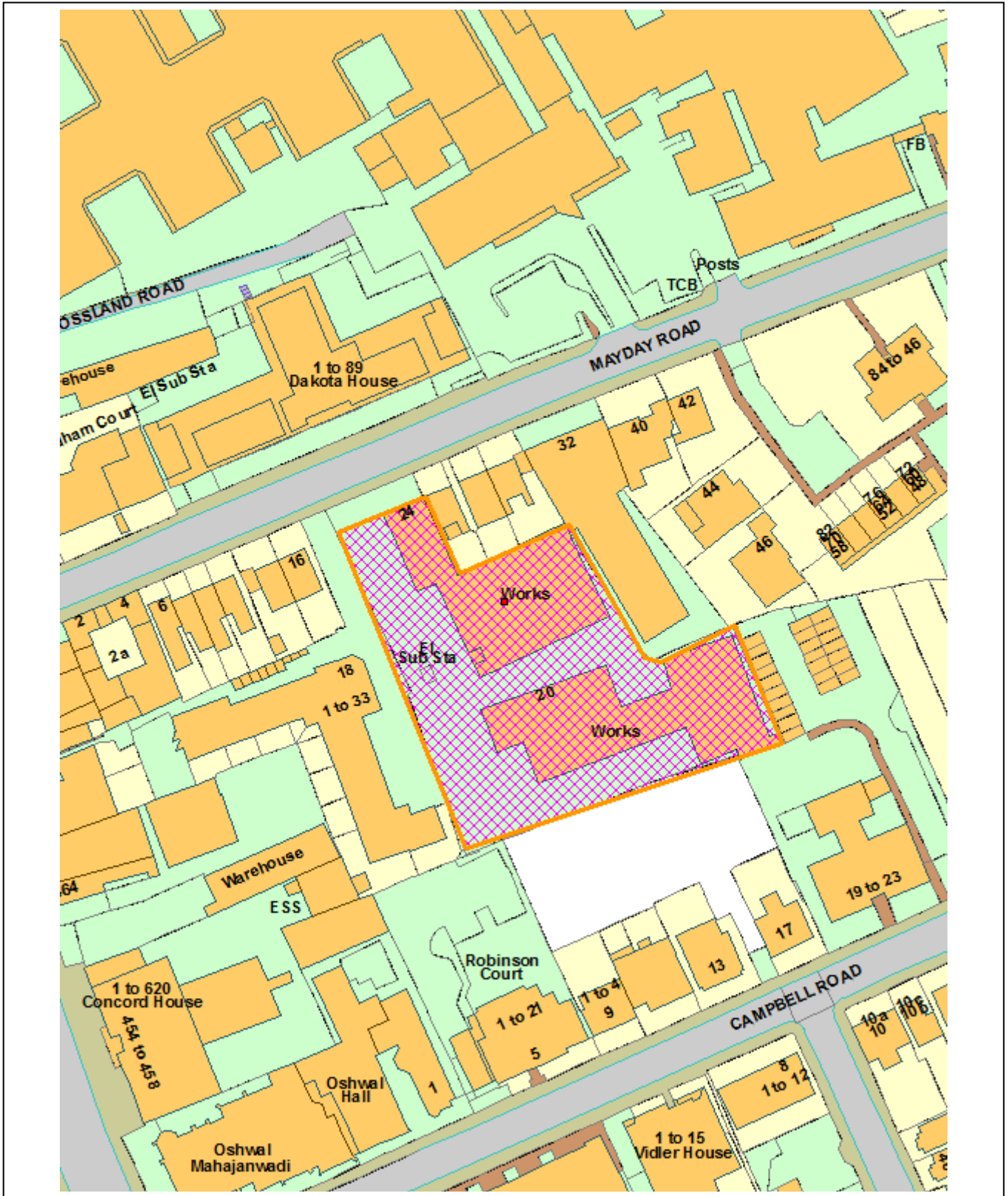
#### **5 BACKGROUND DOCUMENTS**

- 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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**1 DETAILS OF THE DEVELOPMENT**

Ref: 20/02134/PRE  
Location: 20-24 Mayday Road, Thornton Heath, CR7 7HL  
Ward: West Thornton  
Description: Demolition of existing commercial (light industrial) buildings.  
Erection of replacement residential buildings providing (circa) 64 new dwellings with associated amenity space, parking, landscaping  
Drawing Nos: Pre-application design document V8 (December 2020), 3022\_GA-P-V37 – all plans (December 2020)  
Applicant: Aitch Group  
Agent: Strutt & Parker Ltd  
Case Officer: Paul Young

- 1.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent application, including any comments received as a result of consultation, publicity and notification.
- 1.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 1.3 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme, and covers the following points:
  - a. Executive summary
  - b. Site and surroundings
  - c. Proposal
  - d. Place Review Panel feedback
  - e. Material planning considerations
  - f. Specific feedback requested

**2 EXECUTIVE SUMMARY**

- 2.1 This pre-application proposes the demolition of the existing light industrial buildings on site and proposes a residential redevelopment comprising circa 64 residential units, with around 3 accessible parking spaces (depending on the exact number of units), associated private and communal amenity space, waste/cycle stores and other associated works.

- 2.2 This pre-app scheme has developed through a series of pre-application meetings between the applicant/agent and Council officers, which previously led to the development of 3 main 'options' which were considered by the Place Review Panel (PRP) on the 17<sup>th</sup> September. Following PRP, the applicant revised their approach to the site and presented revised options in late 2020.
- 2.3 Discussions so far have focused on the principle of the development, the distribution of scale/bulk/height across the site, the design approach to the development and its visual relationship with surrounding buildings (including the nearby locally Listed building), and impacts on the neighbouring developments (in terms of light/outlook/privacy etc).
- 2.4 As noted, the applicant has put forward a "preferred option" for committee consideration but has also been exploring different forms and layouts throughout this process and following advice from the Council's Placemaking Team and the Place Review Panel.

### **3 BACKGROUND**

#### **Site and Surroundings**

- 3.1 The site in question has an area of approximately 0.47ha and contains a collection of (generally warehouse style) buildings. It has been occupied by Boydon's tiles for a number of years. Historic photos suggest that the site was laid out with a tile showroom to the front of the site (fronting onto Mayday Road), with a number of warehouse type buildings to the rear primarily used for the storage (and distribution) of tiles, in addition to some ancillary office space. Given the layout of the site and buildings, it is considered that its primary function (and lawful use) is B8, although it is possible given the various other functions of the site that it had a mixed use comprising storage/distribution as well as office, showroom and light manufacturing functions.
- 3.2 The site is broadly level, and is surrounded primarily by residential uses, primarily in the form of blocks of flats of various heights and forms (of which one to the south is currently under construction), but other smaller scale commercial and residential developments exist – such as the bungalows located to the east and the two storey part commercial, part residential developments which front onto Mayday Road (26-32 Mayday Road). A Locally Listed building (non-designated heritage asset) is present to the west of the site (at number 2-4 Mayday Road)
- 3.3 The site has a moderate Public Transport Accessibility Level (PTAL) of 3, but does lie within, and is surrounded by, Controlled Parking Zones. The site is largely free from any significant trees or landscaping features, although there are a few mature trees located just outside the site to the south east. The site lies within an archaeological priority area and has a low (1 in 1000 year) risk of surface water flooding.
- 3.4 The site is not currently allocated in the Croydon Local Plan (2018), although an Issues and Options consultation (published November 2019) lists the site as a 'Proposed Site Allocation for mixed used residential and industrial/warehousing development with an indicative capacity of 20-74 homes.' However, as this is at

a very early stage, this potential allocation should be given minimal planning assessment weight.

### Planning History

3.5 The relevant planning history of the site (and of adjoining sites) is set out under the table below:

<b>Address and Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
<b>APPLICATION SITE</b>			
20-24 Mayday Road  10/00190/P	Demolition of the existing buildings; erection of 1 three storey, 1 three/four storey and 1 four/five storey building comprising a total of 5 one bedroom, 35 two bedroom, 17 three bedroom and 3 four bedroom flats; formation of access road and provision of 25 parking spaces.	Refused	26.04.2010
<b>NEARBY SITES</b>			
Land To The Rear Of 9-17 Campbell Road  17/06194/FUL	Demolition of all existing buildings and the erection of a part two/part four storey building consisting of 8 x three bedroom flats, 6 x two bedroom flats and 8 x one bedroom flats, with associated refuse and cycle storage and the provision of a new access road and 13 car parking spaces.	Permission Granted	03.01.2019

3.6 Application 10/00190/P was refused for 5 reasons, relating to loss of employment land, scale, quality of accommodation, harm to neighbouring amenities (in terms of privacy and visual intrusion) and safety/security.

3.7 At the time of writing this report, the residential development to the south (reference 17/06194/FUL) was nearing completion, and the applicant has included/considered this development as part of their proposal.

## 4 PROPOSAL

4.1 Following the feedback from the PRP, the applicant has put forward a revised “preferred option,” and feedback on this was provided to the applicant at the latest meeting in late 2020.

4.2 This option consists of the demolition of the existing buildings on the site and the erection of 3 x residential apartment blocks comprising circa 64 residential

units (25 x 1 bedroom, 35 x 2 bedroom and 4 x 3 bedroom units), with approximately 3 accessible parking spaces, private and communal amenity space and associated cycle and waste stores.

4.3 The northern entrance/block would comprise a four storey 'double' dual pitched gable ended block with the main site/vehicular access to the side. Behind this would lie two other linear 4.5 storey residential blocks separated by a landscaped area. One of the proposed blocks would be L-shaped and would continue to 'turn the corner' towards the south-eastern corner of the site. A Ground Floor Plan and Aerial CGI's of the proposed development are shown below (more details will be provided in the 'Townscape' Section of the report).









### **3 PLACE REVIEW PANEL (PRP) RESPONSE**

- 3.1 A different scheme was presented to PRP on 17<sup>th</sup> September 2020. The preferred option which was presented to PRP proposed three residential blocks with the bulk, scale massing and layout as shown in the plans below. This option focussed the bulk of the development in the central block, which proposed a part 5 storey, part 7 storey building, with a four storey block in the SW corner. Plans, CGI's of this option are presented below:





**address** 38 Union Street London SE1 0NU **phone** 020 7770 1100  
**email** info@helen.org.uk **web** www.helen.org.uk  
**job** 20/24/25/26/27 Road **area** 10.0 **date** 1/18/2020  
 Hoxton Heath, Croydon, CR7 7LJ **client** HCL **job number** 1022  
**drawing** Ground Floor Plan **scale** 1:100 @ A3 **job number** 1022  
**drawing number** 1022-01 **date** 1/18/2020 **sheet** 1 of 1  
 This drawing is for information only and is not to be used for any other purpose without the written consent of Helen Housing.

- 182P
- 28-4P
- 182P WCH
- 283P WCH
- TER
- CYCLES
- PLANT
- REFUSE

0m 5m 12.5m 25m  
**Ground Floor Plan**





The Panel provide the following (summarised) concerns in response:

- Design approach/rationale to the site ('engineered')
- Overall scale, density, and massing
- Level of car parking, siting and 'entrance' environment
- Quality of the proposed units, cores, and communal space
- Lack of variety in the typology of the units
- High Percentage of single aspect units
- Permeability of the site and entrance to main and third (SE) block
- Impacts on redevelopment potential of surrounding sites.
- Impact on neighbouring amenities (light/outlook/privacy).

3.2 Generally, the panel stated that the applicant needed to develop a much more convincing rationale and strategy for the site, and that they should reconsider the number of units and instead focus more on the liveability and human aspects of the design.

3.3 The Panel considered that 45-50 units would be more appropriate and advised the Applicant to test alternative options based on this quantum.

#### **4 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of Proposed Development
- Townscape, Character and Design
- Impact on the amenities of surrounding Residents

- Mix and Quality of Accommodation Provided
- Affordable Housing
- Transport, Highways and Servicing of Development
- Other Matters

### **Principle of proposed development**

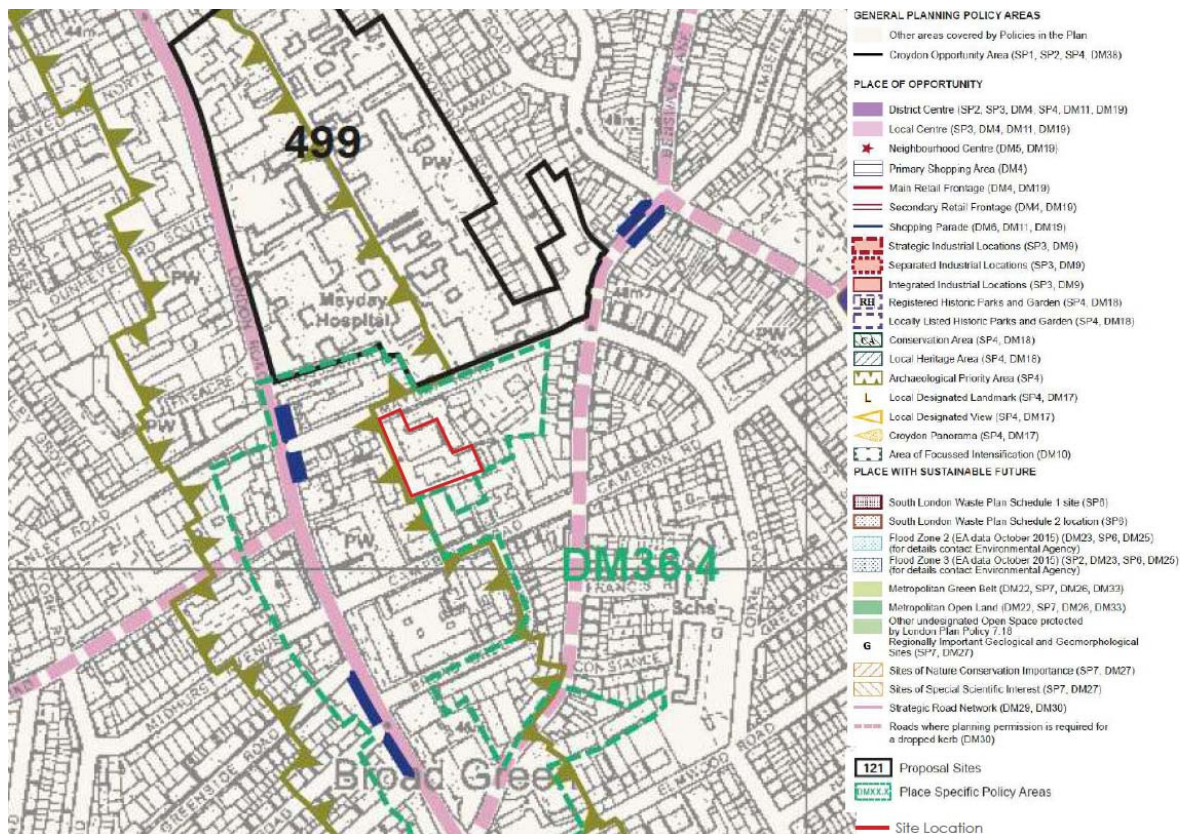
- 4.2 The site is designated "scattered employment site" within Policy SP3 of the 2018 Local Plan. Policy SP3 states that on scattered employment sites (such as the application site), planning permission for limited residential development will be granted if it can be demonstrated that:
- There is no demand for the existing premises or for a scheme comprised solely of the permitted uses;
  - Residential use does not harm the wider location's business function
  - Opportunities for employment and skills training will be considered via Section 106 where possible.
- 4.3 In the subtext of the Policy it states that in order to demonstrate that there is no demand for a scheme comprised solely of Class B1b and B1c, B2 and B8 uses, evidence will need to be submitted that a marketing exercise has been undertaken for a minimum of 18 months.
- 4.4 Members may be aware that substantive changes to the Use Classes Order which came into force in September 2020. These changes revoked use Class B1 (including parts a,b and c) and replaced it with Class E which has a number of sub-classes (a)-(g). Classes B2 and B8 however remain unchanged. As the lawful use of the site is considered to be B8, the application of Policy SP3 remains unaltered by these use class changes.
- 4.5 The applicant has indicated that they can provide evidence in excess of 18 months marketing (albeit across three separate periods).
- 4.6 The Council is satisfied with the information provided for the second period and part of the third period. However, this marketing period does not meet/cover the 18 month (continuous) timeframe set out under Policy SP3. As such, the principle of the development is not (yet) considered acceptable.

### **Townscape, Character and Design**

#### Place Specific Policy and Height

- 4.7 The site is located near London Road and within the area designated in the Croydon Local Plan (2018) for the Place Specific Policy DM36.4 (see extract map below). This policy outlines that new development should complement the existing predominant building heights of 3-8 storeys.





*Croydon Policy Map – London Road and Place Specific Policy DM36.4*

- 4.8 The site comprises a vacant commercial premises that is accessed via Mayday Road. Either side of the site access onto Mayday Road are two and three storey semi-detached properties, however there is a mixed building vernacular and heights on Mayday Road. Immediately opposite the site entrance is a six storey residential block (Dakota House) and further along Mayday Road to the east are three storey hospital buildings, two storey commercial buildings, two residential bungalows and an eight storey residential block. Immediately to the west of the site also set off Mayday Road is a three storey flatted residential development. Immediately to the east lies a two storey commercial building along with residential garages. To the south is a development site which has consent for a two-four storey residential flatted building.
- 4.9 Proposals on this site have the potential to unify a disjointed Mayday Road and set the tone for future development, by improving the quality of the built environment and public realm, and create a residential community set back and largely sheltered from the public streetscene. The aerial photo below highlights the site in the context with its surroundings as well as highlighting the heights of these surrounding developments. It is followed by a couple of photos of the existing site (taken by officers).





Rear of Site Facing Mayday Road



View towards SE corner of site





Approved development to rear of Campbell Road



### Bulk/Scale and Design

- 4.10 London Plan Policy 3.4 would recommend a density of around 200-450 habitable room per hectare on this site. The proposal would constitute a density of 364 habitable rooms per hectare (or 136 units/hectare) which would be within this suggested range.



4.11 The applicant's preferred proposal primarily ranges between 4-5 storeys in height. The Block facing Mayday Road has 4 storey. The block immediately behind this is 4 stories with a further storey set in to form a reduced 5 storey. The largest L-shaped block would gradually increase in height from 2 storeys to the North, up to 4, then 5 storeys and would reduce back down to 4, then 3 stories as the building 'turns the corner' toward the South-Eastern corner of the site.

4.12 The relationship between the proposed buildings as you move from Mayday Road to the Southern part of the site is demonstrated by the series of CGIs of the development presented below. NOTE: the proposed vegetation in between the buildings has been removed for clarity:

**a) View from Mayday Road**



**b) View between rear linear blocks**



**c) View from car park towards L-shaped block**



**d) View Looking NE towards L-shaped block**



**e) View looking West towards rear linear block**





4.13 Officers have requested that critical character analysis at a variety of scales is used to generate different layouts and massing options to create proposals reflect positive aspects of the local character and to test these options against site constraints and the following guiding principles:

- Relationship between massing/character on adjacent sites
- Approach to landscape
- Navigation
- Considering wider masterplan/connectivity
- Noisy spaces
- How to create a neighbourhood – who will live here?
- Sustainable site approaches/massing

4.14 Officers consider that the height and massing may still be too great in places, particularly in relation to the largest L-shaped block, and particularly in the South eastern section just after it ‘turns the corner’. Concerns have also been raised about the lower level elements to the north of block B (where it meets the boundary with numbers 28 and 30 Mayday Road), as well as where block C meets the boundary with the new flatted development on Campbell Road. It is considered that these elements do not relate particularly well with the main blocks (B&C) could be removed to introduce more of an immediate ‘relief’ from

built development along the shared boundaries with the surrounding sites at 28/30 Mayday and Campbell Road, which could be further softened with some additional vegetation/soft landscaping. Discussions surrounding a reduced footprint for these areas but an increased height (more in line with the main blocks) have been held to meet these aims whilst minimising the loss of residential accommodation.

- 4.15 Member's opinion of layout and massing options, alongside appropriate height would be welcomed.

#### Access, Public Realm and Amenity Spaces

- 4.16 The site is relatively constrained with only a single point of access and proximity of neighbours. All preferred options (including those presented to PRP) that have been presented over the pre-app process follow a similar entrance sequence with an identical street facing block and access road hugging the boundary with the neighbouring semi-detached building and a car parking area located behind the first block (Block A)
- 4.17 Officer and PRP suggestions regarding the approach to the landscape/public realm, the navigability of the site and the positioning of buildings have been taken on board to a greater degree with this preferred proposal, and the introduction of the centralised landscape and amenity areas are supported. Similarly, the proposed car parking area to the rear of the Mayday Road block has been reduced in size.
- 4.18 Members' opinion on navigation and the quality of public realm would be welcomed.

#### Elevational Treatments

- 4.19 The design development has been focusing on site layout and massing to date, although the elevation treatment of the blocks have been (provisionally) developed as shown in the aerial views presented earlier and above.
- 4.20 General elevational treatments consists of red brick, flat plate steel balustrades and aluminium panel to match windows with features in white GRC panel.
- 4.21 Officers have raised concerns about the amount of white GRC panelling and asked for a detailed character appraisal to be undertaken to inform material design development.

#### Heritage

- 4.22 There are some nearby heritage assets that the proposals may impact their settings, these are the locally listed buildings Coach House (2-4 Mayday Road) and part of the Mayday University Hospital, additionally there is the Grade II listed West Croydon United Reformed Church on the corner Mayday Road with London Road. The applicant team have provided a heritage statement although no views have as yet been provided to fully demonstrate the impact of the proposed massing on these assets. Notwithstanding, given the distances to these assets, it is considered unlikely that the proposal would result in any discernible harm.



### **Impact on the amenities of Surrounding Residents**

- 4.23 As noted previously, the site is primarily surrounded by residential properties. In particular, the recently constructed block to the south, and the older 'multicoloured' block to the west (Number 18 Mayday Road – flats 1-33) both have significant numbers of habitable room windows which face onto the application site. This will act to constrain development close to these shared boundaries (and beyond) due to potential harm in terms of light, outlook, and overlooking.
- 4.24 In relation to overlooking, the Council's SPD recommends that a separation distance of 18m be retained between facing habitable room windows (or balcony railings) of proposed and existing (third party) windows/developments, and a distance of at least 12m between habitable room windows within the development itself. Adopted Planning Policy DM10.6 also protects the first 10m of private rear garden to the rear of any existing dwellings (such as the bungalows to the east). Some conflicts with this policy and the SPD guidance are apparent in the preferred option – the agent has been advised in relation to these and potential solutions (such as window relocation, louvres, angled windows etc) as set out in the SPD have been highlighted in pre-app discussions.
- 4.25 In relation to daylight and sunlight, British Research Establishment Guidelines, and specifically the 25 degree 'rule' within these guidelines has been taken into consideration when determining the placing of massing and the development of the options. Note that this is however this 'rule' work as a guide, and any conflict with this 'rule' may not necessarily be harmful – instead further exploration through a daylight and sunlight (D&S) assessment would be required. At the time of writing this has not been provided. As such, officers do have concerns about the impacts on these occupiers, particularly in the two flatted developments to the south and west of the site and to a lesser extent, the occupiers situated above

the commercial units along Mayday Road (numbers 26-30). A fair amount of massing would be located close to the shared boundary with number 32 Mayday, but it is noted that this is an auto facility, protected under Policy SP3 and characterised by a large warehouse building/extension to the rear, and as such no harm to residential amenity is apparent at this stage.

### **Mix and Quality of Accommodation Provided**

- 4.26 Policy SP2.7 of the 2018 Local Plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes, particularly for small family units.
- 4.27 Policy DM1.1 would require 60% of the proposed units to be 3 bedroom (plus) dwellings on this site. Policy DM1.1 does set out some acceptable exceptions to this (under paragraphs a and b), but as the Local Plan is nearly 3 years old (as of February 2021), only paragraph a) will remain valid if/when an application on this site is assessed, which states that the 3 bedroom requirement can be waived for the affordable housing element of a proposal where there is agreement with the associated affordable housing provider that three or more bedroom dwellings are neither viable nor needed.
- 4.28 The proposed development would provide 4 x 3 bedroom flats, which equates to 6.3%, and so would fall significantly below the required 60%. This is a matter that the applicant will need to address and resolve.
- 4.29 In relation to the quality of the accommodation provided, Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. It indicates that the design of all new housing should enhance the quality of local places, taking into account physical context and local character. Policy 3.5 sets out minimum GIA standards for new residential developments.
- 4.30 In addition to the above, Policy DM10.4 sets out standards for private amenity space for dwellings of various sizes.
- 4.31 The preferred option proposes three buildings with 3 cores providing around 64 units. The applicant has expressed their intention to meet Policy requirements in terms of WC adaptable units (at 10%) and DDA parking spaces (at 5%) it will therefore be necessary for lifts to be provided in each block. Similarly, the applicant has set out their intention to comply with London Plan GIA standards and the private amenity standards set out with Policy DM10.4.
- 4.32 Detailed internal floorplans have not been provided as yet and so limited assessment can be made on the quality of the proposed units or the developments compliance with accessibility standards, some single aspect flats have been noted which should be kept to a minimum.
- 4.33 Preliminary landscaping plans have been provided demonstrating that communal amenity space and playspace would be provided with natural surveillance from the proposed units.

- 4.34 Member's opinion on the mix and quality of the units and the proposed landscaping and communal space and how it relates to the built development is welcomed.

### **Affordable Housing**

- 4.35 In the latest meeting with the agent/applicant, some indications were given that discussions were ongoing with a registered provider to provide a large % of the units as affordable units. However, at the time of writing, no formal details have been provided in regards to this, or the affordable housing offer in general
- 4.36 The Council would aim for 50% provision (with an expectation of at least 30% by habitable room), with a 60/40 split in favour of Affordable Rented homes as set out by Policy SP2 of CLP 2018.

### **Transport, Highways and Servicing of Development**

- 4.37 The site's Public Transport Accessibility Level (PTAL) is moderate (3), but the site does lie within a controlled Parking Zone, and so the applicant can propose a largely car free development, subject to them agreeing to enter a S106 to ensure that residents could not obtain permits to park within any Controlled Parking Zones (CPZs).
- 4.38 Three accessible parking spaces are shown, situated behind the Mayday Road block and in between the first linear block. The existing London Plan (Policy 6.13) indicates that for proposals with densities of 70-170 units/hectare on sites in urban areas with PTALs of 2-4, the maximum parking provision should be 1 space per unit (so 64 spaces). In the 'Intend to publish London Plan,' the maximum parking provision is lower (0.75 spaces per unit), so a maximum of 48 spaces. Policy T6 of the draft Plan also states that Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking.
- 4.39 The Council's principle transport planner has indicated support for the reduction in width of the (currently very wide) vehicular access and has not raised any issues with the proposed (revised) access arrangements. They have expressed a parking ratio of 0.1 – 0.15 spaces per unit, which would equate to a parking provision of between 6-10 spaces. The level of car parking proposed is well below this, but could be justified and mitigated through the aforementioned S106 vehicular permit restrictions as well as appropriate Sustainable Transport solutions. Financial contributions towards sustainable transport initiatives (usually £1500 per unit) and possible requirements for on site or off site car club bays will also be explored as the design develops and if/when an application comes in.
- 4.40 The applicant has indicated that they would seek to meet London Plan standards in terms of Accessible Parking spaces and EVCPs, and the council also encourages the provision of a car club bay together with membership paid for



the future occupiers as part of a Legal Agreement. New London plan standards would require 4 x accessible parking spaces. The applicant would need to meet and is encouraged to exceed London Plan standards in relation to cycle parking, which should be secure and covered. Indicative location are shown for cycle (and waste) storage within the buildings, which is encourages as these would be secure and covered. Members' opinions on the level of parking provision for this development, and the balance between this provision and design considerations seeking to provide a more pleasant landscaped 'entrance' to the development are sought.

### **Other considerations**

4.41 The finer details regarding elements such as waste, landscaping, emergency vehicle access have yet to be finalised, though the applicant has indicated that the access arrangements and vehicular parking area would allow waste and emergency vehicles to enter and manoeuvre within the site and exit in forward gear. This will need to be demonstrated through a detailed delivery and servicing plan

4.42 At this stage it is envisaged that some planning obligations will be required to mitigate the impacts of the development. Discussions are forthcoming in relation to the Heads of Terms, but it is anticipated that these would include (but may not be limited too) the following:

- Employment and training strategy and contribution (construction phase)
- Air Quality
- Car parking permit restrictions
- Affordable Housing
- Affordable housing review mechanisms (early and late stage review)
- Public realm delivery and maintenance
- Sustainable transport contributions (to include car club and membership)
- Highway works

## **5 SPECIFIC FEEDBACK REQUESTED**

7.1 In view of the above, it is suggested that members focus on the following issues:

1. The acceptability of the residential redevelopment of the site.
2. The amount and distribution of scale/bulk/height across the site.
3. Design approach to the development and elevational details including materiality
4. Visual relationships between the development and surrounding developments (including local heritage impacts).
5. The balance between parking provision and design considerations which is seeking to provide a more pleasant landscaped 'entrance' to the development.
6. Potential impacts on neighbouring residential amenities in terms of light/outlook and privacy.

7. The mix and standard of the accommodation provided and how to best meet the needs of the residents in terms of layout, services provided and the amount and quality of communal space – both internal and external.
8. Affordable housing provision

## 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.

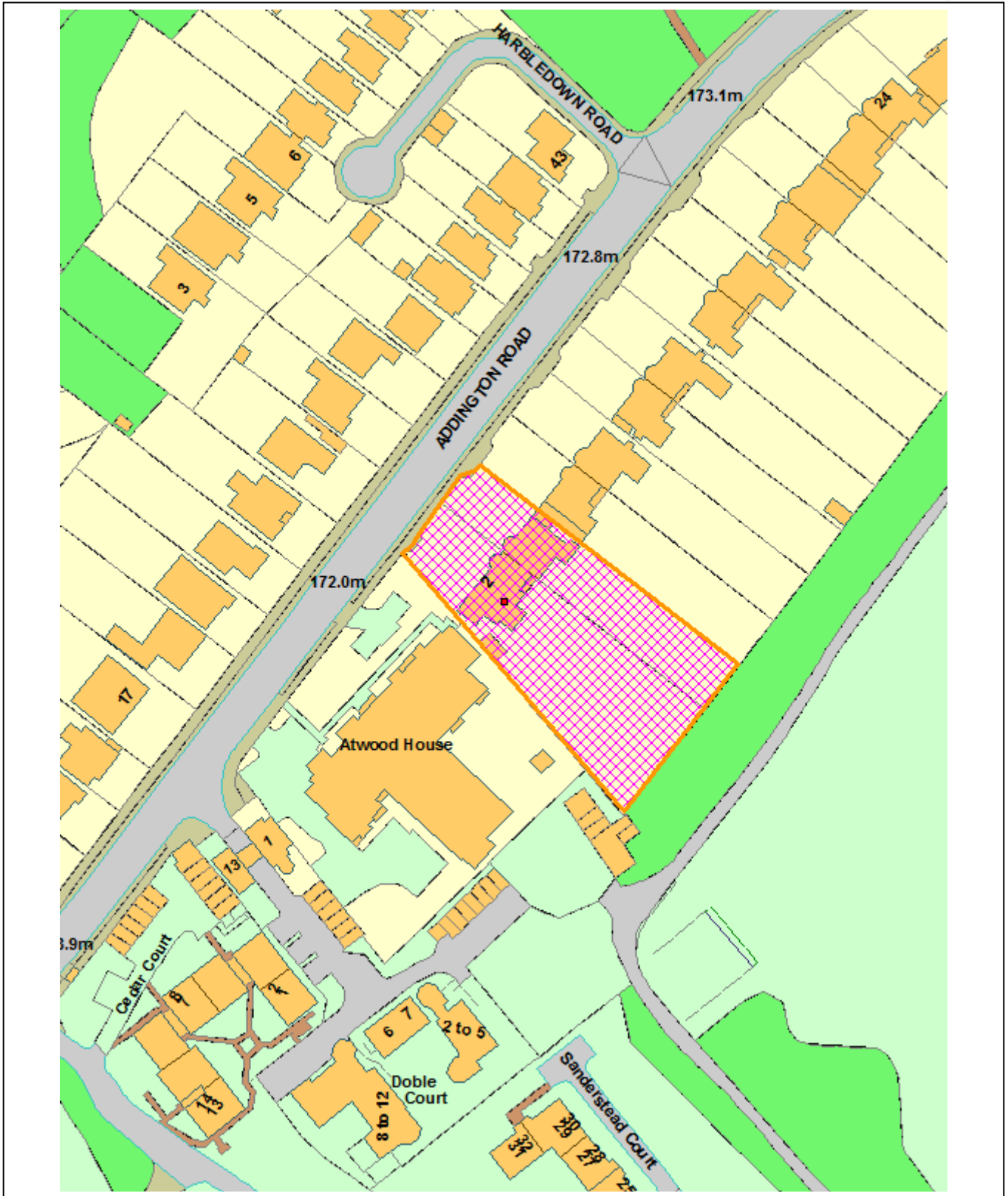
## **8. BACKGROUND DOCUMENTS**

- 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: 20/00107/FUL  
 Location: 2 - 4 Addington Road, South Croydon, CR2 8RB  
 Ward: Sanderstead  
 Description: Demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 off-street car parking spaces, access, cycle and refuse storage and landscaping.  
 Drawing Nos: 1663 PA 001; 1663 PA 002; 1663 PA 003 Rev C; 1663 PA 004; 1663 PA 005, 1663 PA 010 Rev C; 1663 PA 011 Rev D; 1663 PA 012 Rev D; 1663 PA 013 Rev D; 1663 PA 014 Rev D; 1663 PA 015 Rev D; 1663 PA 016 Rev C; 1663 PA 017 Rev C; 1663 PA 018 Rev D; 1663 PA 019 Rev D; 1663 PA 021 Rev C; 1663 PA 023 Rev D; 100 Rev D; 110 Rev D; 300 Rev D; 301 Rev D; Design and Access Statement by LRS Revision D; Energy Report by Base Energy dated 20.11.2020; External Daylight Study by Base Energy dated 20.11.2020; Internal Daylight Study by Base Energy dated 20.11.2020; Transport Statement by Sarnlea dated October 2020; Bat Survey by CSA Environmental dated June 2020; 18-679-TPP-B dated 02.02.2021; Arboricultural Impact Assessment and Method Statement Revision C dated February 2021; Sustainable Drainage Strategy ref. 2427 – DS – Dec 2020 Rev C.  
 Applicant: Quantum Land and Planning Limited  
 Case Officer: Mr Lucas Zoricak

	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	5B8P	6B10P	Total
Existing Provision						1	1	<b>2</b>
Proposed Provision	4	12	0	3	0	0	0	<b>19</b>

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and Cllr Tim Pollard has referred the application to committee.

**2.0 RECOMMENDATION**

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

- a) Provision of 30% affordable housing (by habitable room) at London Affordable Rent levels;
- b) Carbon offset payment (currently estimated at £23,230);
- c) Air quality mitigation contribution of £1,900;
- d) Skills, training and employment strategy and a contribution towards training (figure TBC);
- e) Sustainable transport contribution of £28,500;
- f) S.278 highway works;
- g) Monitoring fees totalling £9,000;
- h) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport.

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. Tree protection measures and installation of services to be carried out prior to demolition phase and development to be carried out in accordance with the submitted Arboricultural documents
4. Ecology: Development to be carried out in accordance with ecological appraisal recommendations
5. Construction Logistics Plan
6. Delivery and Servicing Plan
7. Drainage - Details in accordance with Surface Water Strategy Report
8. Details of refuse and cycle storage, boundary treatments
9. Details of traffic management system for vehicular ramp
10. Landscaping
11. Details of facing materials
12. Details of privacy screens and obscure glazed windows
13. Details of the play space
14. Provision of solar PV panels
15. 110l Water Restriction
16. Permeable driveway
17. Parking spaces and visibility splays
18. Ecology: Prior to slab level: biodiversity enhancement strategy
19. Ecology: Prior to occupation: wildlife sensitive lighting design scheme
20. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) CIL
- 2) Party Wall Act 1996
- 3) Code of practise for Construction Sites
- 4) Demolition guidance
- 5) Demolition notice

- 6) Sound insulation
- 7) Waste arrangements
- 8) S278
- 9) S106
- 10) 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 a pair of semi-detached two-storey dwellings.
- Construction of a four-five storey building comprising 3 x 3 bedroom 4 person flat, 12 x 2 bedroom 3 person and 4 x 1 bedroom 2 person flat.
- Provision of 20 off-street parking spaces.
- Provision of associated refuse/cycle stores.

3.2 Amended plans and description of the proposed development were received during the lifecycle of the application showing an amended design/appearance, reduction in one residential unit. The amendments to the site layout involve removing one car parking space to provide more soft-landscaping at the front of the site, mitigating the impact upon the TPO trees and creating a larger defensible space for Unit 2, following consultation response from Croydon Strategic Transport Officers and Urban Design Officers. The amendments made to the scheme are supported, represent a notable improvement to the previously submitted scheme and overcome the issues of the Local Planning Authority raised at the pre-application stage. A 14 day re-consultation with local residents took place in December 2020.



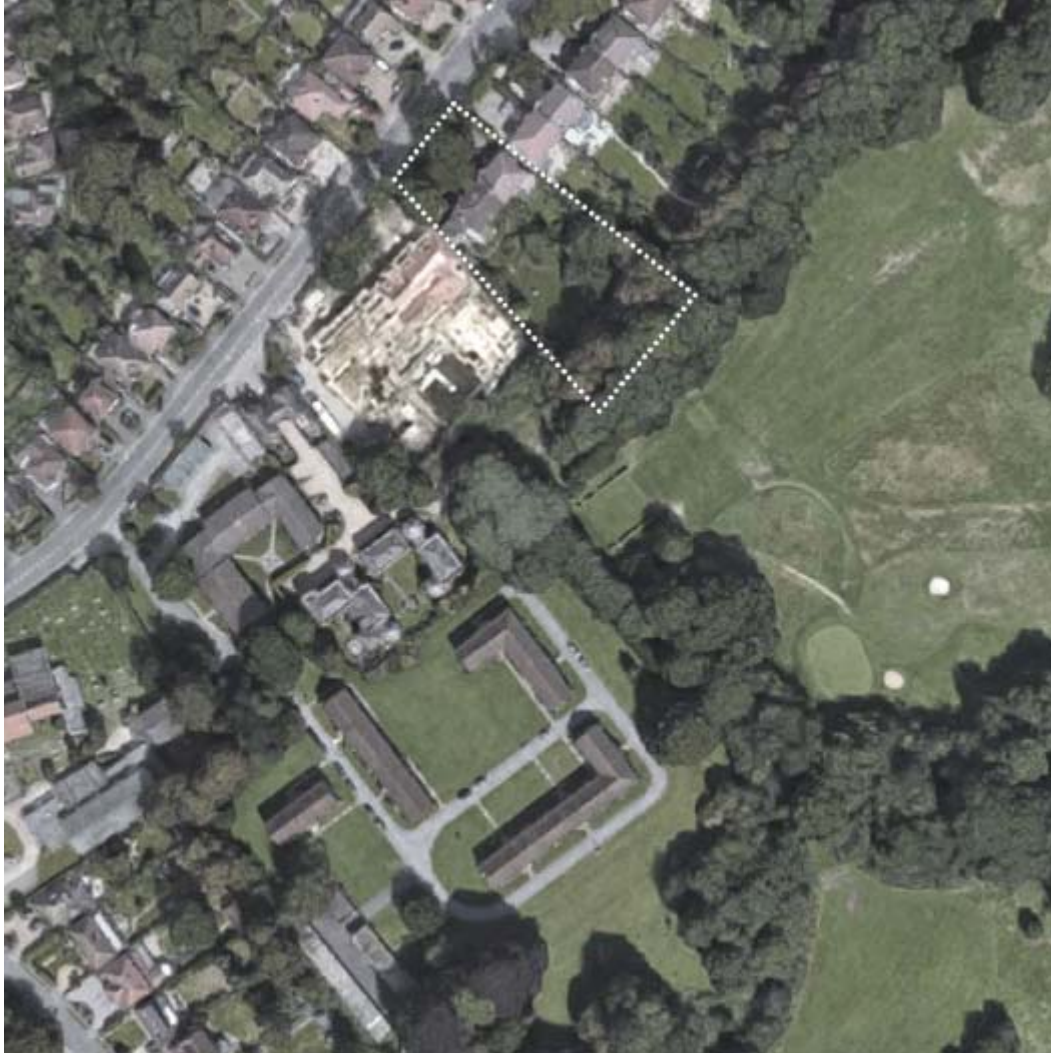
Figure 1. Visual of the proposed front elevation

## Site and Surroundings

- 3.3 The application site is occupied by a pair of semi-detached houses with off-street parking to their front and a number of existing mature trees, located on the south eastern side of Addington Road (A2022) in South Croydon. The total site area equates to 2,550m<sup>2</sup>. Land levels slope downwards from the front to the rear, the forecourt has a diagonal fall from north to south of approx.800mm and the rear garden has a more significant diagonal fall of approx. 3.5 metres. The site is screened from the streetscene. The site itself is located within an Archaeological Priority Area (Tier II) and borders Metropolitan Green Belt and a Locally Listed Historic Park and Garden to the rear (Selsdon Park Golf Course).
- 3.4 The surrounding area is residential in character, featuring a mix of single and two-storey detached/semi-detached dwellings with mature landscaping along with a more recently completed 2 and ½ storey block of flats. The following observations are made on the site's accessibility and constraints:
- The site has a Public Transport Accessibility Level (PTAL) of 1b (extremely poor);
  - Addington Road is not in a Controlled Parking Zone (CPZ);
  - Addington Road is a classified road (Class A, A2022);
  - The site has existing crossovers;
  - The site is in Flood Zone 1 and does not sit in an area at risk of surface water flooding;



- The site directly abuts the Metropolitan Green Belt and a Locally Listed Historic Park and Garden to the rear;
- The site is covered by a TPO, protecting the Oak tree and Monkey Puzzle tree on the frontage



*Figure 2. Aerial view highlighting the proposed site within the surrounding street-scene*



Figure 3. Frontage of 6 (adjacent site), 4 & 2 Addington Road (application site)



Figure 4. Frontage of 2 & 4 Addington Road (application site) and the adjacent site Atwood House

## Planning History

### 3.5 Application site:

- 18/05257/PRE - Demolition of existing properties. Erection of four/five storey building comprising 28 flats with parking and landscaping. Pre-application response dated 26 March 2019.
- 19/02544/PRE - Demolition of a pair of semi-detached dwellings and erection of 20 flats, 25 parking spaces and landscaping. Pre-application response dated 08 November 2019.

- 19/01557/PRE - Demolition of a pair of semi-detached dwelling house and construction of a 3/4 storey building comprising 19 flats (4 x 1B2P, 12 x 2B3P and 3 x 3B4P), 19 off-street parking, landscaping, cycle and refuse storage. Pre-application response dated 16 November 2020.
- 20/03980/PRE - Demolition of a pair of semi-detached dwelling house and construction of a 3/4 storey building comprising 19 flats (4 x 1B2P, 12 x 2B3P and 3 x 3B4P), 19 off-street parking, landscaping, cycle and refuse storage. Pre-application response dated 16 November 2020.

### 3.6. Adjacent site:

Atwood House, 2A Addington Road (former 33, 34, 35, 36 Sanderstead Court)

- 16/04178/FUL - Demolition of existing buildings, erection of two/three storey building comprising 30 retirement living flats with ancillary communal facilities, formation of access road and provision of associated parking. Permission granted 03.11.2016, subject to s106.

## 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, would provide affordable housing, and would make a 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 be of an appropriate mass, scale, form and design that would respect the established built form of the surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- Subject to the imposition of conditions, the proposed development would not have an adverse impact on the operation of the highway.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

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

### Lead Local Flood Authority (statutory consultee)

5.2 The Local Lead Flood Authority have reviewed the submitted documentation and have raised no objection to the proposed development subject to a condition requiring the development to be carried out and maintained in future in accordance with the submitted Sustainable Drainage Strategy.

### Historic England (statutory consultee)

5.3 Raised no requirements for archaeological works.



Place Services (Council's ecological consultant)

- 5.4 Confirmed satisfactory information submitted to enable assessment to be made of ecological impacts and recommended conditions [OFFICER COMMENT: These are included in the recommendation]

**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, followed by a renotification to the amended proposal. A site notice has also been displayed and the application has been publicised in the local press. The number of representations received in response to notification, re-notification and publicity of the application are as follows:

No of individual responses: 116 Objecting: 116 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>Summary of objections</b>	<b>Response</b>
<i>Principle of development</i>	
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.7
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.7
Loss of family home	Addressed in the report at paragraph 8.4 – 8.7
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.8 – 8.15
Excessive scale, height and massing	Addressed in the report at paragraphs 8.8 – 8.15
Over intensification	Addressed in the report at paragraphs 8.8 – 8.15
Visual impact on the street scene (out of character)	Addressed in the report at paragraphs 8.8 – 8.15
Harm to the suburban character	Addressed in the report at paragraphs 8.8 – 8.15
Number of storeys	Addressed in the report at paragraphs 8.8 – 8.15
Inappropriate roof form	Addressed in the report at paragraphs 8.8 – 8.15
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.22 – 8.38
Loss of light	Addressed in the report at paragraphs 8.22 – 8.38

Loss of privacy	Addressed in the report at paragraphs 8.22 – 8.38
Overlooking	Addressed in the report at paragraphs 8.22 – 8.38
Loss of outlook	Addressed in the report at paragraphs 8.22 – 8.38
Disturbance (noise, light, pollution etc.)	Addressed in the report at paragraphs 8.22 – 8.38
<i>Standard of accommodation</i>	
<i>Poor quality accommodation standards (single aspect units)</i>	Addressed in the report at paragraphs 8.39 – 8.48
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.49 – 8.58
Inadequate off-street parking	Addressed in the report at paragraphs 8.49 – 8.58
Negative impact on highway/pedestrian safety	Addressed in the report at paragraph 8.49 – 8.58
<i>Other matters</i>	
Impact on / loss of existing trees	Addressed in the report at paragraphs 8.59 – 8.63 & 8.16 – 8.21
Impact on wildlife and biodiversity	Addressed in the report at paragraphs 8.62 – 8.63
Impact on surface flooding	Addressed in the report at paragraph 8.66 – 8.67
Construction disturbance	Addressed in the report at paragraph 8.56 – 8.58
Increased pressure on local infrastructure and services	Addressed in the report at paragraph 8.68

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

- Inappropriate design/appearance
- No response to local character
- Excessive scale, bulk and massing
- Adverse impact on the neighbouring amenity (light and privacy)

6.4 Sanderstead Resident's Association has raised the following issues:

- Inappropriate standards of accommodation (5 single aspect units)
- Harm to the neighbouring amenity (overlooking and privacy)
- Clarification on the provision 30% affordable units has not been provided
- Unsympathetic design
- Out of character with local context

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

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

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

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

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

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

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

- 7.4 Local Character
- 7.6 Architecture
- 8.3 Community infrastructure levy

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

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

- Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)
- National Design Guide (2019)
- Borough Character Appraisal (Croydon Council, 2015)

### **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;
- Impact on transport and highways;
- Impact on trees, wildlife and biodiversity;
- Sustainability issues; and
- Other matters

### **The Principle of Development**

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.
- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Addington Road consists of detached, semi-detached dwellings and flatted development facilitating a care home facility.
- 8.4 Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3 bed units and the loss of units that have a floor area less than 130 sq.m. The existing properties have a floor area of approximately 190 sq.m and would be replaced with 3 family size units, which would re-provide for these dwelling and would result in a net gain of 1 family accommodation.
- 8.5 While it is acknowledged that the number of larger units (3bed/3bed+) is not in line with the requirements of Table 4.1 of the above policy, the proposed scheme is intended to be 100% affordable, albeit that only 30% of the proposed units would be formally secured as affordable housing through a S.106 agreement, all of which would be secured at London Affordable Rent levels.
- 8.6 The applicant has provided written confirmation from the registered provider (Moat) which details their acceptance of the entirety of the scheme for affordable housing and confirms that the proposed unit mix would meet their needs, with a higher level of 3bed/3bed+ units not being financially viable. Given that policy DM1.1a allows flexibility to be applied to the level of 3 bed units where there is agreement from the registered provider a reduced level of 3 bed units can therefore be accepted in this instance and the overall mix of accommodation would thus on balance be acceptable and would assist in the borough meeting its housing targets.
- 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 in excess of this range (220 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). The principle of the scheme is therefore supported.

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

- 8.8 The existing dwellings on site are not protected from demolition by existing policies and their demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace the pair of semi-detached dwellings with 19 residential units over 5 storeys (4 storeys on the street fronting elevation) within a single building fronting Addington Road.
- 8.9 The surrounding area includes a mixture of single, two/two and a half storey detached dwellings/block of flats. Policy DM10.1 of the Croydon Local Plan seeks development to achieve a minimum height of 3 storeys whilst respecting the character of the area. Further guidance on building heights on street fronting elevations is contained within the Suburban Design Guide (SDG) (2019), which generally supports new buildings being a storey taller than existing neighbouring buildings. In this instance the proposed building would have 4 storeys on its street fronting elevation, with the top storey being recessed, and 5 storeys on its rear elevation, making use of the changes in topography on site with land levels falling towards the rear of the site, such that there is not excessive excavation and step free access to both the front and rear of the building can be achieved. Whilst it is acknowledged that the proposed building would be taller than the adjacent/neighbouring properties, given the setback being employed to the top storey, as per guidance set out within the SDG (2019), the proposed height of the building is considered to be appropriate in the street scene (see Figure 5) and is considered to represent a successful contemporary reinterpretation of the existing built forms found within the immediate context. Furthermore, the proposed building would be suitably set back off the main road so as to not appear overly prominent and would sit behind existing mature trees which are to be retained. The proposal would maintain the established building line along Addington Road, and thus the position of the building is considered acceptable. Separation distances to either side boundaries would be maintained ensuring the development does not appear overly cramped in relation to its plot. The setting back of the top storey would also help to break up the overall bulk and massing of the building which is supported.

- 8.10 In respect of the building's massing when viewed from Addington Road, the introduced setbacks at upper floors along with the overall form and footprint of the building have been simplified since the original submission and are now considered to be far more successful than the original submission. Furthermore the front elevation has been split in two to reference the former plot division and plot rhythm typically found along this side of the street.
- 8.11 The massing meets the 45 degree rule in both plan and elevation and therefore would not unduly result in the loss of outlook from either of the adjacent properties.



*Figure 5. Elevation view highlighting the proposal in relation to neighbouring properties 6 & 8 Addington Road and Atwood House*



*Figure 6. Properties located opposite of application site*

- 8.12 Whilst it is acknowledged that the proposed scheme with its contemporary design and flat roof form would not replicate the predominant local character, it

is considered that it would instead be a contemporary reinterpretation of it, an approach which is advocated by the SDG (2019). The scheme does however respect existing character for example by having a similar width to those generally found in the area, similar floor to ceiling heights and a recessed upper floor, as well as incorporating materials (brickwork) predominant in the area. The NPPF states that *innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles should not be stifled*. The proposal would not have a detrimental impact on the existing character, which itself is inconsistent and varied, with a mix of post-war built forms and recently completed residential development (Atwood House) on the adjacent site. The site presents an opportunity to pursue a contemporary approach, as high quality additions to such an area may positively evolve its character.

- 8.13 The application site is a substantial plot within an established residential area and is comparable in size to other flatted developments approved throughout the borough. The scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout of the development would respect the pattern and rhythm.
- 8.14 In terms of the architectural expression, as demonstrated on the submitted drawings, the design in terms of materiality, fenestration and detailing has been informed by the local charter. The primary façade material palette would comprise orange/brown brickwork, whilst a darker tone has been used to the setback 4th floor to blend it into the adjacent roofscapes. Window head details consist of stacked brick bonds which references the detailing of the adjacent flatted block. The parapet where the top floor set back would be used as an accessible amenity area has been positively modified. The metal upright treatment is acceptable and adds architectural interest and the entrance has been distinguished in elevation by making it larger and marking it with diamond windows and decorative brick surrounds.





*Figure 7. CGI of site showing the front elevation of the proposed development fronting Addington Road*



Figure 8. CGI of site showing the rear elevation

- 8.15 The frontage and part of rear garden includes permeable 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/front-side boundary. The majority of other properties benefit from front driveways along Addington Road and the proposed forecourt with a driveway and parking provision would therefore reflect the existing on site situation and arrangement of the neighbouring/adjacent buildings and is thus considered acceptable.
- 8.16 In terms of landscaping, mature planting to the streetscene would be retained, including the two TPO trees to the front, which would enhance the green and leafy character of the area and help to screen the parking.
- 8.17 The rear garden would be divided between the parking provision and a garden area providing amenity and play space.
- 8.18 The proposed amendments that have been made to the car park (removal of a parking bay near the TPO tree) and landscaping at the front of the site represent an improvement on the details shown in the originally submitted proposals. Given these improved arrangements, it would appear that the parking forecourt/refuse facilities do not dominate the front of the site, which is acceptable.

- 8.19 Planting of 15 new heavy duty, mature trees is proposed which would offset the loss of the existing trees and comply with Policy DM28 of the Local Plan (2018).
- 8.20 There is a good mix of native and non-native species and sufficient variety in planting to provide seasonal interest. The planting densities proposed are acceptable.
- 8.21 In light of the above, 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 the visual amenity.

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

- 8.22 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 8.23 The site is bordered by the new retirement block of flats (Atwood House) to the south-west, the semi-detached houses 6 & 8 Addington Road to the north east and Selsdon Park Hotel Golf Club to the rear boundary.





Figure 9. Proposed site layout showing proposed development in relation to adjacent sites

- 8.24 The forecourt has a diagonal fall from north to south of approx. 800mm and the rear garden has a more significant diagonal fall of approx. 3.5 metres.
- 8.25 The properties with the potential to be most affected are the adjoining properties at 6 Addington Road and Atwood House.



Figure 10. 6 and 8 Addington Road (adjacent site)



Figure 11. Adjacent site Atwood House (adjacent site)

- 8.26 The scale and layout of the proposed development is considered to protect neighbouring amenity, and it has been demonstrated in both plan and in elevation that the proposal would accord with the 45 degree line as per the guidance set out within the SDG (2019). As such, the impact on 6 Addington Road and the flatted block at Atwood House would be acceptable.
- 8.27 In terms of privacy, the side elevations have been designed to avoid excessive overlooking sideways to the neighbouring gardens. Whilst the proposed development would feature a number of secondary upper floor side facing window openings serving bathrooms or habitable rooms, the openings would



need to be obscure glazed and non-openable below 1.7m to protect the privacy of the adjacent site. This has been secured by way of planning condition.

- 8.28 In order to protect the amenity of neighbouring properties parts of the top floor set back, beyond the spaces designated as private balconies, would be gated and restricted for maintenance purposes only to ensure they are inaccessible and do not create overlooking issues. The design of these gates will match the height and appearance of the adjacent balustrading such that they are not readily visible from ground level and as such the design of these elements is considered acceptable. Further to this privacy screens are proposed on the balconies to rear adjacent to No.6 Addington Road to prevent overlooking into the neighbouring garden and further details of said screens will be required by condition.
- 8.29 In terms of boundary treatments and privacy, the existing hedgerow fence along the boundary with the adjacent site 6 Addington Road would be retained. A new 2 meters high boundary fence would marry up with the existing on the shared boundary with Atwood House. At the rear, on the boundary with the golf course, the replacement of the existing mesh 1.5 meter high fence with a 1.5m high metal boundary with hedges is proposed. Further details have been conditioned.

6 and 8 Addington Road (adjacent site)

- 8.30 This pair of semi-detached dwellings is orientated to the North West of the application site and are set at approximately the same level as the proposal site.
- 8.31 6 Addington Road has been extended with a single storey side/rear extension. The separation distance between the flank wall of the proposed building and flank wall of this neighbouring property would range from approximately 4.1 meters (core of the building) and 7.3 meters (rear projection). By ensuring the proposed side facing windows at upper levels are obscure glazed, there would be no significant loss of privacy to 6 Addington Road. The submitted plans indicate the 45 degree rule compliance in relation to the proposed building in plan and marginally breach the 45 degree line in elevational form. Given the siting, orientation, presence of the garage and separation distance, the proposed building is not considered to have a detrimental impact on the amenity of these adjoining occupiers through the loss of light, outlook, privacy, overlooking, overbearing form or sense of enclosure.
- 8.32 With regard to the impact on 8 Addington Road, the rear projecting flank of the proposed building would be recessed approximately 19 meters from the boundary with this property. The separation distance afforded would therefore not cause a loss of natural light, a loss of outlook or the creation of a sense of enclosure. Furthermore, the proposed upper floor openings would be obscure glazed and would therefore not compromise the privacy of this property.

Atwood House (adjacent site)

- 8.33 This two and a half storey building is orientated to the south west of the application site and is set at approximately the same level as the application site. The current separation distance between the flank of Atwood House and the existing side garage at 2 Addington Road is approximately 4 meters and approximately 6.8 meters to the flank of the original dwelling. The sitting and footprint of the proposed development would result in the separation distance ranging from approximately 6.5 to 8 meters. It is also noted that the first floor window openings in the side elevation currently overlook the private amenity space of the application site. The separation distance between the flanks is sufficient and would result in no undue impact on the amenity of these occupiers. As mentioned in the paragraph above, all proposed upper floor window openings in the side elevation would be obscure glazed.
- 8.34 Overall, the footprint of the proposed building would respect the front building line of the properties on adjacent sites, not resulting in any additional materially harmful impact, and the rear projection, as demonstrated on the submitted drawings, would not breach the 45 degree angle (in plan form) when taken from the centre of the nearest habitable room windows of these properties. A daylight/sunlight study has been provided which shows that there would be no significant impact in terms of adjoining owners light.

25, 27, 29 and 31 Addington Road (opposite of application site)

- 8.35 These two/single storey detached properties are set back from the access road and are located opposite of application site. This, and the distance of approximately 42 metres between the front elevation of these dwelling and the front elevation of the proposed building is considered sufficient to prevent any harmful impact on the amenities of these occupiers.
- 8.36 In terms of privacy and overlooking, the fenestration in the front elevation would largely replicate the impact of the existing dwellings. The level of mutual overlooking would be similar to the current front situation in a suburban setting such as this is considered acceptable.
- 8.37 Given the separation distances afforded, there would not be a detrimental impact on these dwellings.
- 8.38 With regard to the 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. While 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. As such, the proposed development is considered acceptable in terms of the neighbouring amenity.

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

- 8.39 The Nationally Described Space Standards (NDSS) 2015 provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.40 The scheme would meet the technical requirements of the Nationally Described Space Standards in terms of bedroom sizes and minimum storage. The proposed floor space for each unit would meet the minimum requirements of the Nationally Described Space Standards.
- 8.41 Whilst the majority of units are dual-aspect, there are a number of single aspect North-facing units. The submitted internal daylight sunlight study has however demonstrated that the BRE criteria would be met despite this and thus the units would receive adequate levels of natural light. This accommodation standard is therefore on balance acceptable.
- 8.42 Whilst some window openings are obscure glazed to mitigate any impact on neighbouring properties, all habitable rooms have a clear glazed window proposed.
- 8.43 The units would have access to private and communal amenity space, including child play space, which meets the required standards.
- 8.44 In terms of accessibility, whilst there is a notable land level change between the front and rear of the site, step free access to the building as well as all of the site's other facilities (cycle store, refuse store, communal garden and child play area) would be achieved. The proposed building would incorporate a lift which would allow all of the proposed units to be M4(2) / M4(3) compliant. The scheme would provide 2 M(4)3 'wheelchair user dwellings' (flats 1 and 2 located at lower ground floor level), with the remaining units being M4(2) 'accessible and adaptable dwellings.'
- 8.45 Direct access to the rear communal garden and play space would be provided via one external path and direct access is also provided to the building's communal circulation routes. The rear of the building would be accessed directly from a communal corridor in the building (providing direct access to the internal stairs and lift) as well as external step-free pedestrian path linking the forecourt with the rear of the site. A vehicle ramp would adjoin the south west boundary.
- 8.46 The local plan also requires all flatted development to provide a child play space on top of the amenity space to be provided. In this instance, the rear garden with 685 sqm would incorporate the child play space as demonstrated on drawing 0235-100 D and would therefore meet the required standard. Details

of play provided are acceptable and the proposed products would cater for multiple age groups and provide a variety of different spatial experiences.

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

### **The impact on transport / highways**

- 8.48 The development seeks to utilise and re-align an existing vehicular access point to provide a 4.2m wide vehicular access point on the south-west side of the site leading to the two parking areas located at the front and at the rear. The rear parking area would be accessed via a 3.6m wide vehicular ramp (1:10) along the south-west boundary of the site which would be controlled by a traffic management system to prevent vehicles meeting each other on the ramp, further details of which will be secured via condition. Pedestrian access would be via a gently sloping (1:15) step free path along the north-east boundary of the site which links the forecourt of the site to the rear garden.
- 8.49 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of the CLP (2018) sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. 20 off-street parking spaces would be included in the proposal, for 19 units. This would comprise 4 car parking spaces within the front forecourt and 16 at the rear of the building, including 2 disabled parking bays. The proposed level of car parking provision in this low PTAL location would be appropriate and would be in line with the requirements of the London Plan and Policy DM30 of the CLP.
- 8.50 It should be noted that the parking layout and number of parking spaces have been amended during the course of the application and the number of spaces has been reduced from 22 to 20. This change was necessary due to the fact that the 2 parking bays closest to the TPO trees would likely damage the protected trees. The removal of these 2 bays has allowed for better relationship to the TPO trees, additional soft landscaping at the front of the site and a more legible pedestrian entrance to the building and site.
- 8.51 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this shall be secured by way of a condition.
- 8.52 There are a number of representations that refer to highway safety at the site. In respect of highway safety, both pedestrian and vehicular visibility splays for

the revised vehicular access to the site have been provided and demonstrate acceptable visibility for both pedestrians and vehicle and these will be secured through condition. Officers are content that the revised vehicular access to the site is safe and does not raise any highway safety concerns.

- 8.53 36 cycle parking spaces would be provided internally at lower ground floor level exceeding the minimum requirement for 34 cycle parking spaces as required by the New London Plan and further details of said cycle parking has been conditioned.
- 8.54 A refuse store has been proposed within the envelope of the building in the north-west corner with on-site management moving the bins from the store to the collection point located adjacent to the street on the north-west corner of the site. An area for bulky waste storage is also proposed along the north-west boundary of the site behind the front building line and similarly on-site management would move bulky goods to the collection point on collection days. Further details of these arrangements would be required as part of the Delivery and Servicing Management Plan which would be secured through a condition.
- 8.55 Submission of a Construction Logistic Plan has been secured through a condition.
- 8.56 Transport for London has not raised any objections to the proposed development.
- 8.57 Subject to the necessary conditions, S106 and S278 agreements, the proposal is considered acceptable on transport and highway grounds.

#### **Impact on trees, wildlife and biodiversity**

- 8.58 The site is covered by a Tree Preservation Order (TPO), protecting the Oak and Monkey Puzzle trees both situated within the front garden of the application site, which are prominent mature specimens with high amenity value and contribute positively to the street scene. Importantly these are both proposed for retention. It should also be noted that there are also protected trees within the front amenity area of the adjacent property the roots of which extend into subject site.
- 8.59 While the main access to the rear of the site would run directly over and across the rooting areas of the aforementioned protected trees, Arboricultural documentation has been submitted and sufficiently demonstrates that the impact of the proposed development on the TPO trees will be acceptable subject to appropriate tree protection measures which will be stringently secured through appropriately worded conditions. The trees within the forecourt and those along the rear and north-east boundaries would be retained, together with the trees in the proposed amenity and play space areas, however 9 non-protected trees in the central part of the site would be removed to facilitate the



development along the partial removal of 4 hedges. Subject to the imposition of appropriate conditions this is considered acceptable.

- 8.60 In order to offset the removal of the aforementioned trees it is proposed to plant 15 new heavy duty mature trees along the north-east boundary of the site and to the rear of the site between the car parking area and the communal garden and child play area. In addition to this a detailed landscaping plan has been submitted which details the proposed hard and soft landscaping strategy and further details of the proposed landscaping will be secured via condition.
- 8.61 The site borders Metropolitan Green Belt land to the rear which is heavily vegetated, and the retention of a number of existing trees coupled with the planting of a number of new trees will ensure that this relationship is respected.
- 8.62 The scheme is supported by an Ecological Assessment and a Bat Survey which as well as detailing mitigation measures also suggest a range of biodiversity enhancements to secure a net gain for biodiversity including ecologically rich planting, bat boxes and bird nesting boxes. The Council's Ecology consultants have reviewed the submission and have raised no objections subject to conditions securing the proposed biodiversity enhancements and a wildlife sensitive lighting scheme. Subject to the necessary conditions the proposed would achieve a net gain for biodiversity in accordance with the provisions of Policy G6 (D) of the New London Plan.

### **Sustainability Issues**

- 8.63 Policy SP6.2 requires new development to make the fullest contribution to minimising carbon dioxide emissions, which requires new dwellings to be zero carbon, meaning they must achieve at least a 35% reduction in regulated carbon emissions over Part L 2013, with the remaining regulated CO2 emissions, to 100%, to be offset through a cash in lieu contribution.
- 8.64 The scheme is expected to achieve a 42.49% reduction in regulated carbon emissions through the inclusion of solar PV panels and a range of energy efficiency measures integrated into the building. The remaining regulated CO2 emissions shortfall would be covered by a carbon offset payment (currently estimated at £23,230) which would be secured through the S.106 agreement.
- 8.65 In order to ensure that the above mitigation measures are secured conditions are recommended. In addition S.106 obligations, in the form of a carbon offsetting payment shall also be secured.

### **Other Matters**

- 8.66 The site is located in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)) as identified by the

Environment Agency and does not sit within an area at risk of surface water flooding.

- 8.67 The applicant has submitted a Sustainable Drainage Strategy which details a range of SUDS measures that will be proposed across the site including green roofs, permeable paving and an attenuation system, with surface water ultimately being discharged at appropriate rates to the combined sewers which has been agreed with Thames Water. Said SUDS measures would ensure that the development appropriately deals with surface water drainage and the Local Lead Flood Authority have reviewed the submitted documentation and have raised no objection to the proposed development subject to a condition requiring the development to be carried out and maintained in future in accordance with the submitted Sustainable Drainage Strategy.
- 8.68 The site is located within an Archaeological Priority Area (Tier II). Historic England has been consulted and advised that between the site and the anticipated medieval settlement is a large site that was archaeologically evaluated three years ago that produced no archaeological evidence. Historic England therefore concluded that as this site is further from the anticipated medieval settlement, there is limited archaeological potential interest and the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.
- 8.69 Representations have raised concerns that local schools and other services would be unable to cope with additional residents in the area. The development would be liable for a charge under the Community Infrastructure Levy (CIL). This payment would contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions**

- 8.70 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies, subject to the provision of suitable conditions.
- 8.71 All other relevant policies and considerations, including equalities, have been taken into account.

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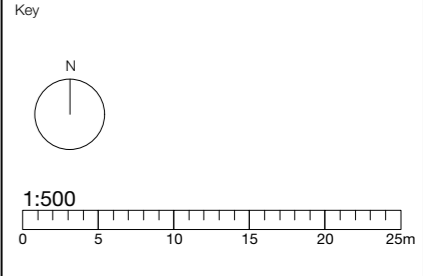


**General Notes**  
 © Copyright Stephen Davy Peter Smith Architects 2018  
 These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.  
 The site boundaries and surroundings are based on the following:  
 •  
 The site boundaries are those described by the client.  
 These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

**Specific Notes**

**Legend**

— Site Boundary



PO	Issue for planning.	15/05/20		
Rev	Drawn	Notes	Date	
PO				
Rev	Checked	Date	Approved	Date

**REVISIONS**

**Client**

**Marshall Hurley  
 Brat Sandrock LLP**

- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

**CLIENT APPROVAL**

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**Project**  
 The Sandrock Public House,  
 152 Upper Shirley Road,  
 Croydon CR0 5HA

Drawing Ref. 1743 - DS - 00 - GF - DR - A - P150	Job No. 1743
Purpose of Issue <b>FOR PLANNING</b>	Scale 1:200 @ A2

**Drawing Title**  
**Site Location Plan**

Project Ref - Drawing No - Status - Revision  
**S P H - P 1 5 5 - S 2 - P 0**

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/02136/FUL  
 Location: The Sandrock 152 Upper Shirley Road Croydon CR0 5HA  
 Ward: Shirley South  
 Description: Two storey side and rear extension to The Sandrock Public House to provide an enlarged service area (including front seating area) to the existing pub (Sui Generis) and conversion of the upper floors including extensions to form 4 flats and construction of a three storey building to the rear comprising 11 flats and 4 houses; hard and soft landscaping; communal/amenity/play space; car parking between the two buildings; new crossover along Sandrock Place; boundary treatment and refuse and cycle provision.

Drawing Nos: 197770-001 (Site Location), 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, CCL 10425 Rev 1 (Tree Protection Plan), CCL 10425 Rev 2 (Tree Removal Plan), CCL 10425 Rev 2 (Impact Assessment Plan), S P H - P 1 5 5 - S 2 - P 0 (Topographical Survey) – received 19/05/2020

2372-PLA-00-DR-L-0001 S1 P03, 2372-PLA-00-DR-L-0200 S1 P02, 2372-PLA-00-DR-L-0100 S1 P03, 2372-PLA-00-DR-L-0300 S1 P03, S P H – P 1 7 0 – S 2 – P 3, 1743 – P273 – S2 – P8, 1743 – P272 – S2 – P9, 1743 – P271 – S2 – P9, 1743 – P270 – S2 – P9, SPH – P176 – S2 – P0, SPH – K606 – S2 – P0, SPH – K605 – S2 – P0, SPH – P174 – S2 – P4, SPH – P174 – S2 – P4, SPH – K607 – S2 – P0, 1743 – P370 – S2 – P2, 1743 – P371 – S2 – P2, SPH-K600-S2-P0 – received 08/02/2021

Applicant: Marshall Hurley Bratt Sandrock LLP  
 Agent: Savills – Miss Alice Higgitt  
 Case Officer: Jimill Patel

	1B 2P	2B 4P	3B 4P	3B 6P	Total
Existing Provision					0
Affordable Rent		2	2		4
Shared Ownership		2			2
Market Housing	6	2	1	4	13
Total Proposed	6	6	3	4	19

*70% of the units are proposed for Private sale; 30% of the habitable rooms are proposed for Affordable Housing with a split of 41% Shared Ownership and 59% Affordable Rent by Habitable Room.*

Number of car parking spaces	Number of cycle parking spaces
10	41

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

## 2.0 RECOMMENDATION

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

- a) Affordable Housing – 6 units (4 x affordable rented and 2 x shared ownership);
- b) Local Employment and Training Contributions;
- c) Financial Contribution towards Air Quality;
- d) Sustainable Travel Contribution;
- e) Restriction on applying for future parking permits
- f) S278 Agreement for the Implementation of the Highway Works;
- g) Carbon Offsetting Contribution;
- h) Monitoring Fee; and
- i) And any other Planning Obligations considered necessary.

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the detailed terms of the legal agreement, securing additional/amended obligations if necessary

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

### Pre-Commencement Conditions

3. Details and samples of materials to be submitted for approval;
4. Landscaping and child play / communal amenity space and boundary treatment
5. Full details of cycle storage to be submitted for approval;
6. Lighting of bin and bike stores to be submitted for approval;
7. Construction Method Statement
8. Waste Management Plan

### Pre-Occupation Conditions

9. Public Art details to be submitted for approval;

10. Details of electric vehicle charging point to be submitted;
11. Delivery and servicing plan
12. Car park management plan
13. Bat lighting scheme
14. Submission of a copy of the EPS license for bats prior to commencement of any development;
15. Replacement trees to be planted prior to occupation in accordance with the submitted Landscape plan and condition 4.
16. Energy efficiency / sustainability
17. Secured by design

### Compliance Conditions

18. Accessible homes – 2 x M4(3) wheelchair units and all other units M4(2);
19. Car parking laid out as specified;
20. Visibility splays as approved;
21. Accord with Conclusions and Recommendations section of the submitted Preliminary Ecological Appraisal;
22. Accord with Recommendations section of the submitted Bat Survey;
23. Accordance with Tree Protection Plan;
24. Accord with the mitigation measures stated within Surface Water Drainage Strategy (SWDS) and Flood Risk Assessment;
25. Water efficiency;
26. Accord with mitigation outlined in Noise Assessment;
27. Unexpected contamination;
28. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### Informatives

1. Granted subject to a Section 106 Agreement
  2. Community Infrastructure Levy
  3. Code of practice for Construction Sites
  4. Nesting birds in buildings
  5. Environment Agency advice to applicant regarding contaminated land, piling, drainage and disposal of soil.
  6. Light pollution
  7. Requirement for ultra-low NOx boilers
  8. Thames Water informatives regarding underground assets and public sewers
  9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.4 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.5 That if by 21<sup>st</sup> May 2021 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### 3.0 PROPOSAL AND LOCATION DETAILS

#### 3.1 Planning permission is sought for the following:

- Two storey side and rear extension to The Sandrock Public House (following demolition of existing side and rear extensions) to provide an enlarged service area (including front seating area) to the existing pub (Sui Generis);
- Internal refurbishment of the pub and conversion of the upper floors including as part of the extensions to form 4 self-contained flats (2x2 bed, 2x1 bed) – **Block A**;
- Construction of a three storey building to the rear comprising 15 flats/houses (7x3 bed, 4x2 bed, 4x1 bed) including internal lift and ramped access – **Block B**;
- Hard and soft landscaping which includes new tree planting;
- Private amenity space for each unit in the form of terrace/balconies;
- 86sqm of communal/play space for Block B;
- Use and development of the landscaped/tree cover to the south-west of the site as a woodland walk;
- 10 car parking spaces between the two buildings;
- New crossover along Sandrock Place;
- Boundary treatment;
- Integrated cycle and refuse storages for Block A (for the pub use) including cycle storage for the upper floor flats;
- External refuse storage for future occupiers for both Block A and B including an integrated cycle storage.

3.2 Block A would comprise the public house with 4 flats above. The existing pub would be extended with a dining area to side, services to rear and seating area to the front. Access to the upper floor flats for the pub would be from the rear. Two flats would be largely located in the extensions and would have rear facing projecting balconies. The other two flats would be situated more within the fabric of the retained element of the host property and would not benefit from private amenity space.

3.3 Block B would comprise a three storey rear block containing 11 flats and 4 houses. The building would be laid out in a 'horse shoe' format with the communal/play space situated central and in the view of Sandrock Place. Sole vehicular access would be formed through the new point along Sandrock Place – the parking court would separate Block A and B. Secondary access for the wider development would be formed to the rear of Block A from Upper Shirley Road. Cycle storage would be integrated into the envelope of the building. A lift would be provided with the main lobby way either flat or ramped to ensure access for all user types.

3.4 All of the 10 parking spaces would be allocated to the residential units. Refuse storage for both Blocks A and B would be sited in front of Block A – adjacent to the parking bays. Two visitor cycle bays – Sheffield stands would be located next to this. The landscaped bank along the southern and western boundary, with the exception of the trees and vegetation removed would be developed into a woodland trail – this would add a positive experience for future occupiers whilst retaining the important verdant setting. 83sqm of communal/play space would be sited centrally within Block B.



Figure 1: Proposed Site Plan – Landscape Master Plan

3.5 During the course of the application, the scheme was revised to include the following:

- Updated heritage statement to include internal works to the listed pub
- Incorporate internal lift for block B
- Further improvement of the fenestration and materiality of Block B alongside alterations to the façade and treatment of the proposed two storey extension to Block A
- Development of the south-west of the site as a woodland bank/walkway
- Altering the mix by removing 2b3p units into 2b 4p units
- Amendments to the parking survey for clarification and omission of Sandpits Road (far eastern part) as part of the parking stress survey.
- Enlargement of the single storey refuse building further into the west of the site

3.6 This revised information, which includes the above, would not prejudice those interested in the application and as such a public re-consultation was not considered necessary.

### Site and Surroundings

3.7 The application site comprises a part single; part two storey detached pub with ancillary residential accommodation at upper floor level and a large parking area to the rear (of approx. 20 vehicles). The site is on the corner junction of Sandpits Road, Upper Shirley Road and Sandrock Place. The rear of the site, in particular the south-west corner contains a large bank of landscaping and mature trees, all of which are protected by a Tree Preservation Order (TPO 14 of 2018).



3.8 The area is predominantly residential in character which comprises large semi-detached/terraced dwellings, most of which are uniform within their roads. There is some commercial units directly to the front (north) facing Upper Shirley Road. The host site occupies a large area (0.23 ha) – as shown in figure 2.



Figure 2: Site Location Plan

3.9 Sandpits Road consists of terraced single storey bungalows and two storey semi-detached dwellings on the opposite side. Properties along Sandrock Place comprise of two uniform terraced blocks although no.1A and 1B are a gabled semi-detached pair – as seen in figure 3. The host site is very much an anomaly of the immediate context with its sheer site area, site constraints including the locally listed building and vegetation along the south and western boundary.



Figure 3: Birds Eye shot of the site – looking from front (facing south)

- 3.10 The land levels across the site are complex; the rear of the site rises up by approx. 7m to Upper Shirley Road but is almost flat at the front of the site. In terms of constraints, the pub is a Locally Listed Building. The site lies adjacent to Metropolitan Green Belt and an Archaeological Priority Area (APA) to the south and west, and opposite a Site of Nature Conservation Importance (SNCI) to the west across Upper Shirley Road. A Local Heritage Area (Bishops) lies to the south of the site. The surrounding roads of the site fall within a surface water flood risk area, and a surface water critical drainage area with the host site partially within this area.

### **Planning History**

- 3.11 19/04444/PRE - Erection of two storey side/rear extension to The Sandrock Public House and use of first floor as 1 x two bedroom flat for staff accommodation. Erection of a three/four storey building to rear of pub comprising 19 flats (7 x one bedroom, 6 x two bedroom and 6 x three bedroom flats) with associated car parking, cycle and refuse storage and landscaping – Closed 26/05/2020
- 3.12 19/01134/FUL - Erection of two storey side/rear extension to The Sandrock Public House and use of first floor as 1 x two bedroom flat for staff accommodation. Erection of a three/four storey building to rear of pub comprising 19 flats (7 x one bedroom, 6 x two bedroom and 6 x three bedroom flats) with associated car parking, cycle and refuse storage and landscaping – Refused 16/09/2019 for the following reasons:
1. The development would fail to provide a sufficient amount of family accommodation and would thereby conflict with policy DM1.1 of the Croydon Local Plan (2018), 3.8 of the London Plan (consolidated with amendments since 2011) and the Housing Supplementary Planning Guidance to the London Plan (March 2016).
  2. By reason of its scale, massing, form and design the development would be harmful to the character of the locality and detrimental to the visual amenity of the surrounding townscape. The development would further fail to respect the character, appearance or setting of the Locally Listed Building. The development would thereby conflict with the NPPF, Policies 7.1, 7.4, 7.8 and 7.6 of the London Plan (consolidated with alterations since 2011) policies SP4.1, SP4.2, SP4.13 and DM10, DM18.5 of the Croydon Local Plan (2018).
  3. The application has not demonstrated that the flood risk from the site has been adequately addressed or provides an adequate scheme of sustainable drainage. The proposal would fail to meet the requirements of the NPPF and PPG, policy 5.13 of the London Plan (consolidated with alterations since 2011) and policy SP6.4 of the Croydon Local Plan (2018).
  4. Insufficient information has been provided to demonstrate that the development would not result in unacceptable harm to protected species or habitats. This would be contrary to policies SP7.4, DM27 and DM28 of the Croydon Local Plan (2018) and policy 7.19 of the London Plan (consolidated with alterations since 2011).
  5. The development would result in the loss of a number of trees, including those preserved by a Tree Preservation Order which, as a group, contribute to the visual amenity of the area. The proposal has also failed to demonstrate that the longevity

of other trees of value, including those preserved by a Tree Preservation Order, would be preserved. The development would thereby conflict with Policies DM28 and DM10 of the Croydon Local Plan (2018) and 7.4 and 7.21 of the London Plan (consolidated with alterations since 2011).

6. It has not been demonstrated that adequate provision is made for car parking within the site and the development would thereby conflict with Policies SP8.1 and DM29 of the Croydon Local Plan (2018) and 6.12 and 6.13 of the London Plan (consolidated with alterations since 2011).
  7. The development would result in sub-standard accommodation by reason of inadequate internal layouts, privacy, poor access to daylight/sunlight and inadequate amenity space and would thereby conflict with the Nationally Described Space Standards, the London Housing SPG and policy DM10 of the Croydon Local Plan (2018).
  8. The development would fail to adequately contribute to addressing London's and the borough's need for affordable homes and would therefore be contrary to Policies SP2.4 and SP2.5 of the Croydon Local Plan (2018) and 3.10, 3.11, 3.12 and 3.13 of the London Plan (consolidated with alterations since 2011).
  9. By reason of inadequate turning space and lack of pedestrian visibility splays, the proposal would have a detrimental impact on highway safety and efficiency. This would be contrary to policies DM29 and DM30 of the Croydon Local Plan (2018) and policy 6.12 of the London Plan (consolidated with alterations since 2011).
- 3.13 18/03022/FUL - Erection of two storey side/rear extension to The Sandrock Public House and use of first/second floors as 4 flats including 1 x two bedroom flat for staff accommodation. Erection of 2 x two/three storey buildings to rear of pub comprising 9 x one bedroom flats, 3 x two bedroom flats and 6 x three bedroom flats with associated amenity space and car parking with creation of new access off Sandrock Place – Application Withdrawn (due to a number of concerns raised with the scheme).
- 3.14 17/06074/PRE - Retention of existing public house use and extension plus redevelopment of the remainder of the site to create A4 Use including cellar and 21 residential units with 23 car parking space and communal amenity space – Closed 08/02/2018

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

- The principle of intensified residential development is considered to be acceptable given the location and need for national and local need for housing.
- The proposal would provide 19 residential units, 30% of which would be affordable, in accordance with the CLP requirements and is the maximum reasonable level of affordable housing currently deliverable in view of scheme viability.
- High provision of family homes.
- The retention and revitalisation of the public house.
- The massing, design and appearance of the development is appropriate, according with the thrust of guidance contained within the Suburban Housing Design SPD.
- The works to the listed building (pub) would be enhanced.
- The living conditions of adjacent and surrounding occupiers would be protected from undue harm subject to conditions.

- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable subject to conditions and s.106 agreement
- Satisfactory tree planting and soft landscaping would be provided to ensure the verdant setting is respected with mitigation to those trees affected/removed.
- Protection of the high quality trees situated along the south-western bank alongside the development of a woodland walk
- Sustainability and environmental aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

## **5.0 CONSULTATION RESPONSE**

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

### Ecology Consultant

5.2 The Council's Ecological Assessors advised that following review of the submitted Preliminary Ecological Appraisal (ArbTech, June 2020), the Bat Survey Report (ArbTech, June 2020) and the Landscape Softworks (Plantit IE, March 2020) the level of information provided was sufficient in terms impacts on protected and priority species alongside appropriate mitigation measures proposed as part of the redevelopment of the site.

### Thames Water

5.3 Thames Water were consulted and stated that the proposed development is located within 15 metres of a strategic sewer. It was requested that a piling method condition be attached should the application be granted planning permission. Furthermore, it was advised that if the sequential approach to the disposal of surface water is followed, no objections would be raised.

### Metropolitan Police

5.4 With the associated pub use, the potential for the development of the site opens up opportunity for anti-social behaviour. Metropolitan Officers raised no objection subject to conditions securing details of security measures.

### Local Lead Flood Authority (LLFA)

5.5 The submitted strategy and overall approach meet most of the LLFA requirements and indicate that a viable strategy can be achieved. However, the preferred full infiltration strategy must be investigated as it appears to still be viable with amendments to the soakaway design. The response from the Lead Local Flood Authority (LLFA) stated that the preferred discharge of surface water for the applicant was infiltration according with the submitted Flood Risk Assessment. However, this would require necessary testing to be designed at a later stage. Accordingly, requested conditions for infiltration testing and its design and for the applicant to have full consultation with Environment Agency and Thames Water as necessary.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification of the application (including a re-consultation on amended plans received) are as follows:

No of individual responses:    Objecting: 122            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:

Objection	Officer comment
<b>Principle of Development inc mix</b>	
Pub will not be viable without parking	See paragraph 8.2 – 8.14
No affordable flats	
<b>Character and Appearance</b>	
Overdevelopment	See paragraph 8.15 – 8.27
Incongruous – out of character	
Poor design – bland	
New scheme worse than previous	
Heritage Impact	
Would not respect skyline	
<b>Trees/Landscaping/Ecology</b>	
Disruption to wildlife including bats	See paragraph 8.28 – 8.35
Destruction of woods	
Loss of trees – 14 in total	
<b>Quality of Accommodation</b>	
Privacy and lighting issues	This is a residential development (with retained pub use) and there is no evidence or reason to suggest that the proposal would result in undue pollution or noise that is not already associated with a residential area.  See paragraph 8.36– 8.49
Residential density is excessive	
Insufficient area for children to play	
Not enough communal areas	
Air Quality for future occupiers affected	



Sub-standard accommodation	
No outdoor/communal spaces for block A	
<b>Impact on Neighbouring Occupiers</b>	
Overlooking	See paragraph 8.50 – 8.58
Loss of daylight/sunlight	
Noise and disturbance with expansion	
<b>Highway Safety, Access and Parking</b>	
Overspill parking and not enough provided	A pre-commencement condition will be attached requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network.
Construction traffic and disruption	
Parking stress incorrect – parking cannot be achieved on both sides of Sandpits Road	See paragraph 8.59 – 8.72
Poor visibility splays for proposal and Sandrock Place is narrow	
No parking for scooters/mobility scooters	
Too much traffic will be caused	
Pub has 20 spaces with 8-12 only used – no parking provided for this loss	
Eastern part of Sandpits Road and Oaks Road to west are not suitable for parking – area of Sandpits Road is tight and Oaks Road is on restricted and dark area	
Parking survey is wrong and takes into account disabled bays, echelon bays and restricted areas which is not allowed	
Hazard for emergency and refuse vehicles – not enough room	
Delivery and Servicing plan wrong – you can service the site from Upper Shirley Road	

<b>Flooding</b>	
Increase of flooding from proposal and drainage issues already present	See paragraph 8.73 – 8.76
<b>Sustainability</b>	
New builds should be close to zero carbon	See paragraph 8.77 – 8.81
Gas boilers are proposed but phased out	
<b>Waste Management</b>	
Refuse block is more than 30m drag distance for certain flats	See paragraph 8.70
<b>Other Matters</b>	
Proposal would add stress to the surrounding services	Not a material planning consideration
Utilities such as drainage, sewer, broadband will not cope	To an extent Not a material planning consideration – see Consultation section (Thames Water) and Flood Risk section
Corruption	Not a material planning consideration
Flats will not be cheap	Not a material planning consideration
Refusal reasons 2, 5, 6, 7, and 9 not addressed	See report
Not in intensification zone	Whilst not within an ‘intensification’ zone, the proposal would comply with the Policies and SPD
If application approved, pub should remain in use for its entirety – commercial use	The permission would be granted on the basis that the pub is retained
Governors of Coloma Covent Girls School not consulted	All immediate properties were consulted. The School does not abut the site boundary. Furthermore, several site notices were displayed around the context

6.3 The Spring Park Residents Association (SPRA), Shirley Hills Residents Association (SHRA) and Monks Orchard Residents Association (MORA) have made representations which are as follows:

- No objection to redevelopment but proposal does not reflect character of the area
- Block of flats totally out of character
- Density and layout poor alongside impact to Bishop Walk Heritage Area
- Overdevelopment in respect to housing density
- Lack of internal storage space for occupiers
- Insufficient private amenity space
- No play space
- Overspill parking – 10 spaces only
- Direct overlooking of 6 Sandpits Road and 1A Sandrock Place private amenity space and gardens
- No refuse or food waste storage
- Refuse location is over 30m from the flats alongside access doors would be narrow
- Impact on residential amenity of adjoining occupiers – loss of privacy and light, overbearing, noise, parking fumes
- Traffic congestion/Highway safety/Inadequate access
- Inadequate parking provision for residents/visitors to pub
- Impact on heritage assets – the historic pub, Local Heritage Area and Listed Buildings
- High density
- Inadequate provision of affordable housing
- Inadequate refuse and cycle storage, poor refuse collection arrangements
- Pub will not survive nor be viable
- Impact on drainage
- Out of character
- Poor design
- Inadequate garden space/playspace for future occupiers
- Poor quality accommodation particularly for families
- Impact on trees/loss of trees
- Pressure on local services and infrastructure
- Detrimental to air quality
- Inadequate provision for carbon dioxide reduction
- Overdevelopment of the site
- Impact on ecology
- Construction disturbance

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

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

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

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

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

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

#### 7.4 Consolidated London Plan (2016)

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

#### 7.5 Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- SP8 Transport and Communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities

- DM23 Development and Construction
- DM24 Land Contamination
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and Cycle Parking in New Development
- Applicable Place-Specific Policies

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG (March 2016)
- Croydon Suburban Design Guide Supplementary Planning Document (April 2019)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)

### 7.7 Emerging London Plan

7.8 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State and it is now being taken forward for adoption. 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 and subsequent responses. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

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

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

- SD6 Town Centres and High Streets
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D8 Public Realm



## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of Development
2. Affordable Housing
3. Housing Mix
4. Townscape and Visual Impact including Heritage
5. Trees, Landscaping and Biodiversity
6. Housing Quality for Future Occupiers
7. Residential Amenity of Neighbours
8. Highway Safety, Access and Parking
9. Flood Risk
10. Sustainability
11. Air Quality and Pollution
12. Other Planning Matters

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan (LP) to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The emerging London Plan (LP), which is moving towards adoption proposes significantly increased targets which need to be planned for across the Borough.

8.3 Whilst it is noted the figure for homes to be delivered on windfall sites in the Borough is proposed to be reduced in the latest version of the London Plan, the target remains significant and it is a reduction in the target in previously published draft versions – not a reduction in the targets set out in the Croydon Local Plan 2018. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.4 Policy DM21 of the CLP (2018) protects public houses, stating that planning permission will not be granted for development which results in the demolition or change of use of a pub which displays the characteristics of a community pub.

8.5 The scheme would retain the pub, replacing the existing extensions to the original building with new extensions to replace the customer dining area, with improved kitchens and toilet facilities. It is noted the commercial floorspace would be reduced in size, with an additional substantial reduction in the amount of outside space for pub

users and parking spaces. Whilst the pub has been closed for some time, it is considered the pub could be classed as a community pub, supported by a significant number of neighbour representations referencing its local importance. The exterior of the pub would be retained (main fabric) although internal modifications are proposed to enhance and revitalise the vacant pub. In terms of the reduction in floor space, which would be 209sqm, the extensions to the host building would create a more efficient layout and the overall use would not be lost. Largely, the outside rear seating area and carpark would be the majority of the reduction but would be offset by the extensions and improved facilities. As with the previous refused, application, officers consider that the works to the pub are beneficial and the retained pub can still be suitably operated as a pub.

- 8.6 As such, providing that the proposal accords with all other relevant material planning considerations, as set out below, the principle of development, in land use terms, would be considered acceptable. Officers also as part of the refused application confirmed that the principle of development would be acceptable.

### **Affordable Housing**

- 8.7 Policy SP2 of the CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. Policy SP2.5 of the CLP requires a minimum provision of affordable housing to be provided preferably as a minimum level of 30% affordable housing on the same site as the proposed development.
- 8.8 The previously refused application was accompanied with a viability appraisal which argued that no affordable housing could viably be provided on site. Notwithstanding this, the applicant stated that they would offer 20% on-site affordable housing as shared ownership, should a Registered Provider be able to deliver the units or a commuted sum of £151,369 towards provision of off-site affordable housing. The Council's viability consultant advised that the scheme could provide four shared ownership units on site or make a financial contribution of £559,000.
- 8.9 A full viability appraisal accompanies this new application. The report concluded again that the scheme would not be able to deliver a full policy compliant affordable housing provision. The Council instructed an independent consultant (Adams Integra) which carried out an appraisal with 4 shared ownership units on site which produced a surplus of £405,218. An appraisal with 30% affordable (4 rent and 2 shared ownership) was also carried out and showed a surplus of £109,667. Both show the potential to deliver the policy requirements. The applicants expressed a view that they are unable to provide the affordable units on site due to 'lack of demand from RPs.' The Council's independent consultant further carried out an appraisal for a scheme with 100% open market units, to calculate an equivalent off-site contribution, which produced a surplus of £619,773 which could support an off-site contribution (should the Council be satisfied with this approach). In summary, all these options would still allow the scheme to be viable.
- 8.10 The applicants have agreed to provide 30% of units as affordable with a split ratio of 60:40 – affordable rent and intermediate homes (shared ownership). The applicants have confirmed engagement with RPs (one in particular) although no firm confirmation

and agreement has been put forward. However, 30% of units being affordable will be secured in the s106 agreement.

- 8.11 In summary, the final agreed offer would be 30% affordable housing, from which would be 60% affordable rent and 40% shared ownership per habitable rooms. This would be in accordance the Policies SP2.4 and SP2.5 of the CLP (2018) and the previous refusal reason would be addressed.

### **Housing Mix**

- 8.12 Policy SP2.7 of the CLP (2018) 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. Policy DM1.1 of the CLP (2018) requires a minimum provision of homes designed with three or more bedrooms on sites of 10 or more dwellings. In a suburban area with a PTAL of 2 in a development of 10 or more units 70% of the units are expected to be three bedroom family units. The policy goes on to say that within three years of the adoption of the plan (expires 29/02/2021), where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two-bedroom (four person) homes.

- 8.13 The proposal would provide the following mix:

<b>Unit size</b>	<b>Proposed Number</b>	<b>Percentage</b>
<b>1-bed/2-persons</b>	6	32%
<b>2-bed/4-persons</b>	6	32%
<b>3-bed/4-persons</b>	3	15%
<b>3-bed/6-person</b>	4	21%
<b>Total</b>	19	100%

- 8.14 The proposal would provide 68% of three-bedroom and large two-bedroom units, as above which provides an adequate housing mix.

### **Townscape and Visual Impact including Heritage**

- 8.15 The host site is within a prominent corner siting which forms part of Upper Shirley Road, Sandpits Road and Sandrock Place. Directly to the front, is a two storey building which is very prominent and uniform with its central gabled feature, bay windows and materiality. Historically, the host site was known as Sandrock Hotel with the Sandrock Place properties forming part of the curtilage. However, this was later developed with housing situated along Sandrock Place. The host site is significantly larger than is typically found in the area.

- 8.16 The host building is locally listed. Whilst the building displays various 'additions' including front and rear dormers at different sizes and ages, it is understood why the merits of this building are highly important, which is complemented by its relationship with the building opposite. The brick detailing, façade treatment and materiality are high quality and well designed and proportioned. However, it is fair to say that the building is seeing some deterioration more noticeable as it has not been in use for some time.



*Figure 4: The Sandrock (right) and Adjacent Dominant Building*

- 8.17 Policy DM10.1 of the CLP states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.18 Further guidance on achieving efficient use of land whilst also responding to local character is set out in the Suburban Design Guide – Suburban Residential Development, in particular within section 2.8 (Approaches to Character). Section 2.10 (Heights) explains how additional storeys can be introduced to existing residential street, and generally advocates new buildings being a storey higher than the surrounding buildings. Section 2.14 (Corner Plots) further states that some corner plots may be able to accommodate further height provided the massing is responsive to neighbouring properties.



Figure 5: Site Plan – Landscape General Plan



Figure 6: Streetscene from Upper Shirley Road





*Figure 7: Streetscene from Sandrock Place (top) and front and rear (bottom)*

8.19 The previous scheme was very much box like, dominant, incongruous and visually jarring, especially within its flat roof format. It is important to note that the proposed scheme has been significantly progressed and improved in light of the constraints with proactive pre-application discussions with the Council.

8.20 In terms of Block A, the proposed extensions would now appear more proportionate and appropriate within the context and relationship with the listed building. The previous form and massing was incoherent and inconsistent which gave it a dominant appearance. The massing and bulk has been simplified and reduced which allows the extensions to integrate (purely from a massing perspective) much better. The proposed set in of the extension from the front building line allows the extension to be subservient to the locally listed building and retain the dominance of this heritage asset, whilst making the extension legible as a later addition. The extensions would have a more linear formation which helps the massing read appropriately whilst noting the removal of some disjointed features the host building currently has. In terms of fenestration and façade treatment, the front elevation would be the stand out point in the sense that the treatment has respected the heritage value of the property. The window proportion would blend with those of the host building and so would the façade width and treatments. Interesting details such as soldier course, stone stringcourse and brickwork would help soften the extensions presence and the notion and moves of the treatment would help retain the heritage aspect. The Sandrock Place elevation would have less detail, which is typically the case with side elevations. Projecting balconies would be positioned to the rear and facing Upper Shirley Road. The main frame of the listed building would be retained and it is of the view that the proposed extensions and alterations would respect the heritage asset of Shirley.

8.21 In terms of Block B, significant progression has been made from the previous refusal and this is especially given the proactive engagement held with the Council through pre-application prior to the submission. The combination of site layout, separation from the locally listed building, height, width and excessive depth, design response and appearance of the previous scheme was poorly considered.



- 8.22 Block B has been arranged in a 'horseshoe' format with the main bulk of the building running along the western landscaped bank. Centrally to this is an area for communal/play space. The rear aspect of the building aligns with no.1A and 1B Sandrock Place and demonstrates how the massing has been formed around this property which is positive. The previous flat roof has been replaced with a pitched/gabled roof formation which clearly has been drawn from no.1A and 1B Sandrock Place. This helps reduce the bulk and massing and reduces the previous concerns of dominance and overbearing. The central part of the building has its roof form rotated in order to respond to the 'horse shoe' layout which is successful as the breaking of massing can be seen when viewed in elevation, especially from Upper Shirley Road (figure 6). This layout also helps bring away the bulk from the immediate neighbour of no.1A and clearly demonstrates how this approach and massing has been robustly considered. The block is now further away from the host building and has an acceptable relationship with the locally listed building which allows the heritage asset to be the dominant element in the streetscene from the Upper Shirley Road Sandpits Road junction.
- 8.23 Representations have concerns in terms of residential density. The London Plan suggests that for a site within an area of PTAL 2, the density of the development should be 150-250 hr/ha for a suburban location. The applicant has calculated the density as 269hr/ha. Whilst this is slightly over the acceptable range, the London Plan is clear that this should not be applied mechanistically and shouldn't be used to unnecessarily restrict development. This calculation also only takes into account the residential aspect of the site, so in reality the site benefits from a more generous size with the inclusion of the pub. The density is considered acceptable.
- 8.24 The landscaping of the scheme has been improved in the form of a woodland walkway around the south and west of Block B which responds to the existing character and vegetation on the site which is an asset which will be improved through the proposed landscaping scheme with the retention of significant amounts of the existing trees and paths provided so that this space can be used by residents. This area has a 'forest' feel and it is considered the retention and improvement of this area brings a degree of difference and opportunity. The horseshoe layout would be arranged around a communal amenity space which would be well overlooked and include a children's' play area which would become the heart of the scheme.
- 8.25 The overall material pallet of brick, zinc cladding, aluminium windows/doors and the detailing within Block B has been well considered. Officers requested the pattern and materiality of Block A to be linked to the host property. Furthermore, the window proportions were requested to be enlarged alongside the entrance of Block B needing to appear more light and welcoming. The drawings have been amended which demonstrate a more convincing and welcoming entrance alongside a material pallet which is acceptable and full details will be secured by condition. It is clear that the scheme has taken a contemporary reinterpretation approach towards the rear with a sympathetic and faithful notion for Block A.
- 8.26 The pub would retain its sole access from Sandpits Road. A new stepped access directly behind the pub from Upper Shirley Road would provide an alternative access whilst linking and retaining the proposals connection with this frontage. The land levels towards the rear are excessive. Various forms of step free access to Upper Shirley Road have been considered and discounted however step free access is provided from Sandpits Place which would be the front elevation of Block B. It is considered that the

site layout is well considered and appropriate to accommodate this level of development and quantum of units. It is important to note that Block A and B would respond to the 'backland' typology of this rectangular parcel the site forms part of which is positive.

- 8.27 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character. Officers are further satisfied, taking into account the relationships with neighbouring buildings, along with accommodating sufficient space for adequate levels of parking, landscaping and amenity space, that the development delivers the optimum level of development for the site in this location without being of adverse impact to the character and appearance of the area.

## **Trees, Landscaping and Ecology**

### Trees and Landscaping

- 8.28 The site is subject to a TPO made in 2018 (14 of 2018), which largely relates to the prominent mature trees on the southern and western boundaries. These are highly visible in the area particularly from Upper Shirley Road, and contribute as a group to the visual amenity of the street screening the site from the road, although it is noted that a number of the individual trees are of poor quality – their value is more as a group than as individual trees. An Arboricultural Report by Crown Consultancy and associated information has been submitted in support of the application.
- 8.29 To the north-east of the site grow four trees: one Category U Ash (T1), two Category B Scots Pine trees (T2 and T4) and a Category A Scots Pine (T3). Apart from T1, these three trees are outside of the application site with T4 located relatively closely to the east of the site – within the front garden of no.1a Sandrock Place. Along and adjacent to the embankment within the site, which occupies the south and west of the site, grows one Category A Oak tree (T16), nineteen Category B trees, nine individual and five groups of Category C trees and one Category U tree (T28). Tree species present predominantly include Beech, Cypress, Horse Chestnut, Lime, Norway Maple, Oak, Scots Pine and Sycamore. The plot is approx. 0.6 acres.
- 8.30 The previous scheme was refused on the basis of the loss of a number of trees, including those preserved by a Tree Preservation Order, concerns about work within Root Protection Zones (RPZs) and that the relationship of residential units to trees would put them under future pressure to be removed. It was previously proposed to remove 14 trees alongside two groups to accommodate the development.
- 8.31 As part of this scheme, in terms of tree removal, no trees located outside of the site would be removed and the scheme would retain all Category A trees (T16 - Oak along the rear boundary) and all Category B Trees that are situated predominantly along the southern and western boundary apart from T8 – Sycamore which is situated centrally. In terms of Category C trees, T5, G6, T7, T9, T10, T20, G22, G26, T27 and T33 are proposed for removal (7 alongside 2 groups). There are two Category U trees which are proposed to be removed given their poor quality. Works to a number of trees are also proposed. It is important to note here that no new hard surfacing is proposed in any area where there currently exists soft ground.

8.32 Whilst the site would retain an ample amount of soft landscaping, it is proposed to mitigate the tree removal and works with new planting of trees, hedges, shrubs and understorey including development of a woodland trail. It proposed to plant 12 new trees within the communal space and along the existing landscaped areas. This, with conditions securing maintenance and appropriate specimens can result in a net gain in biodiversity terms. Details of this and tree protection measures are recommended by condition.



Figure 8: Indicative Landscaped Layout and Communal/Play Area

## Ecology

8.33 The site is not subject to any policy designations relating to ecology, but does lie opposite a Site of Nature Conservation Importance (SNCI) beyond Upper Shirley Road. The previous scheme was refused on the basis of insufficient information on protected species and habitats.

8.34 As part of this application, a Preliminary Ecological Appraisal (ArbTech, June 2020), a Bat Survey Report (ArbTech, June 2020) and the Landscape Softworks plan (Plantit IE, March 2020) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats has been submitted in support of the application and reviewed by the Council's Ecological Consultants. The surveys concluded that the site had moderate levels of bat roosting, nesting birds, reptiles (slow worms) and hedgehogs. As part of mitigation measures, the surveys have recommended additional planting, bird/bat boxes, brash and log piles and holes within the fences to retain movement. Following review by officers in consultation with Ecology consultants, it is considered that the measures and surveys are adequate to consider the likely impact on protected species. This is subject to compliance with the mitigation measures and details provided through pre-commencement conditions requiring Bat Licences, Biodiversity Enhancement Layout and sensitive lighting strategy will be attached.

8.35 Having considered all of the above, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting trees/landscaping. The removal of trees/hedges, which would include replacement trees and planting (high quality), subject to conditions, would not be of detrimental to the trees, landscaping and ecological values of the site.

### Housing Quality for Future Occupiers

8.36 The previous scheme was refused on the basis of the proposal resulting in sub-standard accommodation by reason of inadequate internal layouts, privacy, poor access to daylight/sunlight and inadequate amenity space.

8.37 Policy SP2.8 of the CLP states that the Council will seek to ensure new homes will require all new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance and National Technical Standards (2015) (NDSS (2015)). It would also ensure that all new homes designed for families meet minimum design and amenity standards. Table 3.3 of the LP sets out the minimum floor areas which should be provided for new housing. The minimum and proposed standards are set out in the below table:

Dwelling	Unit Mix	Minimum GIA Required (sqm)	Proposed GIA (sqm)	Minimum Private Amenity Space Required (sqm)	Proposed Private Amenity Space (sqm)
<b>Block A</b>					
Flat 1.01	2 bed 4 persons	70	78	7	0
Flat 1.02	1 bed 2 persons	50	50	5	6
Flat 1.03	2 bed 4 persons	70	70	7	8
Flat 2.01	1 bed 2 persons	50	59	5	0
<b>Block B</b>					
House G01	3 bed 6 persons	108	115	9	9
House G02	3 bed 6 persons	108	109	9	13
Flat G03	2 bed 4 persons	70	70	7	8
Flat G04	2 bed 4 persons	70	70	7	9
Flat G05	3 bed 4 persons	74	76	7	7
House G06	3 bed 6 persons	108	114	9	13
House G07	3 bed 6 persons	108	114	9	14

Flat 101	2 bed 4 persons	70	72	7	7
Flat 102	1 bed 2 persons	50	50	5	6
Flat 103	1 bed 2 persons	50	50	5	6
Flat 104	3 bed 4 persons	74	77	7	8
Flat 201	2 bed 4 persons	70	73	7	7
Flat 202	1 bed 2 persons	50	50	5	6
Flat 203	1 bed 2 persons	50	50	5	6
Flat 204	3 bed 4 persons	74	77	7	8

8.38 All residential units would meet the minimum standards, purely in terms of minimum floor areas.

8.39 Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and should normally be avoided. All units would be dual/triple aspect which is positive. Given the presence of the embankment, officers previously raised concerns with the siting of Block B in regards to the proximity and potential impact of outlook and access to natural light.

8.40 A daylight and sunlight assessment has been submitted in support of the application. The BRE guide recommends an Average Daylight Factor (ADF) of 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary lighting is provided. There are additional minimum recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. The BRE guide recommends that main living room windows should receive 25% of the total annual probable sunlight hours, including 5% of the annual probable sunlight hours during the winter months between 21st September and 21st March.

8.41 The assessment has considered the impact for internal units, private and communal spaces as well as the embankment and trees and their potential impact in restricting daylight/sunlight. The results show that each of the rooms would be compliant apart from flat 2.01 at second floor of Block A. Window 21 (north) and window 22 (south) which would serve the kitchen would receive 1.7% which is marginally lower than the 2% requirement, in terms of ADF. On balance, given that this level is an existing aspect of the host building, it is considered this marginal shortfall would be acceptable. With regards to Block B, a number of units would fall below the minimum requirement and this purely given the presence of the mature trees and landscaping that the site is wrapped around. The most noticeable shortfall would be to those ground and first floor units facing the south and west of the site – in particular units G04 and 103. Whilst the situation would not be ideal, a balance must be struck in terms of the identified need of housing and the constraints the site holds. All units would be dual/triple aspect which would further help these units and provide good ventilation and lighting as well as outlook for future occupiers.

- 8.42 The submission has demonstrated that the siting between the mature trees and those to be replanted would have a minimum separation distance of 3m (from the canopies) to the closest part of the residential units. Block A and B would have a minimum separation distance of 15m which would further allow the layout to be relaxed and allow satisfactory outlook for future occupiers, which the previous scheme failed to do so.
- 8.43 The report has indicated transgressions in the amount of light available for communal external areas and ground floor gardens. However, as three of the four areas are sat amongst the retained trees this is to be expected and the light levels need to be balanced against the positive elements of retaining these trees.
- 8.44 Following the approach set in the LP to address the unique heat island effect of London and the distinct density, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is required so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. This would be achieved.
- 8.45 Policies DM10.4 and DM10.5 of the CLP require all flatted developments to provide functional and high quality private and communal amenity space, in addition to child play space, with a minimum size of 5sqm for 1 or 2 person's units and an extra 1sqm per occupant thereafter.
- 8.46 Each of the units (including the ground floor units) would have private amenity in the form of integrated balconies/terraces apart from flats 101 and 201 of Block A which do not have any. It is important to note that the units would fall within the 'conversion' and 'main fabric' element of the existing building. This building is locally listed and provision of integrated or projecting balconies would damage the heritage setting and the retention of the external appearance from the front and side is far more important. These units have additional internal space beyond the NDSS minima to offset this lack of external provision. The private amenity spaces for the remainder of the units has been sited away from 'communal spaces' and therefore future occupiers would not be impacted in regards to overlooking and privacy issues. The originally submitted bridge feature from Upper Shirley Road has been omitted and considered to be a positive move.
- 8.47 89 Sqm of communal/play space would be located centrally – along the boundary of no.1a for occupiers of Block B. This is sufficient in terms of provision and the general siting, on balance, is considered acceptable. No dedicated spaces would be provided for occupiers of Block A – 4 flats. However, it is fundamental that the south and western embankment is utilised as a woodland walk way and 'forest' for future occupiers to enjoy. The notion is positive and would provide a communal open facility for all future occupiers of the development.
- 8.48 Policy 3.8 'Housing Choice' of the LP requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents. Amendments have been sought to incorporate a lift within Block B. This is crucial given the land levels of the site and fundamental need to provide accessible units. The scheme has been amended to include ramped access rather than steps – internally which is positive. The previous refusal accepted the inclusion of



two wheelchair units which will be controlled at a condition stage. Block A would not have a lift and whilst not ideal, this building is locally listed and would only serve four flats. On balance, the lack of lift and level access within Block A would be acceptable especially given that a main bulk of the building would be retained.

8.49 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of quality level of accommodation, subject to conditions.

### **Residential Amenity for Neighbours**

8.50 The application site only shares the common boundary with no.1a Sandrock Place (south-east) towards the rear, largely due to the corner siting and surrounding roads. No.6 Sandpits Road (east) is a close by neighbour which is a single storey dwelling (separated by the Sandrock Place highway). Directly to the front (north) is no.148 Upper Shirley Road – this property’s side elevation faces the front of the host property (separated by the Sandpits Road highway) although contains sole facing habitable windows.



*Figure 8: Site Location Plan*

### **148 Upper Shirley Road (north)**

8.51 This property is at 90 degrees from the host property - Block A with a 14m (building to building) separation distance with Sandpits Road separating the two properties. It is noted that there are habitable windows facing the host property. The extensions to Block A would have a mutual relationship to this neighbour – no part of the building would project further forward. The existing upper floors of the host property are used as ancillary residential accommodation. The proposed extensions alongside the conversion into independent residential units would not result in a detrimental impact to the amenities of these occupiers.

### 6 Sandpits Road (east)

- 8.52 This neighbour is a single storey dwelling with front and rear habitable windows. There is a separation distance (boundary to boundary) of 7.5m between the sites. There is an existing access drive to the side of the host property to which Block A would be extended at two-storeys (side and rear). The proposed extensions would maintain a 9.5m separation distance (building to building) noting Sandrock Place highway in between. There would be a sufficient separation distance to mitigate the impact to this occupier. Habitable windows are proposed to the side elevation and as such would look towards the first 10m of the neighbouring garden (DM10.6 of the CLP). Noting that there would be a road in between and the separation distance, this is not considered to result in direct overlooking which the policy indicates is unacceptable. The separation distance and presence of the highway would mitigate the level of impact. It is not considered appropriate to impose a condition requiring these windows to be obscure glazed and partially fixed shut.
- 8.53 Whilst the site would be intensified in its massing, in particular Block B, there would be an 18m building to building separation distance. Furthermore, this relationship would not be direct and the siting of the building would be well separated from the nearby neighbour noting the highway separating the host site from no.6. As such, concerns would not be raised to the amenities of this occupier.

### 1A Sandrock Place (south-east)

- 8.54 The adjacent property comprises a two-storey dwellinghouse. The proposed site layout has been effectively considered, in particular Block B whereby the 'horse shoe' format means that the closet part of this building aligning with the footprint of this neighbour and so adjacent to the side elevation, minimising the impact. The central feature of block B would be set away from the neighbour – 12m building to building separation. The front part of block B would be separated from the front of no.1a by approx. 17m, noting the highway is directly in front of the adjacent neighbour, alongside the front garden.
- 8.55 No part of the building would project beyond the rear of no.1a and the nearest parts would be broadly in line with the buildings front elevation resulting in an acceptable relationship. The central section of Block B would include 4 projecting balconies in the direction of the communal/play space and front garden of no.1a. Policy DM10 of the CLP does not protect the 'front' gardens from direct overlooking and given the approx. 7.5m separation distance from the balconies to the adjacent boundary and their orientation, it is considered that the proposal would not be detrimental to the amenities of this occupier.
- 8.56 A daylight/sunlight assessment by Right of Light Consulting dated 6<sup>th</sup> April 2020 has been submitted in support of the application. The survey includes the properties listed above and concludes that none of the main facing habitable windows would fall below 27% or reduced less than 0.8 times its former value (in terms of Vertical Sky Component). Again, for daylight/sunlight distribution, the impact would not be substantial. It is important to flag that window 40 of no.1a – domestic study room window within the stepped elevation to the front would have an 8.3% loss of in terms of lighting but would not fall below 27% (as per the BRE guidelines). As such, the level of impact, on balance, would be acceptable.

- 8.57 Given that the proposal is for a residential use in a residential area, the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site.
- 8.58 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of neighbouring amenity impact, subject to conditions. The proposal would not be detrimental to the amenities of the adjacent occupiers in regards to overlooking, overbearing impact, visual intrusion, outlook, loss of daylight/sunlight, noise/disturbance, light pollution and sense of enclosure. The previous scheme was not refused on this ground.

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

- 8.59 Unrestricted kerbside parking is noted within the immediate area (apart from the disabled and echelon bays along Sandpits Road. East Croydon Railway Station is located 2.3 miles from the subject site. Bus stops are situated along Upper Shirley Road with access to surrounding areas. The Public Transport Accessibility Level (PTAL) is 2 which is poor.

#### Vehicular Parking

- 8.60 The LP sets out maximum car parking standards for residential developments based on Public Transport Accessibility Levels (PTAL) and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units should provide up to 1.5 spaces per unit. For the proposed scheme, the London Plan maximum requirement is 22.5 spaces. The Council's expectation on sites with a low PTAL is that at least one parking space will be provided for each new home on the site, with visitor spaces also required for narrow streets or those with high parking stress. The scheme proposes 10 parking spaces for the residential aspect of the development within the centre of the site. No parking would be re-provided for the pub use. In terms of the residential side of the proposal, the scheme would have a shortfall of 9 car parking spaces when reviewed against the Council's expectations on sites with low PTAL rating.
- 8.61 The previous application (refusal reason 6) was refused largely on the fact of the transport survey not being in accordance with the Lambeth methodology and lack of clear information regarding the scope of the survey and whether the surrounding roads could have tolerated the shortfall. Whilst there is no specific parking standards for the pub, officers stated that it is not considered sufficient to rely completely on overspill onto the surrounding roads for all pub visitors in an area with a high car ownership and low PTAL rating.
- 8.62 As per paragraph 3.5 of the proposal section, the applicants consultant has provided an updated Transport Statement including updated parking survey reports removing areas of road (echelon bays, disabled bays and the area towards the eastern part of Sandpits Road) that were previously included but cannot be used for parking as it would prevent larger vehicles from accessing Sandpits Road. The surveys show that on the nights of the surveys the parking stress across Sandpits Road, Sandrock Place and Oaks Road was 65.9% and 69.4% (26 available spaces). If Sandpits Road and Sandrock Place are looked at in isolation on the same 2 nights of the surveys the parking stress was 89.4% and 97.9% both of which are over the 85% on street parking stress that the council consider a road as being at capacity. However, there is parking available in Oaks Road which is still within the 200m walking distance advocated by

the Lambeth Parking Survey methodology which is why the overall parking stress when all three roads are taken into account is much lower. Therefore, adequate on street parking is available, albeit towards the outer edges of the area assessed in accordance with the Lambeth Methodology. This area of available parking is partially located on Oaks Road to the west of the site in an area where the road is on a slight bend with a single white line on both sides of the road with a pavement on one side and which does not appear to currently be heavily parked. The single white line does not prevent, or otherwise control, parking. The Lambeth methodology makes clear that areas where people are unlikely to park should be excluded from the assessment. Considering whether people are unlikely to park in this area is a matter of fact and degree. It is in some respects disadvantageous but parking here is lawful and, following development, on balance officers consider that residents would park there and that this would be acceptable. Therefore on balance, officers consider it is right to include this as available parking in consideration of on-street parking. Therefore, whilst the immediate vicinity of the site is heavily parked, the standard Lambeth methodology parking stress area as a whole has adequate available parking, including the area on Oaks Road.

- 8.63 In addition, parking surveys were undertaken at 2 to 3 hour intervals between 7am and midnight (Friday – Sunday) to establish the current level of parking available during the busier times for the public house. The stress levels were 73% (23 spaces available). The peak observed parking accumulation of 12 vehicles in the pub car park therefore indicates that a maximum of around 12 vehicles will be required to park on-street at 1.00pm on a Saturday following the development of the site, and an average of around 6 vehicles will be required to park on-street during the afternoon and evening periods.
- 8.64 Given the proposed intensification to the site and shortfall from the development, in terms of vehicle parking, a legal agreement securing a financial contribution towards sustainable transport improvements and preventing residents applying for permits in a future CPZ forms part of the recommendation. This will help support sustainable travel, highways improvements and the proposed works. The funding will also be used to ensure that sustainable travel options are present for residents to allow sustainable access to shops and services, such as car clubs.
- 8.65 The proposal would result in an overspill of 9 parking spaces (from the residential aspect of the development) which would not take the cumulative parking stress levels over the 85% benchmark with the inclusion of the Oaks Road area. A contribution would be made to provide for sustainable transport measures. Therefore, balancing the need to provide adequate parking with the need to promote sustainable travel and other elements of the scheme, the parking provision on balance is acceptable.

#### Parking Layout and Manoeuvring

- 8.66 The site would utilise the bend of Sandrock Place and position the crossover at this 'angled' point, allowing good visibility for movement to and from the site. The crossover would be approx. 6.5m wide which would allow vehicles to manoeuvre and pass side by side. The 10 parking spaces would be arranged in a 'U' format with 6m separation distance between the bays behind the pub and from those in front of Block B. The bays closest to the highway would have a gap between them and the boundary which acts as an area for visibility. The general layout is much improved and the manoeuvring plans from each of the bays (in forward gear) show satisfactory movement without jeopardising the public way and safety of all users. The swept plans also demonstrate 2.4m x 25m visibility splays which is positive. The cycle storage for pub visitors would

be positioned on the north-east corner of Sandrock Place and Sandpits Road. The siting would not impede visibility.

- 8.67 The Parking bays next to landscaping/structures and walls must be 3 metres wide to allow passengers and drivers to alight onto the hardstanding. This has been demonstrated on the plans and a compliance condition will be attached ensuring this is laid out in accordance. One parking bay would be allocated as 'disabled' and the drawings have annotated that '20%' of the bays will have an electric vehicle charging point and all spaces to have passive provision for installation of future points. A compliance condition will be attached accordingly with details of EVCP sought as a pre-commencement condition.

### Cycle Parking

- 8.68 Table 6.3 of The London Plan (2016) sets the cycle parking standards at one space per one-bedroom units and two spaces for all other bigger units; it also required major developments to have one space per 40 units for short stay cycle parking should be provided in accordance with Draft London Plan requirements which seek a minimum of 1.5 cycle parking spaces per 1 bed unit and 2 cycle parking spaces per 2 bed+ units. For Block A, 7 spaces would be required which the proposal would integrate into the envelope of the building accessed from the rear (two tier storage). The staff would have 2 spaces integrated into the building which is positive. Visitors of the pub would have an accessible external storage to the front (north-east) of the building – adjacent to the relocated seating area. For Block B, a storage area would be integrated that would accommodate 26 cycle spaces over a two-tier system. A further cycle storage for unit G07 of 2 spaces would be provided. A total of 28 cycle spaces would be provided which would comply with the London Plan standards. Two visitor cycle spaces (Sheffield stands) would be sited adjacent to the refuse storage and car parking bay. This is positive. It is important to note that the proposal would be expected to provide 5% of cycle parking spaces as Sheffield stands for larger adapted and disabled bicycles with larger spacing accordingly. However, in order to accommodate this requirement, one of the units would realistically need to be removed. This would impact the housing delivery of the site and whilst not ideal, it is of the view that cycle storage as proposed would be sufficient. As mentioned above, the applicants have agreed to offset this by way of sustainable transport contribution which would go towards improving the local network in terms of cycling and walking – cycle stands, on street EVCP's and car clubs. This contribution would help improve the wider community. The compromise is considered to be appropriate, in this instance.

- 8.69 Electrical sockets should be provided within the store to allow for the charging of e-bikes. The entrance to the cycle storage would be appropriately sized and so would the access arrangements. The general siting and integrated nature is supported although a pre-occupation condition will be attached ensuring details including appearance, size and types of stands including electrical charging sockets.

### Refuse/Recycling Storage

- 8.70 An adequately sized waste store is proposed which is acceptable. The current siting would exceed the drag distance for some of the units although would be sited close to the Sandrock Place highway. The applicants have confirmed a waste management strategy will be in place with reliance on private collection service. In principle, this is considered acceptable subject to conditions (further commentary in the waste section).

Refuse for the pub would be integrated to the side of the building – facing Sandrock Place. This is supported.

### Other Matters

- 8.71 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Demolition, Construction Logistics and Environmental Management Plan will be required by pre-commencement condition. This should outline measures to minimise noise and dust impacts, and disruption to neighbours.
- 8.72 An informative will be attached as a S.278 with the highway authority might be required for the proposed crossover (including reinstatement of existing).

### **Flood Risk**

- 8.73 The host site is located within Floodzone 1 and so is not considered to be at fluvial risk. A small fraction of the host site falls within a surface water floodzone – namely along Sandrock Place but the wider context does fall within this area. The site is not within a Critical Drainage Area.
- 8.74 The previous scheme was refused largely due to insufficient information and absence of a satisfactory drainage strategy. As part of this scheme, a Flood Risk Assessment and Drainage Strategy by Ardent Consulting dated April 202 submitted in support of the application. Various discussions have taken place during the course of the application with the Councils LLFA team. The officers confirmed that the submitted strategy and overall approach met some of the requirements and indicated that a viable strategy on site can be achieved. Some further information was requested in regards to justifying why greenfield runoff cannot be achieved, infiltration testing and general information.
- 8.75 The FRA report sets out a strategy for managing runoff from the various parts of the site as follows:
- Partial infiltration strategy
  - All runoff from roofs is directed to site drainage.
  - All hardstanding areas (carpark) are to be permeably paved (17.5m<sup>3</sup> subbase capacity with impermeable lining) and routed to site drainage.
  - Some additional attenuation will be required within a soakaway tank (49.4m<sup>3</sup>).
  - Soakaway overflow is routed to the Thames Water SW network via a 2l/s flow control with NRV.
- 8.76 As part of the discussions with the LLFA, a Flood Risk Addendum dated November 2002 and Technical Response dated 2021 was submitted. LLFA confirmed that the revised strategy and justifications provided were adequate to address the comments raised. It is clear that the applicant has thoroughly investigated the possibility of a full infiltration strategy. As such, no concerns were raised subject to a compliance based condition.



## **Sustainability**

- 8.77 Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets.
- 8.78 The proposal would need to comply with the Energy Hierarchy of the LP (Consolidated with Alterations Since 2011). Major residential applications would need to achieve a 35% carbon emission above the 2013 Building Regulations and carbon offsetting to achieve zero carbon overall.
- 8.79 An energy statement by Green Built Consult dated April 2020 has been submitted in support of the application. Following consultation with the Councils Sustainable Development and Energy Team, who agreed with the conclusions, the development would:
- Meet the 35% onsite reduction through fabric insulation, gas boilers and solar PV; and
  - Commit to a carbon offset payment of £60/tonne; calculated as: offset of 14.17 (tonne/year) x 30 (years) x £60/tonne = £25, 506.
- 8.80 This carbon offset should be included within the S106 agreement, along with the Council's standard payment triggers of 50% on commencement, 50% on completion. The decision notice would also include a Condition to submit the 'as built' carbon performance (Dwelling Emission Rate), as calculated as part of the Building Regulations compliance. Along with submission of evidence of installation of the solar PV system (e.g. MCS Certificate or equivalent).
- 8.81 Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.

## **Air Quality and Pollution**

- 8.82 An Air Quality Assessment by Hawkins Environmental dated April 2020 has been submitted and reviewed by the Councils Environmental Health Team. Following review, it is considered that the recommendations and mitigation measures are satisfactory in terms of air quality and should be followed through via a compliance condition.
- 8.83 Matters relating to Light Pollution, Air Handling Units/Plant/Machinery, Boilers, Delivery and Serving could have been dealt through condition.
- 8.84 A financial contribution towards air quality management would also be secured through a legal agreement, if the development were to be supported. Managing short term air quality issues arising from construction and non-road transport e.g. dust impact could be addressed within a Construction Method Statement, also to be secured by a condition.

## **Other Matters**

- 8.85 Metropolitan Police were consulted and have reviewed the application. The submitted design and access statement does not reference how the proposal would tackle the security aspect of the development. Officers have recommended that pre-commencement conditions requesting details of security measures and certification (once built) are attached to the permission. As part of the amendments, a lighting plan was requested. This shows the types of lighting that would be proposed around the built form which the notion is generally positive. The above conditions, including tying up with the landscaping condition could allow the lighting plan to be further developed if officers required this to be improved.
- 8.86 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.

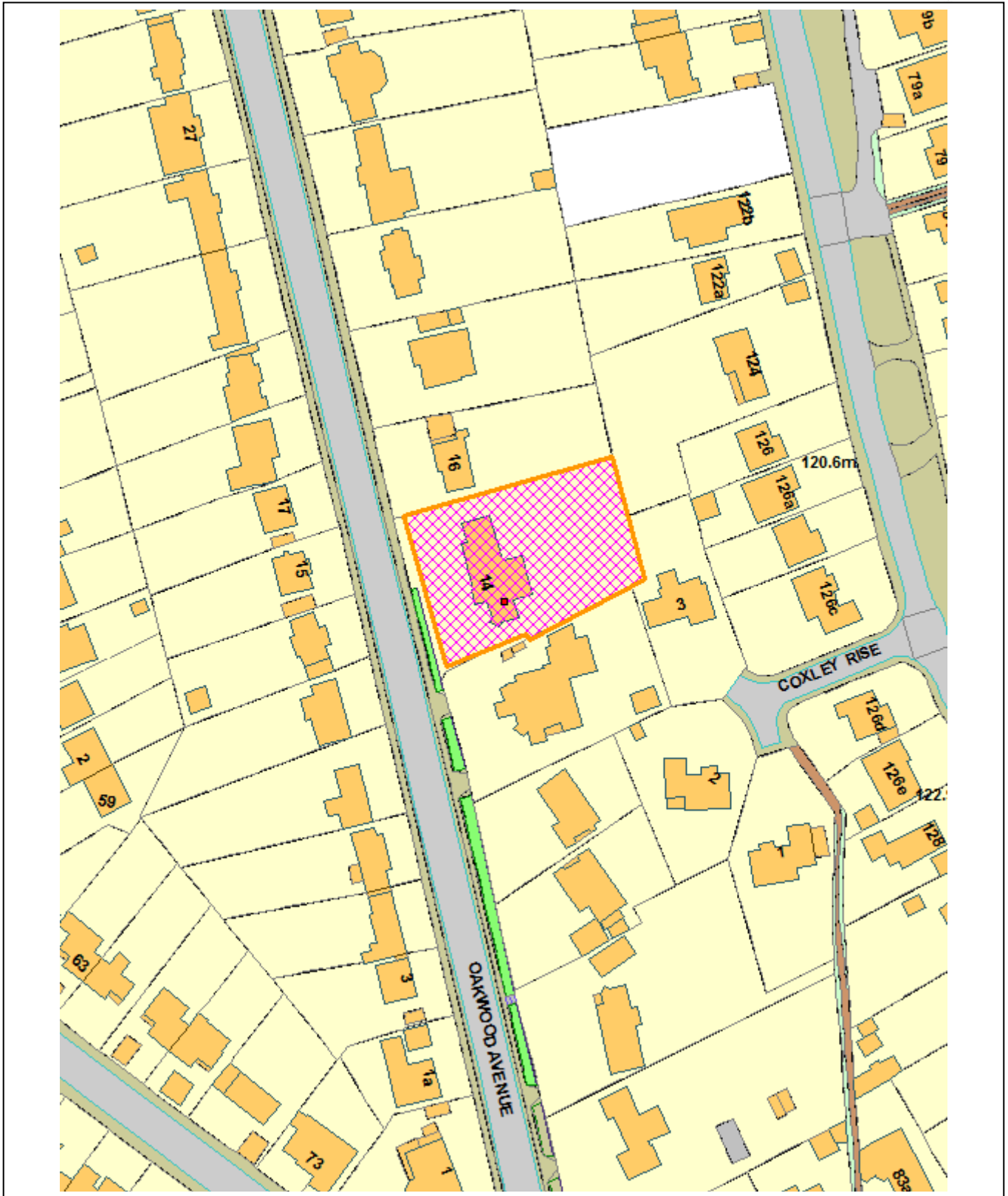
### **Conclusions and Planning Balance**

- 8.87 The proposed intensification, delivery of affordable housing and housing mix would be satisfactory and would contribute positively to the borough. The proposal would provide 30% affordable housing with a mix of 60:40 ratio between London Affordable Rent and shared ownership. The pub would be adequately retained. These are given a positive weighting in balancing the planning application.
- 8.88 The positive benefits of tree retention and creation of biodiverse amenity areas outweighs the impacts in terms of provision of light to units and communal areas and so these are also positive elements of the scheme, albeit with some dis-benefits. The impacts on neighbouring residents are also acceptable.
- 8.89 The provision of parking is acceptable on balance, based on the inclusion of an area of highway as available parking which is a balanced view. The proposal would provide a sustainable transport contribution and other measures to manage parking demand. This element of the scheme is acceptable on balance. Whilst it is acceptable, it weighs slightly negatively against the scheme.
- 8.90 All material considerations have been taken into account, including responses to the consultation. The conditions recommended and obligations secured by Section 106 would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms. As such, the proposal would not comply with the relevant Policies within the London Plan 2016, Draft London Plan 2018, Croydon Local Plan 2018 as well as the Croydon Suburban Design Guide 2019.

## **6. OTHER MATTERS**

- 6.1 All other planning considerations including equalities have been taken into account.

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**1.0 APPLICATION DETAILS**

Ref: 20/01625/FUL  
 Location: 14 Oakwood Avenue, Purley CR8 1AQ  
 Ward: Purley and Woodcote  
 Description: Demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising 20 new apartments, with associated hard and soft landscaping etc.  
 Drawing Nos: 19-139-P001A; P002A; P003A; P004; P005; P013D; P014D; P020F; P021D; P022D; P023C; P025E; P026D; P027E; P030B; P031B; P032B; P033B; P034C; P035B; P036.  
 Agent: David Ciccone  
 Applicant: Mayle Developments Ltd  
 Case Officer: Yvette Ralston

	1b2p	2b4p	3b4p	4 bed (+)	TOTAL
<b>Existing</b>	0	0	0	1	1
<b>Proposed (Market housing)</b>	6	8	3	0	17
<b>Proposed (Affordable housing)</b>	0	3	0	0	3
<b>TOTAL proposed</b>	6	11	3		20

Number of car parking spaces	Number of cycle parking spaces
20	38

1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria
- Referral from Ward Councillor (Cllr Simon Brew )

**2.0 RECOMMENDATION**

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

- Affordable housing: 2 x London Affordable Rent units (2b4p), 1 x shared ownership unit (2b4p)
- Review mechanism to reassess viability upon completion with potential to increase the affordable housing financial contribution to 50% (habitable room)
- Carbon offset contribution of £27,972



- Air quality contribution of £2,000 to fund initiatives in the Council's Air Quality Action Plan
  - Contribution of £30,000 towards sustainable transport initiatives such as Electric Vehicle Charging Points and an off-site car club
  - Contributions to local employment and training (construction phase) of £12,500 plus Local Employment and Training Strategy
  - S278 and S38 Agreement for the implementation of the highway works
  - Monitoring fees of £9,000
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions

#### Pre-commencement conditions

3. Construction Management Plan and Construction Logistics Plan
4. Pre-commencement tree protection condition including a trial trench to be hand dug in the location of the proposed building foundation in proximity to T1
5. Phase 1 contaminated land report
6. Piling method statement
7. Drainage and SUDS: Consultation with EA regarding groundwater source protection zone, justification for runoff infiltration time and works to be carried out in accordance with the FRA

#### Pre-Commencement Conditions except for demolition and below ground work

8. Material specifications/samples of external materials to be submitted
9. Landscaping and child play / communal amenity space and boundary treatment notably between private amenity spaces and communal areas, ambulant design of external stairs;
10. Full details of cycle and refuse storage to be submitted for approval, including lighting details
11. Submission of biodiversity enhancement strategy
12. Specification of ultra-low NOx boiler
13. Submission of details of mechanical ventilation system
14. Submission of visibility splays for vehicles

#### Pre-Occupation Conditions

15. Submission of Delivery and Servicing plan
16. Submission of car park management plan
17. Details of waste and recycling
18. ECVPs to be implemented on site
19. Energy efficiency
20. Secure by Design accreditation (D4)

#### Compliance Conditions

21. All proposed units to have access to all amenity areas irrespective of tenure
22. Noise standards for living rooms and bedrooms
23. Minimise light pollution
24. Accessible homes
25. Accord with the submitted Tree Protection Plan and Arboricultural Impact Assessment
26. Accord with recommendations of the Preliminary Ecological Appraisal
27. Water efficiency
28. Background noise levels
29. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Thames Water informatives regarding underground assets, public sewers and Groundwater Risk Management Permit
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

#### **Proposal**

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing two storey detached dwelling
- Erection of a replacement four storey building including accommodation in the roofspace comprising 20 flats
- Underground car park with 20 parking spaces and 38 cycle parking spaces
- Relocation of vehicular crossover
- Communal and private amenity space, play space and hard and soft landscaping and land level alterations



*Proposed CGI*

- 3.2 During the course of the application amended plans were received. Amendments were predominately to the elevations, ground floor layout and access arrangements and did not constitute material changes to the proposed scheme so re-consultation did not take place.
- 3.3 Re-consultation subsequently took place between 08/02/21 and 24/02/21 as the Tree Survey and Arboricultural Impact Assessment had not previously been made publicly available (it was uploaded to the website on 16/01/21).
- 3.4 Amended drawings were received on the 16/02/21 which pulled the SW corner of the building back by 3.5m and provided further details of tree protection measures. These did not constitute material changes to the proposed scheme so re-consultation did not take place.

### **Site and Surroundings**

- 3.5 The site is located to the east side of Oakwood Avenue and comprises a large detached house on a wide plot with an extensive rear garden. The property on the site is a traditional suburban style 2 storey property in white rendered that has been extended over time. There is space for car parking on the front forecourt. The site slopes gradually upwards from the road towards the rear garden, and the road slopes upwards from the south to the north.
- 3.6 The area is suburban and residential in character, comprising detached properties of predominantly 2 storeys. There are TPO trees in the front gardens of 8-12 Oakwood Road. One notable protected beech tree sits on the boundary between number 12 and number 14, the application site, within the grounds of

number 12. The site is located within an Archaeological Priority Zone and has a PTAL of 0 which indicates the worst access to public transport. The site is at very low risk of surface water flooding.



*Aerial view of site*

### **Planning History**

3.7 Site history is set out below.

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
19/00296/HSE	Alterations, conversion of garage; erection of single storey side/first floor side/rear extensions and single storey rear extension to form annex	Approved	12.04.2019
16/04769/LP	Erection of single storey rear extension	Approved	24.10.2016
16/00743/P	Erection of single storey side/rear extension and an attached double garage.	Approved	18.04.2016
15/05418/P	Erection of two storey side and rear extensions and a detached garage	Approved	25.01.2016

### 3.8 Two pre-apps were submitted before the current application

Reference	Description
20/00296/PRE	Proposed demolition of 1no. detached family house and erection of 1no. apartment block, comprising of 22 new apartments, with associated hard and soft landscaping etc.
19/04047/PRE	Proposed demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising of 25 new apartments, with associated hard and soft landscaping etc.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal includes 15% affordable housing, which is currently the maximum deliverable amount as demonstrated by the viability review which has been independently assessed, with a review mechanism secured to reassess the viability upon completion.
- The proposal includes a mix of different sized units and provides a decent quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a suitably high quality, and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Off-site mature trees and those protected by TPOs will be protected subject to compliance with the submitted tree protection plan
- Contributions will be secured to ensure a zero carbon development and other sustainability aspects have been assessed and will be delivered in accordance with conditions.

## 5.0 CONSULTATIONS

### Lead Local Flood Authority (LLFA) (Statutory Consultee)

- 5.1 The submitted strategy and overall approach are generally robust and sound. Justification is sought for the 0-12 minute runoff infiltration time used in the Flood Risk Assessment; it may be more appropriate to be split over 0-8 minutes given the small area of the site. In addition, the site is within a Groundwater Source



Protection Zone so liaison with the EA should be undertaken as part of a planning condition.

OFFICER COMMENT: A conditions will be included to address these points

Greater London Archaeological Advisory Service (GLAAS) (Statutory Consultee)

- 5.2 The archaeological desk based assessment dated January 2020 by ABRA has been assessed and the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and there is no discernible on-going archaeological interest. No further assessment or conditions are therefore necessary

Thames Water

- 5.3 No objection in regards to the waste water network and sewage treatment subject to a condition requiring submission of a piling method statement given that the proposed development is located within 15 metres of a strategic sewer, and an informative regarding groundwater discharge to the public sewer. With regard to water supply, the site falls within the area of the Sutton & East Surrey Water Company.

Secure by Design

- 5.4 No objection subject to conditions for the development to achieve Secure by Design accreditation. The following specific points were raised:
- Controlled access to the rear garden from the street is required
  - The front fence should be 1.8m in height to prevent access
  - Windows and doors looking out to the communal garden should have defensible space
  - Tree branches should be maintained so they are not lower than 2m to allow natural surveillance
  - Doorset requirements are specified for the doors and windows above the main porch, the ground floor south flat and the refuse store to meet security requirements
  - An access control system is required to the car park and from the car park to the main building core as well as lighting specified and CCTV
  - The door to the cycle store to be clarified and CCTV included
  - The postal strategy is to be discussed with the SbD Officer
  - An access control system to the block with video and audio link and data logins is required.

OFFICER COMMENT: The points raised will be secured by condition as part of the SbD accreditation prior to occupation. The request for a 1.8m fence at the front on either side is noted, however it is considered that such a high fence at the front would have a harmful impact on the design aesthetic so will not be pursued, and the 1.1m high balustrades with hedging as proposed will be retained.



## Ecology

- 5.1 No objection subject to securing biodiversity mitigation and enhancement measures as outlined in the Ecological Appraisal.
- 5.2 The views of the Planning Service are expressed in the Material Planning Considerations section below.

### **6.0 LOCAL REPRESENTATION**

- 7.1 The application was publicised by 13 letters of notification to neighbouring properties. A site notice was displayed and a press notice placed in the Croydon Guardian on 21/05/20.
- 7.2 The re-consultation between 08/02/21 and 24/02/21 is ongoing at the time of writing this report so further representations will be addressed and submitted to the Committee in an addendum.
- 7.3 The number of representations received from in response to the initial notification and publicity of the application are as follows. It should be noted that there are multiple / duplicate entries submitted by the same objectors and these have been counted individually:
- 7.4 No of individual responses: 492; Objecting: 485; Supporting: 4 (and 3 neutral)
- 7.5 4 supporting representations were received on the grounds that flats are more affordable than houses and will boost the housing stock for Croydon; parking will be hidden in the basement; the large plot sizes on the road are suited to flats.
- 7.6 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>Impacts on neighbouring amenity</i>	
Harmful to local amenity - invasion of privacy due to windows and balconies.	Addressed in paragraphs 8.26-8.32 of this report.
Loss of daylight for neighbours.	Addressed in paragraphs 8.26-8.32 of this report.
Breach of 45 degree line from number 12 and inadequate tree planting to mitigate.	Addressed in paragraphs 8.26-8.32 of this report.
Rear of the building extends 20m beyond the rear of number 16 and at 15m high will be a visual intrusion and overbearing.	Addressed in paragraphs 8.26-8.32 of this report.

Overlooking towards neighbours on Oakwood Avenue (12,16) Riddlesdown Road (126A, 124) and properties down the hill (e.g. 17, 11, 13, 15 Oakwood Ave) - privacy impacts and light pollution	Addressed in paragraphs 8.26-8.32 of this report.
Acoustic impacts on neighbours from passive or mechanical ventilation systems to basement	A condition will be included to control noise from any ventilation systems
The children's playground will generate noise	This would not be unreasonable in a residential area
<i>Design and character</i>	
Overdevelopment - Scale is too large, higher than adjacent properties and would appear intrusive in the street scene.	Addressed in paragraphs 8.10-8.17 of this report
The site is already wider than others so the building will appear enormous	Addressed in paragraphs 8.10-8.17 of this report
Balconies not in keeping with the road	Balconies are considered to be sympathetically designed and well integrated
Harmful to the character of the area / not in keeping	Addressed in paragraphs 8.10-8.17 of this report
Front paving and hardstanding will be visually dominant	Addressed in paragraphs 8.10-8.17 of this report
Building footprint will cover 37% of the plot whereas houses on the street cover 10-20% of their plots	Noted. Suburban intensification schemes typically result in an increase in built footprint
Oakwood avenue is a quiet road and one of the few roads remaining consisting solely of detached family accommodation - flats will be detrimental to its unique character.	Flats would contribute to providing a mix of different types of housing to facilitate mixed and balanced communities.
Basement would not meet Secure by Design standards	SbD accreditation will be secured by condition.
Object to basement excavation which could cause problems for neighbouring properties	This will be controlled by building regulations or other legislation such as the Party Wall Act

<i>Parking, transport and highways impacts</i>	
There is only one bus in the area and the site is not in reasonable walking distance of public transport due to the steep hills so people will use cars which will increase traffic and pollution.	Addressed in paragraphs 8.38-8.43 of this report
People will not cycle because of the hills	Topography is noted however the Council seeks to encourage sustainable transport. Car parking is also provided.
Residents will have more than one car and there is no visitors parking - will lead to on-street parking which will be detrimental to the area.	Addressed in paragraphs 8.38-8.43 of this report
Failure to provide a car club parking bay	Noted however the development will contribute towards sustainable transport initiatives through the S106 to include attracting a car club to the area
Parking spaces will be expensive so residents will park on the street	The cost of the parking spaces is not a material planning concern
Parking arrangement could cause bottlenecks, visibility is not sufficient on the ramp, the ramp gradient is unsafe, the 'queueing point' could be dangerous, there is no entrance barrier to the car park.	The parking arrangements have been reviewed and are considered satisfactory
Transport capacity into central London is already overcrowded	Noted
Increased cars will be a danger to school children walking/living in the area	Addressed in paragraphs 8.38-8.43 of this report
Emergency service access will be restricted	A construction logistics plan will be provided by condition to ensure the highway remains clear for emergency vehicles during the construction process.
Parking survey took place in the night so no visitors or deliveries present.	The Lambeth methodology is for surveys to be undertaken in the night when the highest numbers of

	residents and cars are likely to be home
Transport Statement does not consider impacts on school run traffic.	The development would be unlikely to have a material impact on the amount of traffic on the road during the school run.
What is passive car charging provision?	Addressed in paragraph 8.1 of this report
<i>Impacts on ecology and trees</i>	
Loss of habitat, impacts on birds, badgers, bats, slow worms	The ecology appraisal has been assessed by the Council's ecology advisor and deemed acceptable subject to the mitigation measures outlined.
Loss of green space	The proposed landscaping scheme involves greenery and planting on the forecourt, sides and rear of the building
The tree in 12 Oakwood Avenue is shown to be smaller than it actually is. Discrepancies in the RPZ on drawings. How will the development minimise the impact on this tree?	Addressed in paragraphs 8.35-8.37 of this report.  The topography plan incorrectly labels the beech tree as an oak. It has been confirmed that the location of the tree is accurate in the proposed site plan and the Tree Report.
<i>Sustainability and flooding</i>	
Increase in carbon footprint. Does not fit with the Council's ambition to be carbon neutral by 2030.	S106 contributions towards air quality initiatives, carbon offsetting, sustainable transport, etc will be sought
Impacts on air quality from dust and vehicles	A S106 air quality contribution will be provided.
Environmental impacts of demolition. The existing property should be converted into flats	Environmental construction impacts will be controlled by condition.
Drainage issues including surface runoff and pressure on drains	Surface water will be captured in soakaways. Thames Water have not raised concerns regarding drainage.

Basement flooding issues have not been addressed.	The site is in flood zone 1 and an area of limited potential for groundwater flooding so a basement impact assessment is not required as part of the FRA and this has not been raised as an issue by the LLFA.
<i>Quality of accommodation</i>	
There is no provision for a sprinkler system which will be required under post Grenfell Revised Approved Document B for structures over 11 metres. Including such a system would increase overall development height. Also no plant room for necessary life safety fire suppression systems.	This will be controlled by building regulations.
No lift / lift capacity inadequate. Lift capacity study should be undertaken.	The scheme includes a lift
Exceeds London Plan density targets	Noted. Density figures are a guideline
Not sufficient provision for wheelchair users (2 x 1-bed flats) – these are no larger than standard 1-bed flats. 2 bedrooms would be more suitable for live-in support.	A condition will be included to ensure the M4(3) flats comply with M4(3) building regulations
Access to the cycle park is beside one of the disabled bays so the car there is likely to be scratched	It is considered that there is sufficient space to enter the bike store.
Insufficient garden space for 70 residents	Over 180sq of shared amenity space for residents is provided.
The 3-bed apartments have the lowest storage area of 0.9sqm.	The 3b4p units have 2.1sqm of dedicated storage space which falls slightly below the London Plan requirement of 2.5sqm.
<i>Principle of flatted accommodation</i>	
Flats not welcomed. Many flats unsold in the area, there will not be demand for these. Should be retaining family houses.	This is a residential area and good quality flats with decent amenity spaces for new residents is appropriate. It must be noted that flats are often more affordable than houses with gardens and they
Houses with gardens are more beneficial for people's mental health than flats	

What is the need for this development? There are 3 times as many flats for sale in the area as houses. Flats are no longer a property type desired by buyers and renters.	contribute to providing a mix of different types of housing in the area.
There will be too many residents in the area with 70+ additional people living here	
Noise from new residents	
<i>Other matters</i>	
Should be refused for lack of affordable housing / which units are affordable?	Addressed in paragraphs 8.6-8.9 of this report
Schools, GPs and local hospital already over capacity	The development will make a CIL payment to contribute towards local infrastructure and services
Construction impacts	A construction management plan will be required by condition
Sets a precedent for future development	This is an appropriate use within a residential area and each scheme is assessed on its own merits
There is no Construction Logistics Plan which is essential given the excavation required	A CLP will be required by condition.
Community consultation was inadequate	Consultation undertaken by the developer was supplementary. The Council has undertaken statutory consultation in accordance with regulations
The proposed excavation will cause archaeological harm	GLAAS has confirmed that there are not likely to be any impacts on assets of archaeological interest
The plans do not show dimensions or levels or requirements for retaining structures. National validation criteria has not been met.	The drawings are to scale and proposed levels are shown on the site plan



Drawing inaccuracies for the footprint of number 12 as part of the rear/side extension has not been constructed.	As the footprint of number 12 is further away from the boundary than shown on the location plan, there will be no additional amenity impacts in terms of the 45 degree line or daylight and sunlight impacts
Heating and hot water flues are not shown (there is no communal plant room) and a communal satellite antennae should be provided.	Plant room is on the ground floor. Heating/hot water arrangement are outlined in the energy Statement
Refuse arrangements not practical as it will be time consuming to take 7 bins from the development to the road	Refuse arrangements are appropriate. Details of the receptacles will be provided by condition.
Red line boundary is shown to include a small patch of land on the public highway in front of number 12	This area of land has been removed from the red line.

7.7 Riddlesdown Residents Association objected to the application, raising the following (summarised) concerns:

- The Transport Statement is not accurate regarding walking distance to bus stops or train stations because topography is not considered.
- All nearby schools are oversubscribed – it is unclear where children living in the flats will go to school
- Over-intensification of the site and exceeding the London Plan density matrix
- Excessive bulk, scale and massing in a suburban location and uncharacteristic built form
- The DAS does not refer to NPPF policies
- Non-compliant affordable housing offer
- Impact on neighbouring amenity
- Insufficient amenity and private garden space
- Soakaways should be provided for surface water disposal
- How will the infiltration tank and the basement work together?
- Foul water sewers need to be increased in size
- Concerns about parking layout
- There is no overspill parking proposed
- Basement may flood in heavy rain
- Where is the evidence that the number or refuse bins is sufficient?
- The 3-bed units are located on 1st and 2nd floor when it would be preferable for them to be on the ground floor for easier access to the amenity and play space
- Mature trees on the rear boundary could cause loss of light to 3 Coxley Rise
- Cumulative impact of the loss of family homes and strain on infrastructure

- Comments regarding requirements for improved infrastructure and public services to support development are ignored by the Council.

7.8 Purley and Woodcote Residents Association objected to the application, raising the following (summarised) concerns:

- Loss of a family home
- Overdevelopment of the site with a significant increase in the built area of the existing family home
- Overdevelopment of the site resulting in inadequate amenity space for potential occupiers
- The design is out of keeping with the locality and surrounding townscape, as a result of its massing, form (incl height), and overall appearance.
- Detrimental to the amenity of adjoining properties. Size and scale means that occupiers of neighbouring properties will suffer visual intrusion, increased noise and loss of privacy.
- Inadequate car parking resulting in additional on street parking, parking pressure on the surrounding area, and increased traffic movements endangering road safety.

7.9 Councillor Simon Brew has objected to the application and referred this application to committee on the following planning related grounds:

- Overdevelopment
- Impacts on local infrastructure
- Not compliant with density targets: 329hr/ha when London Plan specifies 150-200hr/ha (almost double)
- Cumulative impacts of other flatted schemes in the area, approx. 100 new flats within 1km and this is not compensated for by CIL payments
- Oakwood Avenue is the sole remaining road consisting of family homes with gardens and that should be considered a heritage asset
- Visual impact on streetscape, fails to respect local character, contrary to SDG 2.7
- Scale, massing, bulk, form and design visually dominating and harmful to character and detrimental to visual amenity
- Massing much larger than any in vicinity
- Paving and hardstanding would have a harmful impact on the green character of the area.
- Proximity to homes on either side
- Privacy impact on numbers 12 and 16 and number 3 behind and daylight impacts
- Breach of 45 degree lines by intrusion into back garden
- If permission is granted the solar panels must be required before occupation to reduce carbon footprint
- Access to the communal amenity space at the rear is via a flight of stairs which is not DDA compliant for wheelchairs
  - *Officer note: there are no stairs to access the amenity space but there are stairs to the play space*
- Access to garage is via a steep 1:6 gradient and risk of carpark flooding during heavy rain.

- No provision of a car club bay as required by Policy DM30 Table 10.1.
- The road is very steep which impacts on access to Purley district centre, Riddlesdown station and the 407 bus stop.
- Quantum of cycle spaces is ridiculous due to topography
- 15% affordable housing is inadequate and contrary to policy.

7.10 Councillor Simon Hoar (neighbouring Ward Councillor) has objected to the application on the following planning related grounds:

- Overdevelopment of the site with 20 units replacing one
- Out of keeping with the area due to height, harmful to the character of the street
- Loss of privacy to neighbours from overlooking balconies
- Loss of daylight to neighbours
- Lack of privacy for new occupants
- Over saturation of flats within the local area
- Detrimental impact on local amenity and infrastructure
- Insufficient parking will impact on the road and traffic flow

7.11 The applicant also undertook their own community engagement prior to submission which involved a handout being provided to neighbours and they were invited to send their comments via email or telephone. A summary of some of these responses and the applicant's responses is provided in the applicants Community Engagement Statement.

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

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2019). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

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

### Consolidated London Plan (2015):

- 3.3 Increasing Housing Supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.14 Existing Housing

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

#### Croydon Local Plan (2018):

- 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
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

#### Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

#### Emerging New London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption and therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger than the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note, that whilst the Secretary of State has not supported the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.7 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Residential tenure and unit mix
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Impacts on trees, biodiversity and ecology
- Sustainability and Flood Risk

### **Principle of Development**

8.2 The NPPF applies a presumption in favour of sustainable development. Paragraph 68 acknowledges the contribution that small and medium size sites can make in meeting housing requirements and supports the development of windfall sites. Similarly Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites. London Plan policy 3.3 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 proposal is for a residential scheme comprising 20 units in a 4 storey building. The site is within an established residential area and is a windfall site which could be suitable for sensitive renewal and intensification.

8.3 Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property has 4 bedrooms and measures 272sqm. 4 x 3 bed units would be re-provided (3 x 3b5p) resulting in a net gain of family homes, in accordance with the policy.

8.4 With regards to density, the London Plan suggests that in a suburban setting such as this with a PTAL of 0, an appropriate density would be 150-200 habitable rooms per hectare (hr/ha). The proposal has a density of approximately 335hr/ha, which exceeds the guidance. However the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.

- 8.5 The proposed residential use and its density is considered acceptable in principle.

### **Residential tenure and unit mix**

- 8.6 Policy SP2.4 sets out that the Council will seek to achieve up to 50% affordable housing on sites of ten or more units, subject to viability with a 60:40 split between affordable rented homes and intermediate homes. A minimum of 30% affordable housing should be provided on site but if this is not viable then the minimum level of affordable housing permitted would comprise 15% on site plus a review mechanism with the potential to increase affordable housing provision to an equivalent of 50% upon completion based on a review of actual sales values and build costs.
- 8.7 In this case, the provision is for 15% affordable housing (by habitable room) comprising 2 x affordable rent units and 1 x shared ownership unit (all 2b4p units), to be provided and managed by Hexagon Housing Association. The applicant will also enter into a review mechanism to re-assess viability upon completion with the potential to increase the affordable housing provision. This will be secured through a S106 agreement.
- 8.8 The viability assessment submitted by the applicant concluded that it would not be viable for the applicant to provide any affordable housing on site or make any financial contribution to the council, stating that even without affordable housing the scheme would generate a deficit of £2,432,265. The Council's review of the assessment agreed that a fully market tenure scheme would generate a deficit – although a lower deficit of £715,609 - and recommends that a review mechanism is entered into. However, the Council's policy is clear that if the minimum level of affordable housing (i.e. 15% on site plus a review mechanism) is not provided then the scheme would be refused. The applicant has therefore proposed the offer outlined above and this is considered acceptable and in compliance with policy SP2.4.
- 8.9 Policies SP2.7 and DM1.1 seek to ensure adequate provision of small family sized units in order to meet the borough's need and ensure that a choice of homes is available in the borough. In suburban areas of low PTAL such as this, 70% of the homes on site should have three or more bedrooms. The policy allows a transition period until the end of February 2021 whereby 2b4p units contribute towards the proportion of family sized units. The proposal is for 3 x 3b4p, 11 x 2b4p, 6 x 1b2p units which constitutes 70% family sized units (including the 2b4p units) which complies with policy SP2.7 and DM1.1. It should be noted that the latest amendments to the drawings mean that the 3 x 3-bed units on the ground, first and second floor were previously 3b5p and are now 3b4p units, however this mix remains policy compliant.

### **Design and impact on the character of the area**



- 8.10 The existing building does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.11 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.12 The scheme has evolved through two rounds of pre-application discussion and minor design amendments to the elevations and layouts have been made as part of the assessment process. In the latest versions of the plans which are being assessed here, the south west corner of the building (closest to the protected beech tree in the front garden of number 12) has been pulled back by 3.5m from the front in order to reduce the encroachment into the RPA of this tree and to ensure the building is further away from the tree's canopy. This amendment is helpful not only in ensuring the protection of the tree (addressed in greater detail below) but also in reducing the perceived width of the front elevation as it now steps back on both sides.
- 8.13 In terms of height and massing, the proposed building is 3 storeys plus accommodation in the roof space, set above basement level car parking. The Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space. The height is considered to be appropriate.



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

*Extract from Suburban Design Guide SPD*



*Proposed massing / street elevation (also showing outline of existing property and the second pre-app 20/00296/PRE)*

- 8.14 The proposed footprint of the building is larger than its neighbours, with a rear projection extending up to 15m beyond the back of neighbouring properties (number 16), however the plot is large and the 45 degree lines from the closest ground floor habitable rooms of the neighbouring properties on either side are not breached, as shown on the site plan. This indicates that the proposed massing is appropriate and will not have an overbearing impact on neighbouring occupiers. The proposed footprint retains appropriate separation distances between neighbouring residences. On the north elevation there is a gap of 3.5m between the side of the building and the edge of the site (adjoining number 16). On the south elevation, the gap between the edge of the building and the edge of the site is between 4.7m and 1.3m at its closest point. These areas on either side of the building are used as private gardens for ground floor flats so would not be used as walkways or access points for residents, and new mature tree planting will also be introduced on all boundaries.
- 8.15 The front building line is in line with the existing neighbouring properties which is supported. The proposed frontage is 27.8m wide, compared to the existing building on the site which has a total width of 23.5m including the side extension and garage. The building is set back from the front on both sides to remove any sense of it being overbearing in the street scene. It is acknowledged that the increased width coupled with the increased depth of the proposed building means that the building is of a larger scale than neighbouring properties and introduces a larger suburban grain to the neighbourhood. However the suburban design guide SPD acknowledges that intensification schemes such as this will be generally larger than their neighbours, and this is acceptable provided the design is of a high quality.



*Proposed site plan*

- 8.16 The proposed design approach is a contemporary reinterpretation approach. The character appraisal included within the design and access statement identifies various features within the surrounding styles of suburban housing and draws upon these in the proposed design, including the front gable, the vertical emphasis around the entrance and the use of brick in different colours. Amendments to the elevations have been made as part of the assessment (in addition to pulling back the SW corner of the building), including changes to the materials from predominantly white render to predominantly brick. Detailing using lighter bricks has been introduced to break up the façade and detailing is included around windows. The roof form has also been simplified. The architectural expression and materiality is now considered to be of an appropriately high quality which responds well to the character of the area.
- 8.17 In terms of site layout, the proposed underground parking is supported as this maximises opportunities for landscaping at ground floor level to reflect the green and open character of the street and this is considered to enhance the streetscene. The vehicular crossover is relocated further north to provide ramped

access to the underground parking. Cycle parking is also included in the underground car park and waste storage is provided internally at ground floor level. There is a separate ramped entrance for pedestrians providing access to the main front entrance, and also a clear access route for operatives to access the bin store which is positioned at the front of the ground floor. An area of communal amenity space and play space is provided at the rear which is accessed internally through the building. The proposed site layout is supported.

8.18 Currently the site slopes upwards from the pavement with a sloped stone wall in front of the forecourt. The proposal would involve some fairly significant excavation at the front to provide the ramped access down to the underground car park. Other proposed land level alterations are minor; the front sloped wall would be removed and replaced with a gradual ramp from the pavement to the main front door and some front boundary hedging. The existing rear garden is flat and no excavation or retaining walls are proposed at the rear. The proposed changes at the front of the site are considered to represent a visual improvement to the street scene.

8.19 The proposal is considered to comply with policies SP4.1 and DM10.

### **Quality of Accommodation**

8.20 Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and layouts are sensible.

8.21 Internal layouts have been well thought out and all proposed units are dual aspect. There are 3 flats (1 bed units 4, 10 and 16 which are stacked above each other on ground, first and second floors) which have their secondary side (south) facing aspect obscured to protect the amenity of neighbouring occupiers at number 12. Occupiers of these units would not have outlook towards the south but would still benefit from ventilation from the windows, and neighbouring amenity would be protected, so the arrangement is acceptable. An obscured window is also provided to the living room window of ground floor flat 1 because access to the communal amenity space for all residents is via a pathway outside this window. This is a secondary window to the living room and the obscure glazing will protect the privacy of prospective residents, so is acceptable.

8.22 An internal daylight and sunlight study has been submitted which assesses the Average Daylight Factor (ADF) for all ground floor habitable rooms and a sample of rooms on first second and third floor. The study demonstrates that all rooms exceed the ADF guidelines of 1.5-2% for kitchen/living rooms and 1% for bedrooms, indicating that all units will receive sufficient daylight. It is noted that the communal stairwell will not receive natural light.

- 8.23 Policy 3.8 of the London Plan, the London Housing SPG (2015) and emerging London Plan policy D7 state that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. 2 x 1b2p wheelchair user dwellings are shown on the plans (unit 4 on ground floor and unit 10 on first floor). The remaining 90% should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings'. Land level alterations are proposed to enable step free access from the street to the main entrance via a sloping path and a lift is provided internally to provide step free access from the entrance to all units. Part M4(2) also requires that step free access is provided to all facilities of the site, including communal amenity space and play space. Step-free access to the amenity space is provided via the communal core and a path which leads outside from the north east corner of the site with benches positioned around the external path. As currently proposed the access to the play space at the end of the garden is via a set of steps. A condition will be included to require step free access to the play space, either by reconfiguring this space within the garden or by providing a stair climber or platform lift
- 8.24 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Each upper floor unit is provided with a balcony which complies with the space requirements and each ground floor unit has a terrace and private garden, which is welcomed.
- 8.25 Policy DM10.4 also requires provision of children's play space calculated using the Mayor of London's population yield calculator. Play space of around 50sqm is provided in the north eastern corner of the garden. According to table 6.2 of policy 10.4, with 17 market units, 1 shared ownership (2-bed) and 2 affordable rent units (2-bed), a requirement for 42.6sqm of children's play space would be generated, and this is exceeded.
- 8.26 Communal amenity space of approximately 180sqm is also provided (not including the perimeter space which is generally occupied by trees). This space comprises lawn, planting, seating and a pergola or similar such structure. The proposed land level alterations means that some retaining walls will be required at the north and south boundary and within the amenity space and details of this will be provided by condition.
- 8.27 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Housing SPG (2015).

### **Impacts on Neighbouring Residential Amenity**

- 8.28 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct

overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The nearest residential properties are number 12 to the south and number 16 to the north. As mentioned above, the depth of the projection does not exceed the 45 degree line from the closest ground floor windows on either side. The proposal also does not breach the 45 degree line on either side in elevation, and the lowering of the ground floor land level levels in comparison with neighbouring properties assists in reducing the potential dominance of a 4 storey building. The building is not considered to have an overbearing impact on properties on either side.



*Proposed site plan showing relationship with neighbouring properties*

8.29 Number 16 to the north has 5 windows facing the site at a distance of approximately 5.9m from the proposed building at its closest point. The proposed development includes a number of north facing windows however all windows at first and second floor level which would enable direct overlooking towards the property and the first 10m of the rear garden would be obscure glazed. Careful consideration has been given to internal layouts to ensure that each of these rooms have alternative windows to allow adequate light for prospective



occupiers. Number 12 to the south has a number of windows facing the site at a distance of between 8 and 9.5m to the proposed building. The proposed development includes south facing windows which similarly would be obscure glazed at ground, first and second floor level to prevent overlooking towards the property and the garden. On both boundaries, semi-mature trees are proposed to be planted to further assist with screening between the properties.

- 8.30 A daylight and sunlight study has been undertaken to assess the impacts of the proposed development on numbers 12 and 16. The vertical sky component (VSC) analysis, which measures the amount of sky visible from a centre point of a window, indicates that all windows of number 12 retain at least 80% of their existing VSC, and all retain above the BRE guideline of 27%, which suggests that the development would not have a noticeable impact on the amount of light received to each window and each room will still receive good levels of natural daylight. The VSC analysis for number 16 shows that one window (the ground floor side facing window) would fall short of the BRE guidelines, receiving 72% of its current VSC, and falling to 26.37%, which is only marginally below the 27% BRE guideline. This room is also likely served by another larger window on the rear elevation so this minor transgression is considered acceptable. In terms of sunlight, the Annual Probable Sunlight Hours (APSH) test indicates that all relevant windows of numbers 12 and 16 would continue to receive the recommended amount of daylight annually and in the winter months.
- 8.31 Balconies are proposed on the front and rear elevations. The front balconies do not raise any amenity concerns as these are looking over the public highway. The rear balconies are inset with hit and miss bricks on the side to prevent overlooking towards neighbours on either side. The outlook is proposed over the rear amenity space.
- 8.32 The property to the rear at 3 Coxley Rise has its back garden positioned directly beyond the application site at a distance of 14.5m, and the property itself is at the rear of number 12 Oakwood Avenue. It is noted that the proposed rear facing balconies would be orientated towards the rear garden of 3 Coxley Rise but the separation distance is considered to be adequate. The existing mature tree is to be retained and additional semi-mature trees are to be planted on the boundary, which will assist with screening the rear garden from overlooking. The proposed development would be visible from the windows of 3 Coxley Rise however there would be no conflict with the 45 degree line and the separation distance means that the proposal is not considered to have an overbearing impact.
- 8.33 Representations have also raised concerns around overlooking impacts towards 124/126/126a Riddlesdown Road. These properties are located over 26m from the rear of the site boundary and around 40m from the rear of the proposed buildings so any overlooking towards these properties would be from a distance and would not raise concerns regarding undue amenity impacts.



8.34 Overall the amenity impacts on neighbouring occupiers are considered to have been adequately mitigated and on balance are considered acceptable.

### **Trees, Biodiversity and Ecology**

8.35 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are mature trees along the rear and side boundaries, many of which are located just outside the site boundary. These include one TPO Beech tree in the front garden of number 12 (category B – T1) and other large trees which do not have TPOs including a sycamore in the rear garden of number 12 (category B – T6), a silver birch in the rear garden of number 16 (category B – T4), and a sycamore just beyond the rear boundary (category B – T5). All of these mature boundary trees would be retained and protected. The size of the proposed basement has been informed by the location of the RPAs of these boundary trees. The wall of the proposed basement is in proximity to (but not encroaching upon) the RPAs of T5 and T6 (sycamores) but minor encroachment is expected on the RPAs of these 2 trees as a result of the basement dig process. A Tree Protection Plan has been provided and will be conditioned to ensure that any encroachment is kept to a minimum, and the detail of the Tree Protection Plan has been agreed by specialist officers. The two street trees (one to the north and one to the south) would also be retained and their root protection areas would not be impacted by the relocation of the vehicle crossover.

8.36 It is proposed to remove one false acacia tree (category C – T3) in the rear garden of the application site, one pittosporum (category B – T7), and one group of yew trees (category C – T2) near to the boundary with number 12 in order to facilitate the development. With regards to the Category B pittosporum, the arboricultural impact assessment states that 'this may be retained and protected with Tree protective fencing, or may be removed and replaced as part of a wider landscape scheme', however it has been assumed as part of the assessment that this tree will need to be removed to facilitate the development. There are no other tree removals proposed and these removals would be mitigated by planting of 13 new trees and additional shrubs and hedges as part of the landscaping scheme. 11 of the 13 new trees would be semi-mature specimens located on the eastern (adjoining 3 Coxley Lane), southern (adjoining number 12) and northern (adjoining number 16) boundaries. 2 further trees would be planted in the front garden.

- 8.37 Representations have raised concerns about impacts on the protected beech tree (T1) in the front garden of number 12. The Tree Report outlines that this tree has a RPA radius of around 14.4m and is likely to experience a root incursion of approximately 13% as the south western corner of the building would encroach the RPA. Discussion has taken place between specialists and as a result the SW corner of the building has been pulled back from the front by 3.5m to allow a further 11sqm rooting area for T1 (reducing the encroachment to below 13%). A pre-commencement tree protection condition will be included to ensure a trial trench is dug by hand in the line of the proposed foundation of the building under supervision by the project arboriculturalist to establish the presence of roots in this location. The RPAs of trees will be pegged out by the arboriculturalist prior to commencement. The Arboricultural Method Statement outlines in detail how the protected Beech tree and other retained boundary trees will be safeguarded during the construction process. This has been discussed in detail and agreed between the Council and the project team. A condition will be attached to ensure that works are undertaken in accordance with the Statement and with the appropriate supervision.
- 8.38 Policy DM27 seeks to protect and enhance the borough's biodiversity. An Ecological Appraisal has been submitted which assesses the impacts of the proposed development on designated sites, protected species and Priority species & habitats. This also includes biodiversity enhancements such as bird nesting boxes on retained trees and incorporating a range of native and non-native plant species within the landscaping scheme to provide habitats for wildlife. The council is satisfied that there is sufficient ecological information available for determination and that the mitigation measures identified are appropriate to conserve and enhance protected and Priority Species. Biodiversity enhancements are also outlined in the report, which are supported. Conditions will be attached to ensure compliance with the recommendations of the ecological appraisal and the submission of a biodiversity enhancement strategy.

### **Landscaping**

- 8.39 Local Plan policy 10.8 requires proposals to incorporate hard and soft landscaping. A landscaping scheme is proposed which involves paving of the front and rear paths using various high quality materials, lawn at the front and back with boundary hedging to delineate private and communal amenity spaces. Seating is provided in the rear garden as well as timber play equipment in the play space. The proposed landscaping is considered to be simple but high quality. Further details along with details of the retaining structures are to be provided by condition.

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

### Car parking

- 8.40 The site has a Public Transport Accessibility Level (PTAL) of 0 which is the worst access to public transport. Car parking on a 1:1 basis is proposed within an underground car park, including 2 disabled parking bays. The quantum of car parking is in accordance with the London Plan standards. The underground car park would be accessed via a modified vehicle access point on Oakwood Avenue, further north than the existing vehicle crossover. The vehicle crossover would be a dropped kerb with a flat section of 4.5m and 0.5m ramps either side, in accordance with Council guidance. Pedestrian sight lines at the crossover are shown in the Transport Statement and are acceptable. Vehicle sightlines will be required by condition.
- 8.41 The main ramp down to the basement car parking is on a 1:6 slope, with 1:12 transitions at either end, which is acceptable. The proposed ramp is 5m wide which is appropriate to enable 2 cars to pass each other. Swept paths for each of the parking spaces are provided, demonstrating that the spaces are accessible. The relocated crossover will require the relocation of a lamppost, which will be agreed as part of a S278 Agreement. The S278 will also require the reinstatement of the existing crossover and improvements to the footway in front of the site.
- 8.42 Representations have raised concerns about on-street car parking by visitors or if occupiers have more than one car. A parking stress survey has been undertaken which shows very low parking stress in the street (13%) and concludes that the proposed development would have limited impact on parking stress on the street given the quantum of on-site parking spaces. This is accepted.
- 8.43 4 active electric vehicle charging points (20%) will be provided in the basement car park, and the remainder of the spaces will be passive spaces (spaces with the necessary underlying connections and cabling to enable installation of charging points in the future), in line with policy DM30.
- 8.44 A contribution of £30,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.

### Cycle parking

8.45 Policy DM30 and London Plan policy 6.9 and Table 6.3 would require provision of a total of 34 cycle spaces. Cycle parking facilities must be secure, integrated, convenient and accessible. The cycle store is located in the basement with space for 38 cycles, which is acceptable. Semi vertical racks and Sheffield stands will be provided, including space for 5% wider and adapted bikes. A sliding door to the bike store will be installed to avoid any conflict with the adjacent car parking space. Details will be secured by condition.

### **Waste / Recycling Facilities**

8.46 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design and should be within the main building envelope. The bin store is proposed at ground floor level, with access for residents from the entrance core and access for operatives externally from the front. The drag distance for operatives is around 20m which complies with guidance in the Council's New Build and Conversion waste management guidance. Details of the receptacles will be provided by condition to ensure capacity is adequate.

### **Sustainability and Flood Risk**

#### Energy efficiency

8.47 Local Plan Policies SP6.2 and SP6.3 require development to minimise CO2 emissions in line with the energy hierarchy and all new major developments must be zero carbon. This is to be achieved by a minimum 35% reduction in regulated carbon emissions over the 2013 Building Regulations on site, with any remaining CO2 emissions to be offset through a financial contribution. The Energy Statement shows that on site CO2 reductions of 36% will be achieved through the use of solar PVS, advanced heating controls and thermal insulation within the building fabric. A condition will be included to ensure the solar panels and other energy efficiency measures are implemented prior to occupation. The remaining carbon would be offset via a contribution at a cost of £60 per tonne of carbon, equating to approximately £27,972. This would be secured through the S106 agreement.

8.48 The S106 will also require an air quality contribution of £2,000 to fund initiatives in the Council's Air Quality Action Plan in accordance with Local Plan policy DM23 and the Council's Air Quality interim policy guidance.

#### Flood risk

8.49 The site is located within an area at very low risk of surface water flooding. The proposed surface water drainage strategy will include the incorporation of infiltration SUDS (soakaways) and this will ensure no discharge to public sewers. Two soakaways will be included, one within the front landscaped area and one in the rear landscaped area, and a SUDS maintenance strategy is included. The Lead Local Flood Authority (LLFA) has been consulted and has advised that the submission is robust and the SUDS strategy is sound but that the applicant should consult the Environment Agency as a formality as the site is located within a Groundwater Source Protection Zone. A condition will be included to ensure SUDS are incorporated within the development as proposed and that the EA is consulted.

### **Conclusion and Planning Balance**

8.50 The provision of 20 flats in this location is acceptable in principle. The provision of 15% affordable housing and a review mechanism is supported and the proposed mix of units is acceptable to provide a range of accommodation sizes. The design, massing and site layout has evolved over time through pre-app discussions and is now considered acceptable. The proposed quality of accommodation is acceptable and the amenity space, play space and accessibility arrangements and landscaping are supported. Amenity impacts on neighbouring occupiers will be adequately mitigated. Existing mature trees in neighbouring gardens will be retained and protected. The parking arrangements and highways impacts are acceptable, and the proposed development is also acceptable on sustainability grounds.

8.51 All material considerations have been taken into account, including responses to the public consultation. The conditions recommended and obligations secured by Section 106 would ensure that any impacts of the scheme are mitigated and it is not considered that there are any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

### Other matters

8.52 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

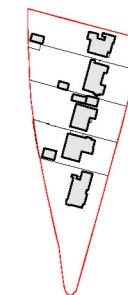
8.53 All other planning considerations including equalities have been taken into account.

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Revisions:  
00 PC 27.11.2020 Planning Submission



Key Plan

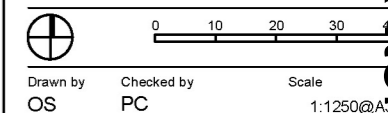


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Client  
**Justin Homes**

Drawing Title  
Existing  
Location Plan



Status  
**Planning Submission**

Job number  
Drawing number  
Revision  
**6791 D1000 00**

Agenda Item 6.4



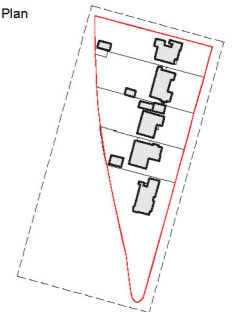
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Key Plan

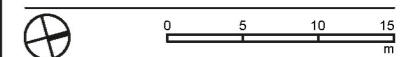


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Drawing Title  
Existing  
Site Plan



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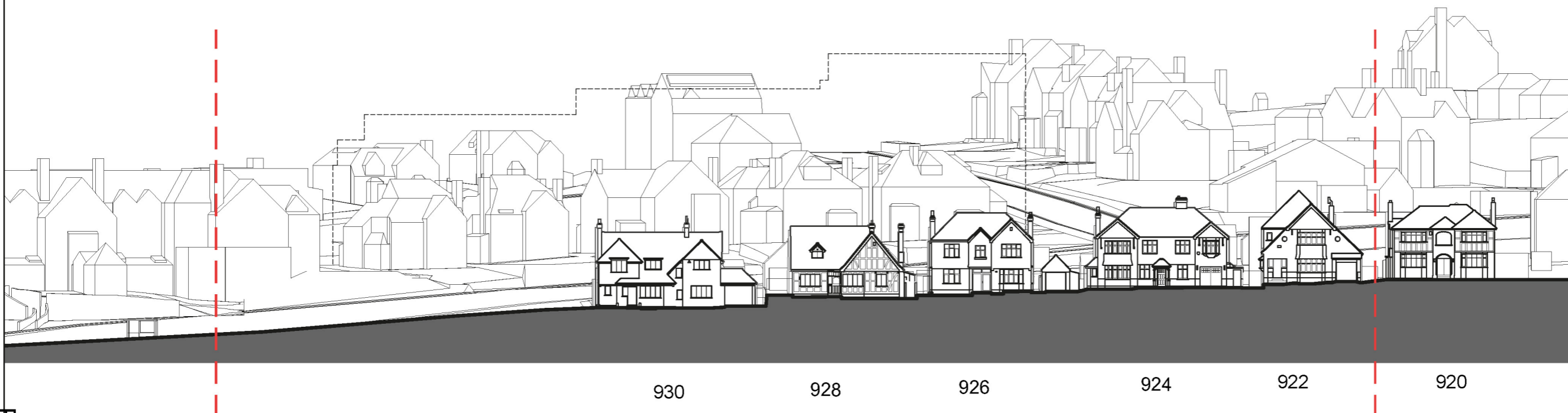
Status  
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Job number 6791 Drawing number D1100 Revision 00



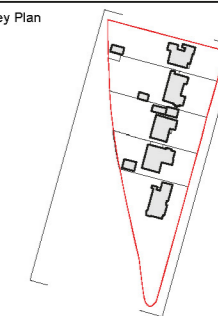
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00 PC 27.11.2020 Planning Submission



01 Existing East Elevation  
D1700 SCALE 1:500

Key Plan



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02 Existing West Elevation  
D1700 SCALE 1:500



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Client  
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Drawing Title  
Existing Elevations

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Status  
**Planning Submission**

Job number 6791 Drawing number D1700 Revision 00

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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/06224/FUL  
 Location: 922 - 930 Purley Way, Purley, CR8 2JL  
 Ward: Purley and Woodcote  
 Description: Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 12 storey's comprising 155 flats with associated land level alterations, landscaping, access, cycle and car parking  
 Approved: See Appendix 1  
 Documents:  
 Applicant: Justin Homes (Purley Way) Ltd  
 Agent: Icen Projects Ltd  
 Case Officer: Tim Edwards

	1 bed		2 bed		3 bed		4 bed +	Total
	1p	2p	3p	4p	4p	5p		
							5	5
<b>Market Housing</b>	11	61		36		3		
<b>Affordable Rent</b>		5		4	4	1		
<b>Intermediate</b>		16		8	3	3		
<b>All Tenures</b>	<b>93</b>		<b>48</b>		<b>14</b>			<b>155</b>

Number of car parking spaces	Number of cycle parking spaces
6 Blue Badge	262 (258 long stay and 4 short stay)

1.1 This application is being reported to Planning Committee in accordance with the Committee consideration criteria:

- The scheme was referred by Councillor Quadir (Ward Councillor)
- The scheme was referred by the Director of Planning and Strategic Transport

**2 BACKGROUND**

2.1 An earlier iteration of this proposal was presented to the Planning Committee at pre-application stage on 22nd October 2020. This proposed the erection of 3 blocks ranging from 6 – 14 storeys, 149 units with associated land level alterations, landscaping, access, cycle and car parking.

2.2 The main issues raised were as follows:

## **Landscape**

- There was general concern expressed by Members regarding the height of Block A. There was support for the place review panel suggestion to reduce the height of the front from building Block A, with more work to be done on how it fits within the landscape to contribute the gateway and exit of Purley.
- Members supported the local space and play space provisions and were reassured with the quality and how it operated between the blocks, public accessibility and seating.

## **Adjoining Occupiers**

- There were concerns expressed with the development of Block C on the detached unit to the north, and the 45 degree compliance rule, separation and the daylight and sunlight assessment.

## **Character and Design**

- There was a request for more information on the individual and cumulative impact of the development on amenity, character and infrastructure.
- Members stated they would like further insight to the treatment of the façades and whether Block A should have a unique architectural finish or more uniform to Block A, B and C.
- Some Members were satisfied that this was in a sustainable location, though there was tension noted with the landmark building for Purley as set out in the Croydon Local Plan 2018. Other Members questioned whether there was a market appetite for the volume of 1-bedroom homes in Purley.

## **Wheelchair Accessibility**

- There was support for the 10% wheelchair provision compliance and encouragement to exceed the requirement.

## **Affordable Housing**

- The 35% was broadly supported by Members, with some Members keen to see more of an increase of the 35% policy compliance.

## **Living Conditions**

- There were concerns across the Committee with the mix of the units. Members welcomed more family units beyond the 2 bed 4 person unit provisions in the local plan.

## **Car Parking**

- There was appreciation to the parking provided for occupants and the self-employed.

## **Other:**

- There was concern that there was no provision for the proposed loss of 24 trees.

2.3 The scheme was presented to the Place Review Panel (PRP) on two occasions during the pre-application stage. The main issues raised by the Panel following the second discussion were as follows:

- The Panel agree that Blocks B and C are working more successfully than Block A at present.

- It is recommended to reconsider the overall massing strategy; exploring a transitional height of 12-8-6 storeys. Block A footprint should be simply extruded with no horizontal split to the massing as this will emphasize its strong form and corner condition, and reduce any sense of a “thin” facade.
- The Panel reiterates that Block A will need to be of exceptional architectural quality in order to justify its height. The scheme should aspire to match the quality of architecture of Purley Baptist Church on its own terms.
- The Panel are not convinced that the vertical splits and contrasting brick tones in all the buildings are helpful in breaking up the massing. More subtle alternatives should be tested.
- Further work is needed regarding the Base, Middle and Top articulation throughout the scheme, and how this relates to the character of Purley.
- The Panel are broadly happy with the emerging landscape design; however they stressed that play areas etc. should be publically accessible in order to “give back” to the existing residents of Purley.
- The Panel encourages the Applicant to further consider the interface between architecture and landscape and how this can be enhanced to create an integrated design.
- The Panel also encourages further consideration of the blank ground level frontages on Purley Way.

2.4 Since the Committee and presenting to the PRP, the proposal has been further developed in consultation with officers and the above comments (where possible) have been addressed in amendments and additional justification provided for the scheme.

### **3. RECOMMENDATION**

3.1 That the Planning Committee resolve to GRANT planning permission subject to:

- A. Any direction by the London Mayor pursuant to the Mayor of London Order
- B. The prior completion of a legal agreement to secure the following planning obligations:
  - 1) 35% Affordable Housing provision (30% London Affordable Rent, 70% London Shared Ownership)
  - 2) Air quality contribution of £15,500
  - 3) Local employment and training strategy (construction) including a financial contribution of £95,000
  - 4) Zero Carbon off-set contribution of £71,759
  - 5) Sustainable transport contributions including towards off-site car clubs and car club memberships for future occupiers of £112,500
  - 6) Car parking permit free restriction for future residents
  - 7) Travel Plan and monitoring
  - 8) Public realm and highway works to ensure safe ingress and egress onto Purley Way
  - 9) Section 278 agreement

- 10) Green Travel Plan
- 11) Retention of scheme architects (or suitably qualified alternative architect)
- 12) TV and digital mitigation
- 13) Monitoring fees and payment of legal fees
- 14) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

3.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate detailed terms of the legal agreement, securing additional/amended obligations if necessary.

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

### **Conditions**

- 1) Commencement within three years (compliance)
- 2) Approved Plans (compliance)
- 3) Construction and Environmental Management Plan (prior to commencement)
- 4) Archaeology (prior to commencement)
- 5) Biodiversity – bat survey (prior to commencement)
- 6) Contamination (prior to commencement)
- 7) Remediation Strategy (Prior to commencement)
- 8) Public art (prior to commencement)
- 9) Wind tunnelling and mitigation measures outlined for landscaping scheme (prior to commencement)
- 10) Aviation warning lights, construction and on building (prior to commencement)
- 11) Typical façade materials/detailing – 1:20 details used to produce 1:1 mock-ups, with 1:5 details to confirm following approval (prior to superstructure)
- 12) External facing materials, including physical samples and detailed drawings of design elements – including interim wind break (prior to superstructure)
- 13) Sample panels on site (prior to superstructure)
- 14) Balcony and balustrading design (including those requiring additional wind mitigation owing to their location) (prior to superstructure)
- 15) Hard and Soft Landscaping details of all Public Realm, communal amenity spaces and Children’s Play Spaces (prior to superstructure)
- 16) Biodiversity enchantment strategy including lighting design. (prior to superstructure)
- 17) Landscape and public realm management plan(prior to occupation)
- 18) Flues and Ventilation (prior to occupation)
- 19) Façade maintenance and cleaning strategy (prior to occupation)
- 20) Landscape and public realm management plan (prior to occupation)
- 21) Biodiversity (prior to occupation)
- 22) Public Realm and External Building Lighting (prior to occupation)
- 23) Delivery and Servicing (prior to occupation)
- 24) Car Park management plan (prior to occupation)
- 25) Refuse storage (prior to occupation)
- 26) External Noise Mitigation (prior to occupation)
- 27) Hard and Soft Landscaping details of Public Realm, Roof Top Amenity Spaces and Children’s Play Spaces (prior to occupation)
- 28) Piling (prior to specific works)

- 29) Step free access to all amenity spaces shall be provided to all future occupiers regardless of tenure (compliance),
- 30) The 'pocket park' between Blocks B and C shall be publicly available (compliance)
- 31) Detailed Surface Water Drainage Scheme (compliance)
- 32) Tree Protection (compliance)
- 33) Water use (compliance)
- 34) Noise limits (plant) (compliance)
- 35) Secured by design (compliance)
- 36) Accessible Homes (M4) (compliance)
- 37) Lifts (compliance)
- 38) Electric charging (compliance)
- 39) Cycle Storage (compliance)
- 40) All features and materials must comply with Part B of the Building Regulations in relation to fire safety (compliance)
- 41) Submitted Air Quality assessment (compliance)
- 42) Thames Water (Protection and upgrade of water supply infrastructure)
- 43) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

### **Informatives**

- 1) Granted subject to a Section 106 Agreement;
- 2) Community Infrastructure Levy;
- 3) Code of practice for Construction Sites;
- 4) Nesting birds in buildings/trees;
- 5) Light pollution;
- 6) Requirement for ultra-low NOx boilers;
- 7) Thames Water informatives regarding underground assets and public sewers;
- 8) Highways informative in relation to works required.
- 9) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

- 3.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of (including views of) listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.5 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the settings (including views of) of the Central Croydon Conservation Area, the Croydon Minster Conservation Area and the Chatsworth Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.
- 3.6 That, if by within 6 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.



## 4. PROPOSAL AND LOCATION DETAILS

### Proposal



*Image 1: Proposed Site Plan*

4.1 A residential development is proposed at 922, 924, 926, 928 and 930 Purley Way. The 0.45 hectare site currently has 5 detached dwelling houses and is located within the environs of Purley District Centre as identified by Policy DM42.1 of the Croydon Local Plan 2018 (CLP). The scheme would comprise

- Three apartment blocks, ranging from 6, 9 and 12 storeys and containing a total of 155 residential homes. The 12 storey block would comprise 79 homes, the 9 storey block would comprise 47 homes and the 6 storey block would include 29 units.
- The proposal would provide 40% family units onsite.
- 35% affordable housing offer (by habitable rooms), providing 14 London Affordable Rent and 30 London Shared Ownership units, which equates to 44 units

- The proposal would be a car-free development providing 6 wheelchair accessible car parking spaces only.
- The proposal includes varying public realm and amenity spaces throughout the development which have different purposes and provide break-out areas, planting 40 trees and providing additional ecology benefits.

4.2 Additional information has been provided since the planning application was originally submitted. This includes further clarification on the daylight and sunlight assessment, alterations to the proposed ingress and egress and cycle stores following discussions with TfL and details relating to the energy strategy/urban greening factor as requested by the GLA.

### Site and Surroundings

4.3 The site consists five detached houses, which front towards Purley Way. As you go north of the site, past 920 Purley Way, the other properties front towards Coldharbour Lane. To the east of the site, across the Purley Way are a number of 4 storey flatted developments which front towards Pampisford Road as well as the bungalow of 25 Hereward Avenue all of which are set at a lower land level than the site. To the south of the site is the Purley Way/Pampisford Road/Russell Hill Road Junction and the district centre beyond. Then to the west is Coldharbour Lane, an old bridleway and now pedestrian/cycling route, notably to and from Thomas More School, as well as a mature row of existing street trees which site above Coldharbour Lane. On the opposite side of these mature street trees is Russell Hill Road where there is extant consent for 7/8 storey flatted development (highlighted within the planning history section) at 29 – 37 Russell Hill Road. Land levels throughout the site and its surroundings rise from south to north and then also from east to west.



Image 2: Existing Site Location Plan

- 4.4 Whilst the immediate surrounding area is primarily residential, the character of the area has evolved significantly with no set typology and form of development. Owing to the site's location in close proximity of the District Centre the wider surrounding area is very mixed in character and uses.
- 4.5 The site has a Public Transport Accessibility Level (PTAL) of 4/5 (on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, in close proximity to Purley Railway Station, a number of bus routes and the local amenities/shops located within the District Centre. The site fronts onto Purley Way which is part of the Transport for London (TFL) Strategic Road Network.
- 4.6 The site is not in a Conservation Area and there are no heritage assets on the site, nor directly adjoining. Purley Library and Purley United Reform Church (Grade II\* listed) and the Brighton Road Local Heritage Area are located within the District Centre whilst the Upper Woodcote and Webb Estate Conservation Area is within the wider area.
- 4.7 The site is within an Archaeological Priority Area (APA) Tier II location. It is also within Flood Zone 1 with there being potential for groundwater and surface flooding. The whole borough is an Air Quality Management Area (AQMA).

### **Planning History**

- 4.8 The following planning history is relevant for this site:

20/06030/ENV - EIA screening opinion under the Town and Country Planning - Environmental Impact Assessment - regulations 2017 - as amended - regulation 6.  
**Environmental Impact Assessment not required.**

- 4.9 The following planning is relevant within the surrounding area:

#### 29-35 Russell Hill Road - Ref: 19/03604/FUL

This scheme was granted planning permission in February 2020 and proposed the demolition of four existing houses and the development of a scheme of 106 flats which reaches up to 8-storeys in height. **Currently under construction.**

#### 37 Russell Hill Road - Ref: 19/00467/FUL

This scheme was granted permission in December 2019 and proposes the demolition of 1 existing house and the development of a scheme of 47 flats, up to 8-storeys in height. **Currently under construction.**

#### Purley Baptist Church - Ref: 16/02994/P

This scheme was recently granted permission by the Secretary of State in July 2020 having been called in by the Secretary of State initially in 2017. The scheme proposes a residential development with community floorspace, 200 homes and up to 17-storeys in height. **Pre-commencement condition applications relating to this have begun to be submitted to the LPA for consideration.**

#### 1 – 3 Pampisford Road – Ref: 12/00291/P

This scheme was granted permission June 2012 and proposes the demolition of the existing building erection of a three storey building with accommodation in roofspace comprising of 14 two bedroom flats and provision of associated parking spaces. **Currently under construction.**

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

- 5.1 The site is considered to be in a sustainable location and suitable for a significant development. It is on the edge of a District Centre, with good public transport accessibility and in an area with a mixed character.
- 5.2 The proposal constitutes a Departure from the local plan by virtue of being a tall building in an area which is not designated for tall buildings. For the reasons above and as expanded on in the “Considerations” section, the proposal is however considered to be appropriate and there are material considerations which outweigh the development plan.
- 5.3 The development is considered to be a high quality landscape and design led scheme, subject to detailing which is proposed to be secured by planning conditions. The heights of the proposed buildings would result in some less than substantial” to the Grade II listed Purley United Reform Church. However, with regard to the relevant legislation, policies and guidance, the harm is considered to be accompanied by clear and convincing justification with the harm being outweighed by the public benefits provided in the form of new housing, affordable housing and public amenity space.
- 5.4 35% of the proposed homes (by habitable room) would be affordable housing, of which 14 would be London Affordable Rent and 30 would be intermediate London Shared Ownership.



- 5.5 The new dwellings would provide good quality accommodation. The impacts to neighbours would be limited, and the proposal would comply with the Council's policies with regard to transport, environmental impacts and sustainability, subject to the recommended planning conditions and s.106 obligations.



*Image 3: CGI Image of the development viewed from the Foxley Lane/Purley Way/Pampisford Road Junction*

## **6 CONSULTATION RESPONSES**

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

6.2 The following were consulted regarding the application:

### **Mayor of London (GLA) (Statutory Consultee)**

6.3 The GLA (referred due to the proposal being more than 30m high, including more than 150 flats) made the following comments:

- London Plan policies on housing, design, heritage, access, energy, and transport are relevant to this application. The application is broadly supported in strategic planning terms, but the following matters should be addressed to ensure full compliance with the London Plan and the Mayor's Publication London Plan.

- **Principle of development:** The proposed redevelopment of the site for 155 residential homes and the optimisation of this underutilised brownfield site is strongly supported in strategic planning terms.
- **Affordable housing:** The development proposes 35% affordable housing by habitable room split 70:30 in favour of intermediate housing. The overall quantum of affordable housing is broadly supported. In order to follow the Fast Track route, the tenure of the affordable component must provide a minimum of 30% as low-cost rent (London Affordable Rent or Social Rent), the shared ownership component must also meet the definition of genuinely affordable housing, as set out in Policy H6 of the Publication London Plan.
- **Urban design and heritage:** The general layout and massing are supported. Measures to ensure a high quality pedestrian environment to the front of the site should be secured. A fire statement should also be provided. Less than substantial harm would be caused to the Purley United Reformed Church (Grade II). Further information is required to establish if the full potential of public benefits has been realised.
- **Inclusive access:** The scheme provides appropriate levels of accessible accommodation. This is supported and should be secured by condition, along with Building Regulations standards M4(2) and M4(3) in line with London Plan Policy 7.2 and policy D3 of the Mayor's Publication London Plan.
- **Climate Change:** Further information in relation to minimising energy cost, overheating risk, demonstrating potential for a DHN in the future, the proposed site heat network and energy centre, and ASHP system are required. A circular economy statement and whole-life carbon assessment are also required.
- **Transport:** Further work is required concerning the site access arrangement to address safety concerns and to ensure it is in line with the Mayor's Vision Zero approach, facilities to assist pedestrians crossing are required, clarifications on access to cycle stores in Block A Further work is also required to ensure the protection of TfL Street Trees (Paragraphs 52-61). [Officer Comment: TfL's comments are highlighted below and since these comments from the GLA, TfL have commented further].

### **Transport for London (TfL) (Statutory Consultee)**

6.4 In general, whilst TfL raised concerns to the scheme they have not objected to the proposal. The following points were raised:

- Insufficient evidence has been provided to demonstrate that access cannot be achieved from Russell Hill Road / Coldharbour Lane. (*Officer Comment: This application proposes an access from Purley Way and this is what is being considered. However officers are of the opinion that any proposed access from Coldharbour Lane to this site specifically would detrimentally impact pedestrian safety on a key pedestrian link and owing to the significant land levels and the risk to the existing council owned street trees, an access from Coldharbour Lane would not be feasible*).

- The service vehicle trip generation for the site highlights there will be a significant daily uplift compared to the existing situation.
- Concerns were raised in relation to the potential right turns out of the site, despite mitigation measures. The proposal could result in a potential decrease in safety on Purley Way without mitigation. TfL request that the feasibility of a potential reduction in speed limit to reduce potential risk / severity is secured. These speed reductions measures could include for example signing, 30mph road marking roundels, coloured surface and rumble devices.
- Further consideration is required to determine if facilities to assist pedestrians crossing are required, notably towards Hereward Avenue and the potential cut through towards to Pampisford and facilities such as Hospital, School, Church and Nursery. *[Officer Comment: The applicant has set out the reasons why a proposed pedestrian crossing across Purley Way to link with Hereward Avenue is not a reasonable, required or possible in this location considering the 4 lane nature of the road. Considering the nature of the road, the limited permeability of a route which is only accessible via stairs and that the likely pedestrian trips are towards the district centre and towards the existing traffic lights south of the site overall this approach is considered appropriate].*
- Further work is required to ensure that the street trees root protection areas are acceptable *[Officer Comment: The applicant has now updated this accordingly].*
- Detailed design requirements relating to sizing of disabled parking bays, routes to cycle stores and cycle parking design requirements. *[Officer Comment: The applicant has now updated these accordingly].*
- Following matters to be secured: Detailed Travel Plan, Delivery and Servicing Plan, Construction Logistics Plan, s278 Highways Agreement, restriction on apply from parking permits

#### **Local Lead Flood Authority (LLFA) (Statutory Consultee)**

- 6.5 LLFA initially objected to the scheme, pending additional drainage details relating to on-site capacity (OFFICER COMMENT: The Council's Drainage Engineer subsequently confirmed that this information can be addressed by the recommended pre-commencement condition).

#### **Designing Out Crime Officer**

- 6.6 No objection subject to Secured by Design condition (OFFICER COMMENT: A condition is recommended).

#### **Thames Water**

- 6.7 No objection. Conditions and informative recommended (OFFICER COMMENT: The recommendation includes the Thames Water condition and informative).

#### **Historic England**

- 6.8 No objection subject written scheme of archaeological investigation condition (OFFICER COMMENT: This condition is recommended).



## 7 LOCAL REPRESENTATION

7.1 The application has been publicised by site notices, a local press notice, and letters to neighbours. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 7 Objecting: 7 Supporting: 0

7.2 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</i>	
Cumulative impact of development.	The cumulative impact of development is considered in points 9.2 – 9.3, 9.11 – 9.38, 9.122 and generally throughout the report.
Impact upon adjoining sites development potential	The proposed development has been designed to limit, where appropriate, overlooking north towards 920 Purley Way ensuring that the adjoining site is not prejudiced for future development.
Destruction of garden space	The site is considered to be a previously developed site in a sustainable location and as seen throughout the surrounding area (along Russell Hill/Russell Hill Road including Oscar Close/Highbarrow Close), the re-development of gardens has provided sustainable development.
<i>Scale and massing</i>	
The buildings would be an overdevelopment of the site.	This is discussed in points 9.2 – 9.3 and 9.11 – 9.67
<i>Impact upon the adjoining occupiers</i>	
Tower over properties on Pampisford Road	This is discussed in points 9.81 – 9.105

Impact upon amenity of adjoining occupiers	This is discussed in points 9.81 – 9.105
<i>Future Occupiers</i>	
Proximity of the proposed development to Purley Way and Air Quality	This is discussed in points 9.113 – 9.114.
<i>Transport and Parking</i>	
Safe use of car park not possible.	This is discussed in points 9.119 – 9.134
Turn onto Russell Hill Road is already dangerous and adding another left turn will create further issues.	The proposed development would not alter the existing access onto Russell Hill Road and would alter, rather than create new accesses to and from the site.
No car policy discriminates against those that require a vehicle	This is discussed in points 9.119 – 9.134
Proposal would create extra traffic and pollution	This is discussed in points 9.113 – 9.114 and 9.119 – 9.134
Future residents will park in Hereward Avenue	Whilst Hereward Avenue is relatively close as the crow flies, it is physically separated by a four lane road which will act physical barrier with a safe route, involving crossing at the pedestrian crossings would be an approximate 400 metre walk.
<i>Other matters</i>	
Impact upon flooding – why isn't there rainfall harvesting on-site?	This is discussed in points 9.115 – 9.116.
Impact upon local infrastructure owing to rise in population	The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure,

	including educational and healthcare facilities across the borough.
Cumulative impact of construction in regards to noise, dust, pollution and air quality.	The building works will be temporary, and subject to conditions to limit inconvenience to neighbours and the highway network.
Where is the bulky waste collection point? Fly-tipping will occur	There is a bulky waste store located internally within Block A. A waste management strategy is proposed to be secured via condition to ensure access for all future residents.
<i>Non-material issues</i>	
The proposal would impact upon property prices	This is not a material consideration.

7.3 Chris Philp MP has objected to the proposal and referred the application to planning committee for the reasons set out below. Whilst the case is presented to committee accordingly, it is noted however that the referral was received outside of the timeframe set in the Council's Constitution.

- The proposal for three blocks of accommodation – a 12 storey, a 9 storey and a 6 storey building - is completely out of character with the local area in terms of style, height, density, size, footprint and massing.
- The proposal to build 155 homes on a site currently hosting 5 houses constitutes over-development and completely fails to respect the character of Purley.
- 12 storeys is far too high for this site and completely out of character with the local surrounding area.
- The proposal for a 12 storey block falls into a tall building category. Croydon Local Plan only allows for one high rise building in Purley and that has been taken by the approval of 16/02994/P – Purley Baptist Church
- The three blocks of flats proposed fail to respect the transition from an urban to a suburban character.
- Poor quality amenity for occupiers of some of the proposed units in terms of accommodation and environment.
- Poor landscaping design within the scheme; inadequate children's play area and quality amenity space
- No car parking provision for residents and visitors – other than 6 Blue Badge holder spaces

7.4 Councillor Quadir has objected to the proposal and referred the application to planning committee for consideration:

- Previously, this planning proposal was for a 9 storey building which is deemed to be too high. So it is very surprising that the response has been proposed to 3

blocks of 12, 8 & 6 storeys. One tall landmark building was allowed in Purley which is Mosaic Place.

- It is an over intensive development with poor ratio of housing mix proposed. Mainly single bed homes, a few two and three bed homes.
- Loss of natural habitat and trees in the local area.
- Purley provides 50% of the new home requirement for the whole of Croydon. By doing this Purley does not have the infrastructure to deal with this. There is a lack of schools, surgeries etc to deal with the new influx of people coming to Purley causing an accumulative impact.

7.5 The Purley and Woodcote Residents Associated have objected to the scheme on the following grounds:

- Loss of a family homes and not contributing to providing family accommodation in conflict with adopted policies and guidance.
- Overdevelopment of the site with the proposed development significantly increasing the built area of the existing family home, and with this overdevelopment of the site resulting in inadequate amenity space for potential occupiers contrary to adopted policies and guidance.
- The design submitted is out of keeping with the locality and surrounding townscape, as a result of its massing, form and overall development layout and appearance, contrary to adopted policies and guidance.
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of this proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy contrary to adopted policies and guidance.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements so greatly endangering road safety, especially with schools close by, contrary to adopted policies and guidance.

## **8 RELEVANT PLANNING POLICIES AND GUIDANCE**

In determining any planning application, the Council is required to have regard to the provisions of its Development Plan and any other material considerations. Details of the relevant policies and guidance notes are attached in Appendix 2.

### National Guidance

8.1 The National Planning Policy Framework 2019 (NPPF) and online Planning Practice Guidance (PPG) are material considerations which set out the Government's priorities for planning and a presumption in favour of sustainable development.

8.2 The following NPPF key issues are relevant to this case:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities

- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the historic environment

#### Development Plan

- 8.3 The Development Plan comprises the London Plan 2016 (“London Plan”), the Croydon Local Plan 2018 (“Local Plan”), and the South London Waste Plan 2012.
- 8.4 The Local Plan supports the delivery of new homes across the borough, and identifies that at least 10,760 additional homes will be delivered on allocated sites in the Croydon Opportunity Area by 2036. 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 Secretary of State has commented on the Mayor’s Intend to Publish version and so it would appear to be nearing adoption. 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.
- 8.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon’s overall 10 year net housing figures from 29,490 to 20,790 homes, with the “small sites” reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 8.6 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets. The relevant Development Plan policies are listed in Appendix 2
- 8.7 The relevant Development Plan policies are listed in Appendix 2.

#### Supplementary Planning Guidance (SPG) / Document (SPD)

- 8.8 The relevant SPGs and/or SPDs are listed in Appendix 2.

### **9 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Affordable housing
- Housing Mix
- Character and appearance
- Heritage
- Public Realm and Landscaping
- Housing Quality
- Impacts on neighbours
- Impacts on the surrounding environment
- Transport, parking and highways
- Sustainable design

### **Principle of development**

- 9.2 Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 9.3 Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) sets out that the Council will apply a presumption in favour of new homes. Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites by concentrating development in the places with most capacity to accommodate new homes whilst respecting local distinctiveness of the Places, protecting the physical, natural and historic environment whilst recognising that Places change.

### Existing Homes

- 9.4 Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sqm. The existing five homes are all four bedroom plus homes with a minimum gross internal area of 201 sq m and so are not protected by this policy. 62 family homes are proposed as part of the development and therefore the proposal would be in accordance with the requirements set out by Policy DM1.2 and provides a good amount of family homes.
- 9.5 The existing buildings do not hold any special significant architectural merit and are neither locally nor statutorily listed. Therefore, there is no objection to their demolition.

### Proposed Homes

- 9.6 The proposal constitutes a residential development. Being a residential area, with existing homes on site, the principle of the proposed uses is supported.

### **Affordable Housing**

- 9.7 The Local Plan requires the Council to seek a minimum of 30% affordable housing, but negotiate to achieve up to 50% affordable housing (subject to viability), and seek a 60:40 split between affordable rented homes and intermediate homes.

- 9.8 From the outset the applicant has proposed that 35% of the development, by habitable rooms, shall be affordable homes comprising 30% London Affordable Rent (LAR) and 70% London Shared Ownership (LSO). Block C would include a mixture of LAR and LSO units – the 6 storey block with its own lifts, service facilities and entry but having been designed to mirror the other blocks, in design detail, internal quality, entrances and access to amenity spaces. Block B would be made up of a mixture of LSO and market housing and Block A would be entirely market housing.
- 9.9 As the applicants proposed offer was below 50% affordable housing set out by Policy SP2.4 of CLP 2018, their offer has been independently viability tested to ascertain the quantum of affordable homes on-site. The applicant's viability appraisal, concluded that the development would make a deficit of over £17million without providing any affordable housing units. This appraisal was subject to a third party review which agreed that the scheme would not be viable, but seriously questioned that a developer would be willing to deliver a scheme which make no profit and incurring a net loss of over £6million pounds. These independent consultants have concluded that whilst they believe the proposal would still not be viable, they believe the deficit could be reduced to £1.16 million (whilst not providing any affordable housing) and with alterations to the proposed sales values this could reduce further/remove this deficit entirely. Therefore, whilst there is some disagreement about the overall viability of the scheme, the proposed affordable housing offer is well above the amount which can be assumed to be easily provided on site and so is acceptable.
- 9.10 Whilst the split proposed being 30% (LAR)/ 70% (LSO) does not adhere with local Policy SP2, the Mayor's affordable housing SPG sets out that tenures in a Fast Track application are acceptable if they meet a ratio of 30:30:40 (affordable rent : intermediate : tenure to be agreed with local planning authority), which this scheme does. Considering this and that the scheme has been shown not to be viable to provide any affordable housing on the site, in this specific scenario this split is accepted and the proposed quantum of affordable housing is considered to weigh significantly in favour of the scheme and to be a public benefit to the overall scheme.

## **Housing Mix**

### Housing Mix

- 9.11 Policy DM1 requires appropriate housing choice for sustainable communities and within urban areas of high public transport accessibility, states that at least 40% of units should have three or more bedrooms, although some of those homes can be provided as 2 bedroom 4 person homes during the first three years of the Local Plan subject to viability. The strategic borough wide target is 30% 3-bedroom units.
- 9.12 As outlined by the table below, 40% of units would be family units when including the 2b, 4p units on site (which is all of the 2 bedroom units on-site) and therefore meeting Policy DM1 requirements.



1 bedroom	2 bedroom	3 bedroom
93	48	14
60%	31%	9%

### Housing Density

- 9.13 The site falls in an urban setting under The London Plan (2016) terms and has a PTAL score of 4/5. Table 3.2 of The London Plan identifies the optimum sustainable residential quality density; this table sets the density for such setting within a range of 200-700 hr/ha. The proposal would result in a density of 872hr/ha, which officers notes exceeds density when compared with the London Matrix.
- 9.14 As Members will be aware, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential such as local context, design and transport capacity. The acceptability of the development in terms of scale, mass, layout and appearance is discussed below and which represents an important dimension when determining the acceptability of a particular density of development. This project has clearly emerged out of a design-led response to the site and its highly sustainable location in close proximity to local bus services, Purley train station and within the environs of the District Centre is considered appropriate.
- 9.15 In summary, the proposed residential mix and its density are acceptable. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough. The provision of housing, and affordable housing are public benefits to the scheme.

### **Character and Appearance**

#### Site Layout

- 9.16 The site is laid out in the form of three distinct buildings, which would read as a 'family of buildings'. They all have consistent overarching characteristics and unique differences informed by their particular siting within the site.

9.17 Generous entrance lobbies with waiting areas have been introduced to allow a comfortable welcome and place to pause on entry and exit to each block. Furthermore each block has an additional secondary accessible entrance to allow greater permeability from other approaches, from the south for Block A and from Coldharbour Lane to the west for Block B and C.



Image 4: Entrances and access to amenity spaces

9.18 Each building has a carefully considered building footprint and is chamfered according to the specific constraints of the sites. Block A is sited on the southern corner close to the site boundary with an ‘arrowhead’ footprint which presents a slender form to the southerly approach from the gyratory and centre and positively addresses this junction. Block B is angled towards the pedestrian entrance to the site on Coldharbour Lane and Block C is angled to reduce impact and views from the neighbouring property, 920 Purley Way and provide wider views through the site to the retained greenery beyond. Between the three blocks is generous space for communal outdoor amenity, play space, public art and landscaping providing a series of “outdoor rooms” for various activities while utilising and celebrating the significant

slope across the site with further communal space located towards the rear of the site (as seen in image 4).

*Image 4 - Proposed Site Layout (and block labels)*



#### Tall Building

- 9.19 Policy SP4.5 of CLP 2018 sets out that tall buildings will be encouraged in the Croydon Opportunity Area, areas in District Centres, locations in areas well connected to public transport interchanges and where there are direct physical connections to one of the above. Policy SP4.6 is also of note and applications for tall buildings will be required to: respect and enhance local character/heritage assets, minimise environmental impacts, respond sensitively to topography, make a positive contribution to the skyline and image of Croydon and include high quality public realm in their proposal.
- 9.20 When considered in relation to this proposal, the relevant parts of Policy DM15 set outs that tall or large buildings must respect and enhance local character proposals and will be permitted where they are located in place specific areas as outlined by policies DM24 – DM49, located in a minimum Public Transport Accessibility Level (PTAL) rating of 4, of exceptional design quality and that the building height, footprint and design relates positively to any nearby heritage assets.
- 9.21 The relevant place specific policy of the CLP 2018 is DM42.1 which details that within Purley District Centre and its environs developments should complement the existing predominant building height of 3 to 8 storeys with a potential for a new landmark building of 16 storeys. It is important to note the accompanying text to Policy DM42 which states that the district centre and its environs has a varied topography which presents opportunities for tall buildings.
- 9.22 It is clear that the proposed landmark building which Policy DM42.1 relates to has been approved as part of the Mosaic Place / Purley Baptist Church scheme. However, it is important to separate the two points of “how a building complements the existing building heights” and “a landmark building”, with this proposal not considered to

create a separate landmark building which competes Purley Baptist Church and the policy allocation.

- 9.23 The site does however include a 9 and 12 storey building. Taking into account the site adjacency to the approved schemes within Russell Hill Road (as highlighted in the relevant planning history) with these flatted blocks being up to 8 storeys in height and set at a higher land level, buildings of the proposed heights are considered to be appropriate – they respond to the emerging character, whilst stepping down to the north where there is a more suburban context. There is a clear rationale for why they are set out in the manner they are on the site. A 9 storey building in this location would be considered to complement this predominant building height and fully accord with policy.
- 9.24 However, the 12 storey block is considered to be a departure from policy, when considering the place specific policy and part of the Tall Building policy. A Local Planning Authority may depart from development plan policy where material considerations indicate that the plan should not be followed, subject to any conditions prescribed in Directions by the Secretary of State. The power to depart is set out in Article 32 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is important that the Croydon Local Plan is read as a whole, and that failure to comply with a single policy within the plan would not necessary lead to a sustainable reason for refusal. An assessment of whether the scheme demonstrates these material considerations is made at the end of the Character, Appearance and Heritage sections.
- 9.25 In this case, the site meets many of the criteria's set out by both the strategic and detailed Tall Building policy. It is located in an area with good access to public transport (PTAL 4/5), as well as local shops and services within the District centre. As discussed in detail within the design section of this report, the proposal is considered to be of exceptional design quality and whilst the proposal is considered to cause harm to the grade II Purley United Reform Church's setting, that setting is less than substantial and is outweighed by public benefits (detailed in the heritage section of this report).
- 9.26 Overall, the acceptability of this particular tall building is determined by how well it fits into its surroundings when viewed from both near and from a distance. To establish this, a number of verified views were submitted from various important vantage



points. These views demonstrated how the height, mass and design of the scheme would contribute positively to the skyline as seen in image 5.



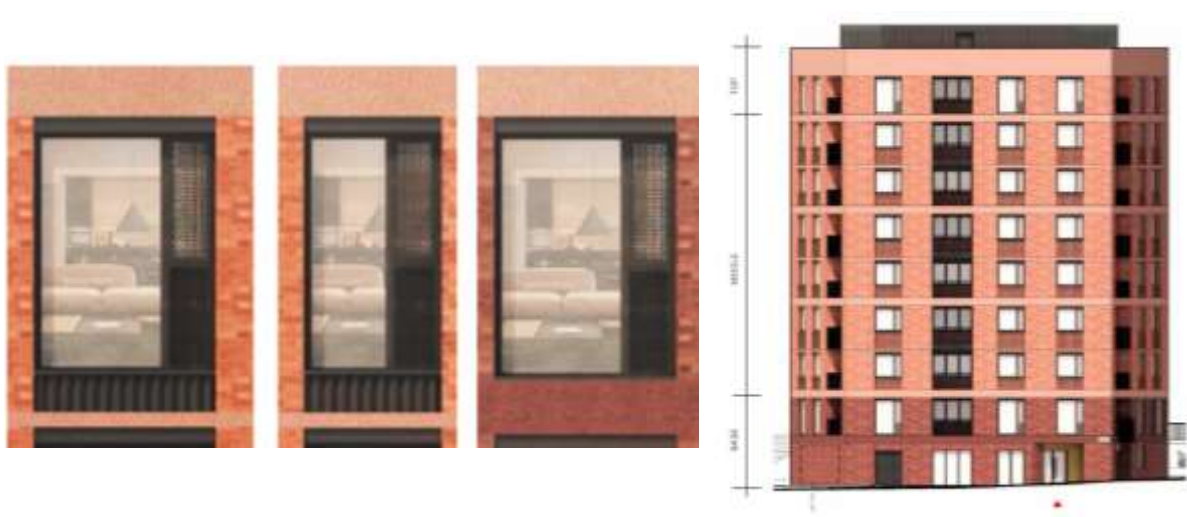
*Image 5: Looking south towards the site and the district centre from Purley Way*

### Townscape and Visual Impact

- 9.27 The elongated triangular site is bounded by Purley Way, Coldharbour Lane and No.920 Purley Way. All boundaries have significant green frontages, a key feature of the site particularly at the southerly apex of the site where prominent trees play an important part in the local character with the adjacent parcel of land to the west between Coldharbour Lane and Russell Hill Road where the majority of these mature trees are located.
- 9.28 Due to the sites location at the point of two intersecting and steeply graded roads leading out of the valley where Purley district centre is situated the site has fairly complex topography (approximately resulting in 5.75 metre rise from south to north and then 3.70 metres rise from east to west) which the applicant has worked through in its design iterations and has greatly informed the final siting and design of the buildings and adjoining landscaping.
- 9.29 The proposal has been accompanied by a detailed contextual analysis which has considered the site, the surrounding area and how their proposed design concept has evolved from this analysis.

### Height, Scale, Massing and Design

- 9.30 The three buildings proposed as part of the development are designed to step down in height (from 12 to 9 and then 6 storeys), south to north, responding to the site's location between urban (Purley District Centre) and its evolving suburban residential contexts with the proposed developments on Russell Hill Road to the west of the site currently under construction.
- 9.31 The variations in height are also united by a consistent and legible top, middle and base façade treatment with clearly defined details including the fluted metal panels beneath the full height glazing of the top floors of Blocks A and B are present accentuate the building crowns as seen in image 6.



*Image 6: Fluted Metal Panel details (left) and 'legible differentiation between the top, middle and bottom element of the proposed elevations' (right)*

- 9.32 The proposal has a distinctive, contemporary massing with strong geometric forms that help to create a sense of openness and views between the blocks in keeping with the local character while the additional chamfers helping to maximise light in the centre of the site as seen in CGI image 7. The proposed form of the building adds interest, variations in the elevations and the additional benefit of natural surveillance throughout the site, over Purley Way and Coldhambour Lane to the rear.



*Image 7: CGI Image looking south west towards the site from Purley Way.*

- 9.33 The massing and layouts of the scheme responds skilfully to the complex topography of the site. This is illustrated in detail through a series of long and detailed sections and 3d views which indicate how the buildings intersect with the sloping ground at a human scale.

9.34 To reinforce differentiation between the three blocks subtle brick tone variation across the blocks, responding to brick tones found in local buildings and material palettes identified through character studies. The first two storeys are differentiated in a darker tone of brick so that they are read as plinths grounding the base of each block and breaking their homogeneity as shown in image 8.



*Image 8: Purley Way Elevation detailing the proposed principle tonality across the site (top) and proposed main entrances (bottom)*

9.35 Each main entrance is made legible and accentuated through generous chamfered surrounds treated with the same brick fluting. This then transitions into glazed brickwork, the colours of which are unique to each block to give a sense of individuality to each entrance as seen in image 8. The glazed finish and green colour palette was chosen to stand out and compliment the warm matte brick tones and reflect the soft landscape within and around the site. The shades of green and the warm hues of brick are also a subtle reference to the coat of arms of Coulsdon and Purley.

9.36 The proposed development reflects the surrounding Purley character through its material and façade detailing. Reconstituted stone banding and reinterpretation of local herringbone brick bond detail (found throughout the western side of Russell Hill Road including the Foxley Hatch Public House) in the form of fluted brickwork providing texture and visual richness across the facades as detailed in image 9.



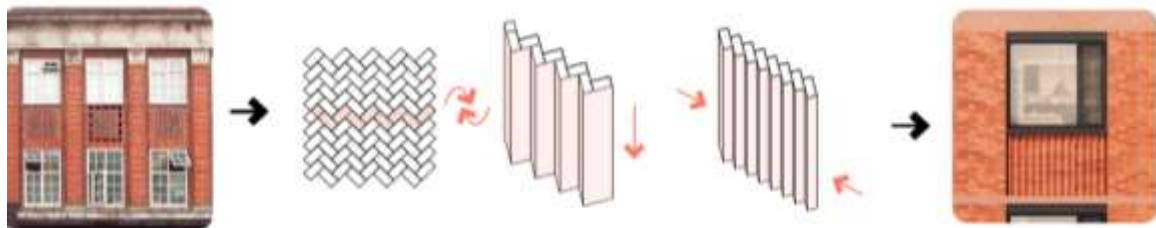


Image 9: Herringbone brick bone design development.

9.37 As seen in image 10, the design development has considered the use of hung tiles found in elevations throughout Russell Hill Road, and how these common features which form part of the areas character can be incorporated into this proposal in the form of added details to fenestration but also within privacy screening between the amenity spaces located at the 'arrowhead of Block A'. The proposed privacy screening would incorporate less porosity, limiting views through whilst the proposed window detailing larger in scale, allowing for improved light into the internal spaces whilst still taking into account prominent features which form the character of the area.

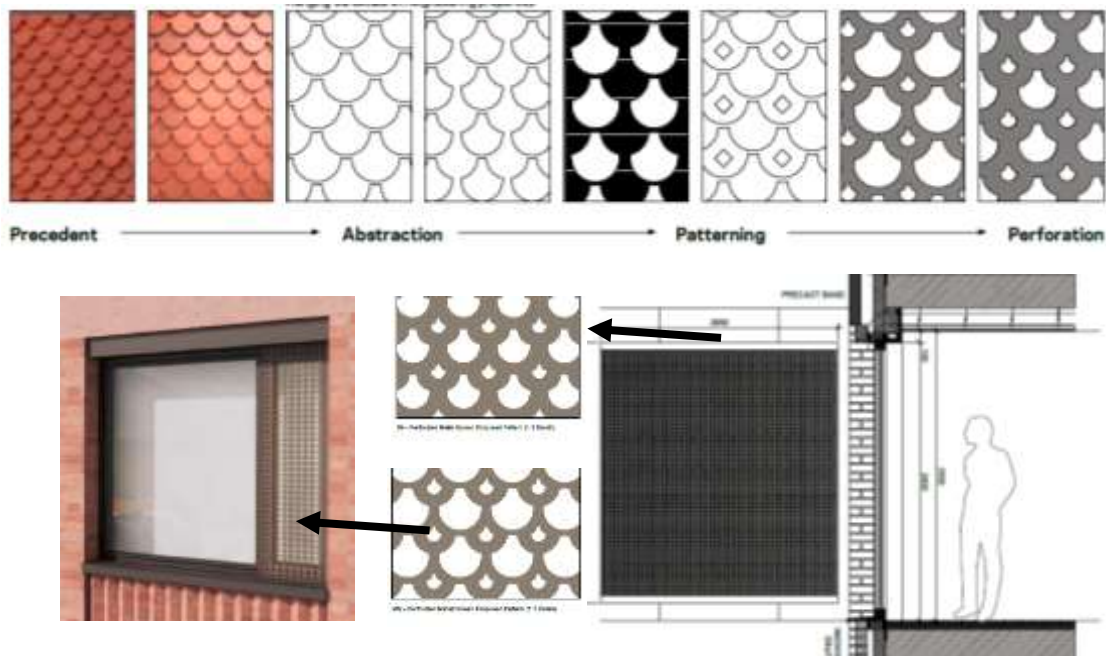


Image 10: Privacy and Window Screening Design Development

9.38 As set out by the local plan policy DM10, the cumulative impact of development must be considered. In this circumstance the proposal is considered to be a high quality design, which has not only considered but positively responds and reinforces the evolving nature of the local area, taking into its location within an urban location but the change to suburban characteristics which are north of the site. Overall the proposal is considered to further define and add new architectural layers to the locations sense of place.

## Heritage

9.39 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.

- 9.40 The NPPF places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets and their settings, and affords great weight to the asset's conservation. At paragraph 193 it states that:
- “great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”*
- 9.41 Any harm to a designated heritage asset, including from development within its setting requires “clear and convincing justification” (paragraph 194), with less than substantial harm weighed against the public benefits delivered by the proposed development (paragraph 196).
- 9.42 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets, and Policy DM15 permits tall buildings which relate positively to nearby heritage assets.
- 9.43 The setting of a building is defined in the glossary to the NPPF as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’. The site is not within a Conservation Area and there are no designated heritage assets either on or immediately adjacent to the site. However, due to its height, design and prominence, it would interact with the setting and views of a number of heritage assets.
- 9.44 A number of views have been assessed throughout the course of the application, including verified views, and computer modelled views. A heritage assessment has also been submitted.

#### Purley United Reform Church

- 9.45 Purley United Reform Church is a Grade II listed building constructed in 1904 and is located on Brighton Road, approximately 100m to the south east of the application site. The Church is a ‘Free Gothic’ style building comprising of red/orange brickwork with stone banding, tracery and details and is listed due to the architectural interest of the strong and lively architectural expression of ‘Free Gothic’ architecture, which has not been diminished through later alterations.
- 9.46 The proposed development is visible in the background between 908 Brighton Road (in the left of the image below) and the Purley United Reform Church as illustrated by image 11 with the stepped form of the blocks still allowing the Church to retain its prominence from this vantage point. Given that there are not currently any existing buildings of the scale of the development proposed present in this view, it is recognised that the proposed development would alter the setting of the church, however given that the proposals would be in the background of this building, off to its side and below the roofline of the church, the level of heritage harm caused to the setting and significance of Purley United Reform Church would be less than substantial, minor and localised, with the public benefits being delivered through the proposed development outweighing this level of harm, as discussed later in this report.



*Image 11: View of Purley United Reform Church illustrating the proposed development*

#### Purley Library

- 9.47 Purley Library is a Grade II listed building constructed in 1936 and is located at the junction of Banstead Road and Foxley Lane, approximately 140m to the south west of the application site. The building is constructed of brown facing brick with stone dressings and features large steel framed windows of a 'Crittall' style that are a key feature of the building's appearance and is listed due to both its architectural interest and local interest as a building of civic importance.
- 9.48 A portion of the upper floors of Block A of the proposed development will appear in the background just above the Sunrise retirement apartment block as illustrated by Image 12 below. Given however that this would sit off to the side of the library and would effectively form an additional layer to a pre-existing mass of built form, the impact on the library would be limited and would not constitute heritage harm as the change to the setting of the heritage asset would be within its wider setting and would be of no material impact.



*Image 12: View of Purley Library illustrating the proposed development (indicated by the green wireline)*

### Webb Estate

- 9.49 The Webb Estate Conservation Area is a residential estate constructed between 1898 and 1925 consisting of large detached houses and defined by its 'Garden First' approach and is located approximately 410m to the west of the application site. The special interest of the Webb Estate Conservation Area includes its significance in respect of the UK's town planning and landscape history, the landscaping present across the estate, and the unique character of the estate primarily embodied through its relative secluded tranquillity. Whilst the pattern of development within the Webb Estate Conservation Area is that of large plots with extensive landscaping, the surrounding area leading to the town centre is better characterised in contrast by a denser urban grain with plots dominated by housing rather than their gardens.
- 9.50 A portion of the upper levels of both Blocks A and B would be visible in the background above 4 Furze Lane and the existing and established mature tree planting and landscaping as illustrated by image 13 below. Given however that this is an isolated view and that the proposed development would only be visible during the winter months (due to increased tree cover at other times of year), with the extent of the development visible being limited, the proposed development would not adversely impact upon the special interest of the Webb Estate Conservation Area.





*Image 13: View from the junction of Furze Hill and Furze Lane illustrating the proposed development (indicated by the green wireline). Other consented developments are indicated by pink wirelines.*

#### Brighton Road Local Heritage Area (LHA)

- 9.51 The site lies adjacent to the Brighton Road LHA which is primarily made up of the Brighton Road and Russell Hill Road shopping parade. The site is visible primarily from Russell Hill Road (in addition to the view from Brighton Road beyond the Purley United Reform Church previously discussed). Whilst the proposed building will be visible from within the LHA, overall its role would be minimal and where visible would contribute positively to the wider townscape of these non-designated heritage assets which have taken design cues from the positive buildings located within the local area.

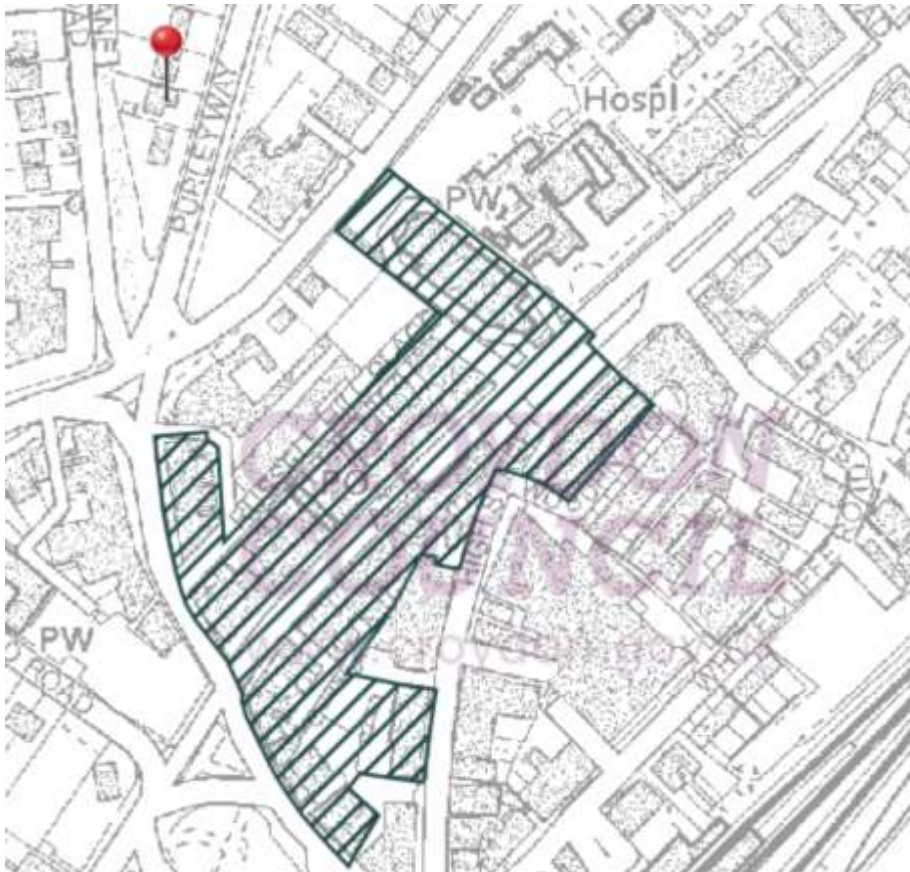


Image 14: Brighton Road Local Heritage Area.

#### Harm and Public Benefits

- 9.52 No direct harm to the fabric of any heritage assets would occur as a result of the proposal, however it would cause less than substantial harm to the settings of the Purley United Reform Church as set out above.
- 9.53 A much smaller development (or no development) may avoid harm to heritage assets, but that would not deliver the scheme's benefits in terms of housing, and specifically, affordable housing. Officers are of the view that the benefits of the proposal could not be achieved, without that level of harm. Those benefits, accompanied by the minimisation of the accompanying harm, offer clear and convincing justification for the harm to heritage assets identified above.
- 9.54 Having concluded that the scheme gives rise to "less than substantial harm", and that there is clear and convincing justification for that harm, it is necessary to weigh that harm against the public benefits. The public benefits weighed against the scheme are as follows:
- the delivery of a significant quantum of housing contributing positively to the borough's housing stock;
  - and a significant proportion of affordable housing, including 14 at London Affordable Rent and 30 at London Shared Ownership; and the delivery of a new publicly accessible pocket park within the sites frontage.

- 9.55 Officers are of the view that those public benefits would outweigh the harm caused to the various heritage assets.
- 9.56 As the site lies within the London to Brighton tier II Archaeological Priority Area and adjacent to tier I area, an Archaeological Assessment was undertaken and submitted as part of the application. The findings of the assessment revealed that there is a moderate potential for Roman and/or Saxon period archaeology. To safeguard any archaeology, a planning condition is recommended requiring a written scheme of investigation to safeguard the archaeological interest.
- 9.57 Subject to the recommended conditions, the proposed buildings would result in a high-quality design which contributes positively to the skyline and surrounding townscape, provides a set of high quality environments, reflects the materiality and richness of detailing within its local context, and successfully balance intensification with high quality active frontages and pedestrian design features. The development would therefore result in a high quality environment which contribute positively to the character and appearance of its setting.

**Public Realm and Landscaping including trees**

- 9.58 The landscape approach successfully nestles the development into its surrounding context taking advantage of the significant slope on site and providing a series of spaces for various scales of outdoor activities including, a slide and formal play area (as seen in image 15).



*Image 15: Main playspace amenity between Block A and B (site layout left and section right)*



9.59 A rockclimbing wall, a range of intimate small-scale outdoor areas with seating, and larger lawned areas located between Blocks B and C as well as to the rear of the site. There is also a publicly accessible play space between Block B & C which would be accessed from Purley Way and shown in image 16. This innovative use of the topography embedding the playspaces and communal areas within the topography is considered to provide high quality soft landscape which adds character and definition to the development but allows it to play a role within the wider area.

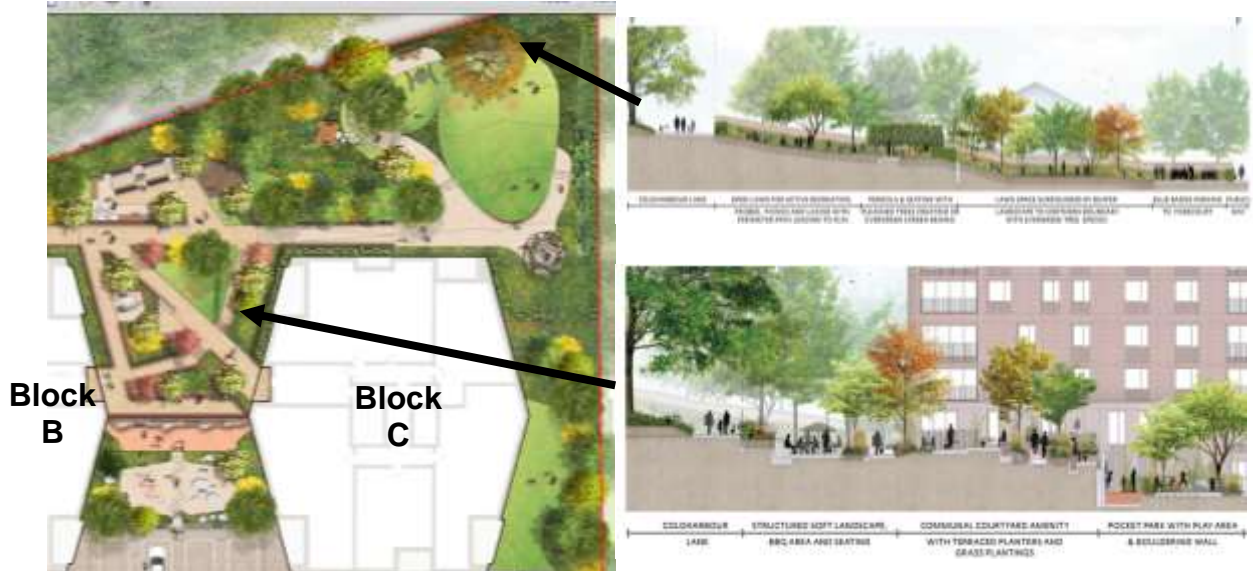


Image 16: Proposed landscape masterplan between and to the rear of Blocks B and C (left) and section details between Block B and C (top right) and Block C and 920 Purley Way (bottom right)

9.60 The landscape designs successfully maintains and enhances the mature planted character of the site and its boundaries including an improved corner treatment with landscaping and seating adjacent to the existing bus stop on Purley Way. Detailed conditions will ensure the landscape has adequate impact on day one and the ability to mature comfortably over time. As part of the surface water strategies nature based SUDs in the form of rain gardens have been designed into the landscape at its easterly and southerly extents at the lowest levels of the sloping topography.

9.61 There are currently 32 trees or groups of trees/hedges on-site, with 29 street trees located west of the site within Coldharbour Lane. None of these are subject to a TPO. The street trees will be protected throughout the construction process with none of them being removed. 10 trees, 3 groups of trees and 3 hedges (totalling 24 in quantity) are proposed to be removed as part of the development (none of which are formally protected), with one of those trees noted to be a B grade trees. This B grade tree is located in the rear garden of 926 Purley Way, and has little visual amenity value and therefore is not considered to be worthy of protection. The proposal includes the planting of 40 trees located throughout the site, with larger, pollutant resistant species proposed at the front facing onto Purley Way with a wide range of species in principle proposed within the other amenity spaces. Taking into account this significant replanting and proposed development of the wider landscaping masterplan overall the proposal is considered to provide a high quality environment for future occupiers as well as the wider character of the area.

9.62 The proposed boundary treatment along Coldharbour Lane will have a number of setbacks from the boundary to enhance the green fringed character of the lane. The

inset fence will be further developed through the public art condition. It will incorporate a bespoke design, forms and range of materials to create relief and visual interest along the boundary.

### Public Art

- 9.63 Local Plan Policy DM14 requires the inclusion of public art, which is to be secured by a planning condition. Although no specific form of public art has been proposed, the applicant has committed to the provision of design elements within both the public realm and the building itself that will contribute to the aesthetic quality of the locality. The use of elements such as unique paving design, areas located at the northern elevation of Block B and southern elevation of Block C as well as decorative boundary treatments have been identified as ways to achieve this. The condition will include review of the public art strategy, brief and final designs and include physical samples and proofs of concept where appropriate.

### Designing Out Crime

- 9.64 The proposal was considered by the Metropolitan Police Service's Designing Out Crime Officer who advised that the site should be well thought out to minimise the risk of criminal activity. They identified potential concerns which will require additional detail to be provided (relating to cycle and refuse stores as well as landscaping across the site) which they suggest should be addressed through planning conditions. In order to ensure a safe, inclusive and accessible development where crime and disorder, and the fear of crime, do not undermine the quality of life, Secured by Design accreditation is recommended to be secured by a planning condition, alongside security measures across the site.

### Conclusions on Tall Buildings, Heritage and Departure

- 9.65 The scheme constitutes a Tall Building, is a Departure from the local plan and creates some harm to heritage. As set out in the above report, these issues require careful consideration as to whether the proposal is acceptable. Taking the heritage implications, the harm caused is less than substantial and is limited to the Purley United Reformed Church's setting. It is outweighed by the public benefits set out at paragraph 9.54. The scheme is not in an area identified for tall buildings, but all the other criteria set out in policy DM15 are met (such as the high PTAL of the site, quality of the scheme etc). Therefore, whilst not being in an area identified for tall buildings, a tall building is acceptable as policy DM15 is met apart from DM15a.
- 9.66 Turning finally to the issue of a Departure, the policy departed from is the requirement in DM15 for tall buildings to be located in areas identified (policy DM15a) and the Purley place specific policy for buildings to be up to 8 storeys in height complementing the character of the area. A Departure must be justified by material considerations that outweigh the departure. Officers consider that there are material considerations outweigh the departure as follows:
- The scheme's contribution to sustainable development through its use of a well located accessible site,

- The high quality of design and landscaping proposed throughout the site and its benefits through the provision of publically accessible pocket park area (climbing wall)
- The good provision of residential units and affordable housing units

9.67 Therefore, officers are satisfied that a Departure is justified in accordance with the requirements of the Development Management Procedure Order.

### **Quality of Accommodation**

- 9.68 Policy SP2.8 of the Croydon Local Plan 2018 indicates that housing should cater for residents' changing needs over their lifetime and contribute to creating sustainable communities. Individual units should meet the standards set out in the London Housing SPG and Nationally Described Space Standards.
- 9.69 The proposed building would have legible and well-designed entrances, with overlooked and attractive frontages. Internally, the communal spaces would have sensible layouts, generous entrances, and spaces for internal letterboxes. No flat would be more than twelve metres from the nearest lift. All of the blocks would have a maximum of seven units per floor allowing the opportunity for future residents to know their closest neighbours. There would be easy access for residents to bin stores, cycle storage and all communal amenity areas.
- 9.70 All units would comply with the Nationally Described Space Standards, with sensible layouts, storage space and well-proportioned rooms. Many would be dual aspect. There would be some single aspect units, which would mostly be one-bedroom flats, and all of which would be no deeper than they are wide thereby allowing good access to natural light. No north facing single aspect units are proposed.
- 9.71 A daylighting assessment was undertaken demonstrating that all of the tested rooms met or exceeded the BRE guidelines for average daylight factor (ADF). In terms of sunlight, all assessed rooms will receive levels of sunlight (APSH and WPSH) that satisfy recommended targets throughout the year including during winter. The daylight and sunlight levels afforded to future occupiers of the development would be acceptable.
- 9.72 The site fronts onto Purley Way and this is an obvious source of noise pollution. To ensure that a reasonable level of amenity for future residents is obtained throughout the year, the noise mitigation measures (double glazing and ventilation systems) will be secured by way of condition.
- 9.73 The proposed units would also experience good levels of privacy, with all windows being at least 12m from the directly opposite windows. Due to the orientation, chamfered elevations and layout all units would benefit from acceptable levels of privacy and outlook for an urban location.

### **Accessible Housing**

- 9.74 Level access is proposed to all buildings from Purley Way, with all blocks including dual lifts to ensure step free access to all homes. Blocks B and C have internal step free access to both front and rear amenity spaces. Block A, would have secure fob

access for residents with step free requirements to travel through Block B to the rear amenity areas. This approach is considered acceptable and is proposed to be secured via condition.

- 9.75 16 (or 10.3%) of the proposed units are designed to be accessible 'wheelchair user' dwellings, which satisfies the Local Plan requirement for new homes to comply with Building Regulation Part M4(3) (Wheelchair User Dwellings). The remaining 89.7% of units would be accessible and adaptable M4(2) dwellings. Planning conditions are recommended to secure compliance with Parts M4(2) and M4(3) of the Building Regulations. The site offers level access routes to wheelchair accessible public transport (including buses, trams and trains) and therefore wheelchair users would not be wholly car dependent. Six accessible parking spaces are proposed within the sites frontage and which will be allocated to future occupiers who are blue badge permit holders.

#### Outdoor Amenity Space and Playspace

- 9.76 All units are required to have access to private and communal amenity space which meets the requirements of the London Housing SPG in terms of size.
- 9.77 All units have direct access to private balconies ranging from 5 to 9sqm and the building also include significant amenity spaces (as detailed within the public realm and landscaping section). The main communal spaces provide a combined area of 980sq m of communal amenity spaces (including child play spaces). These areas allow opportunity for residents to access to areas of open space with direct sunlight throughout the day.
- 9.78 In terms of play space, the child yield calculator expects 37 children to reside in the development, with the development required to provide 256.2 sqm of play space and 30 sqm of doorstep play. The proposal includes 414.7sqm of play space and doorstep play, across the site in a number of communal areas and this combined with the shared landscape amenity areas and the private amenity spaces (balconies) would meet with the minimum benchmarks for the play space requirements for 0-17 year olds on-site.
- 9.79 An overshadowing assessment was carried out for all outdoor communal amenity spaces located between and to the rear of the buildings. All tested areas meet the BRE's Sun Hours on Ground test, which requires that more than 50% of each area receives at least two hours of direct sunlight on 21st March.

#### Housing Quality Summary

- 9.80 Overall, the proposed development would provide well-designed homes which would offer a sense of arrival and place of retreat, in line with the aspirations of the London Housing SPG. The homes themselves would offer residents a combination of good outlook, privacy, sunlight and daylight, internal spaces and private amenity spaces. There would also be well-designed communal landscaped gardens and playspace. Overall, the proposal would all offer an acceptable standard of accommodation.

## Impacts on Neighbours

### Privacy, Outlook, Noise and Disturbance

- 9.81 The site is surrounded by a number of neighbours (as shown in image 17) that could be affected by the development during demolition, construction or on completion. Care should be taken to ensure that there isn't a loss of amenity for current or future occupiers that may arise from noise and disturbance, impacts on privacy and outlook. Rigorous construction environmental management plans would be required to detail a range of mitigating measures to reduce these impacts insofar as possible.
- 9.82 The separation distances between the highlighted plots and the application site are compliant with the minimum distances set out in the in the Suburban Design Guide SPD, although directly linked to an application of this scale these standards these continue to be useful guidelines for all developments to follow and each relevant site is discussed in more detail below.

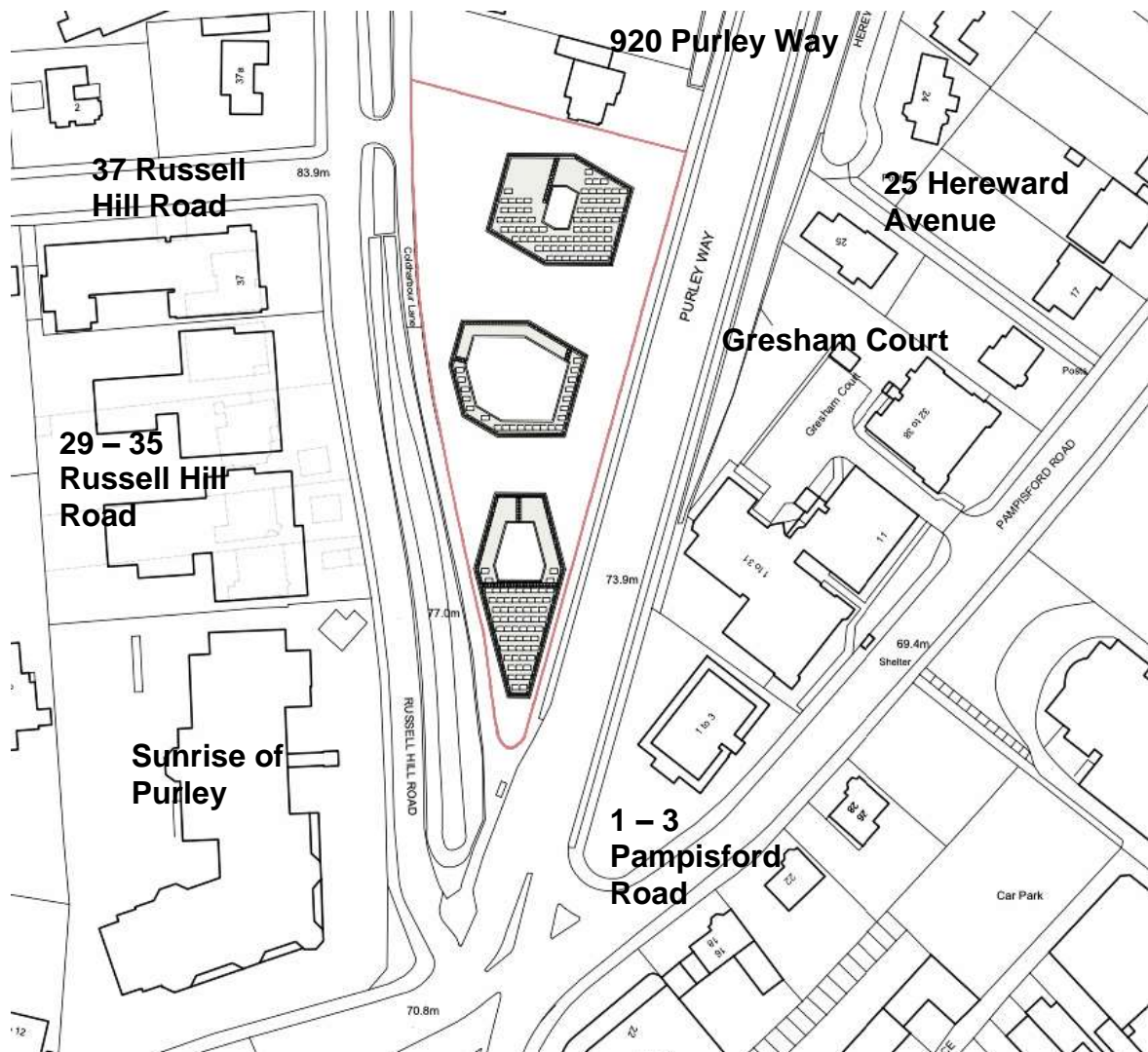


Image 17: Proposed Site Plan with adjoining occupiers highlighted.

### *Sunrise of Purley*

- 9.83 Sunrise of Purley is a care home for the elderly and is located to the south west of the application site and is approximately 40m away from the proposed building. Given the generous separation distances it is unlikely that there would be any material impact on overlooking from the proposed development to this neighbouring site. The angled façade would only allow oblique views into the site and is therefore considered to be acceptable with notably the private amenity space to the rear of this care home being unaffected.

### *29 – 35 Russell Hill Road*

- 9.84 As detailed within the planning history section the site has gained planning permission for 106 flats to replace the four single family dwelling houses. As above there is approximately 40m separation from the development site. It is important to note that although there would be windows facing each other, the separation distances negate any harm to future occupiers of both development sites.

### *37 Russell Hill Road*

- 9.85 Alongside 29 – 35 Russell Hill Road, 37 Russell Hill Road has gained planning permission for the construction 2-8 storey flatted development, comprising 47 units. The consented scheme would be approximately 50m away from the smaller of the blocks within the development site. Given the site conditions and separation distance it is again unlikely that there would be any adverse impact on amenity for future occupiers.

### *920 Purley Way*

920 Purley Way lies directly to the north of the site and has the closest proximity/relationship with the smallest Block (C). Block C has been designed with neighbour amenity in mind and so alongside the design intent of the scheme, the chamfered built form steps away from this adjoining occupier. Windows have been inset and angled with the larger of the two panels to be obscurely glazed on the north western elevation. This would prevent undue overlooking into the adjoining occupiers rear garden for the first 10m and habitable spaces as seen in image 18.

- 9.86 The north eastern elevation would have views onto the public facing elevation of No. 920 Coldharbour Lane. Although it is acknowledged that there will be views onto the front of the property it is not considered to cause undue harm to privacy and overlooking given the existing condition is the same with views from Purley Way. Officers are satisfied that the design interventions that have taken place are satisfactory to preserve the amenity of these adjoining occupiers and not prejudice the adjoining site from future development.





*Image 18 – Site Layout planning detailing Block C and 920 Purley Way (top left), close up of inset windows (top right) and CGI visualisation of this approach (bottom)*

### *25 Hereward Avenue*

- 9.87 25 Hereward Avenue lies to the north east of the site separated by Purely Way. The Block C would be approximately 35m away from this neighbouring property, further separated by a dense embankment of trees. It is recognised that as the proposed site sits at a higher level to the neighbouring sites to the east, careful consideration of neighbour amenity is undertaken. However, given the site condition and separation distances it is unlikely that there would be any material impact on amenity to this neighbour.

### *Gresham Court*

- 9.88 Gresham Court refers to, two linked three storey, residential blocks and a smaller, two storey residential block that have their principal elevations on to Pampisford Road. There would be approximately 25m separation distance from the nearest corner point of Gresham Court and the proposed development. This site would interact with the tallest building (Block A) that has been proposed. However much of the rear elevation on Gresham Court is obstructed by a retaining wall and so the closest, visible window on the rear elevation would be approximately 37m away. Given the chamfered edge condition of the building, separation over Purley Way and the dense, embankment, tree coverage, officers are satisfied that an acceptable level of neighbour amenity will remain in terms of overlooking, privacy, noise and disturbance.

### *1 – 3 Pampisford Road*

- 9.89 This neighbouring site is approximately 37m away from the closest edge of the proposed development. It is recognised that as the proposed site sits at a higher level to this neighbouring property and that Block A is the tallest element of the proposed development. Whilst it is acknowledged that the new development will inevitably impact upon this adjoining site, overall, this is an urban location with 1 – 3 Pampisford Road being surrounded by existing public vantage points from Purley Way and Pampisford Road. Therefore, the proposal is not considered to detrimentally impact the amenities of these adjoining/future occupiers to an unacceptable degree.
- 9.90 Overall, the individual design of the proposed building has been designed to reduce impacts to neighbouring properties. Taking this and the separation distances into account it is considered that the development would have minimal impact on neighbour amenity for existing and future occupiers

### Daylight and Sunlight Impacts

- 9.91 An amended sunlight and daylight assessment was submitted with the application, to take into account the approved developments within Russell Hill Road. It considers the impacts of the proposed development on the adjacent residential neighbours in accordance with the 2011 Building Research Establishment (BRE) guidelines. The neighbouring residential properties facing the site were tested for daylight impacts. Those residential windows which were also within 90 degrees of south (i.e. those receiving sunlight) were also tested for sunlight impacts. See Appendix 3 for BRE Guidance terms.

## Applying the BRE Guidance

9.92 As shown in image 13, the daylight and sunlight assessment identify the 8 neighbouring properties tested for sunlight and daylight and which are discussed individually below:



	Neighbouring Building	Use	Assumed sensitivity
1	Sunrise of Purley	Residential: Assisted living complex	High
2	29 – 35 Russell Hill Road	Residential: one 5 -7 storey apartment block, and one 6 -7 apartment block*	High
3	37 Russell Hill Road	Residential: 2-8 storey apartment block**	High
4	1 Coldharbour Lane	Residential: 2-storey house	High
5	920 Purley Way	Residential: 2-storey house	High
6	25 Hereward Avenue	Residential: 1-storey house	High
7	Gresham Court	Residential: Retirement home complex	High
8	1 – 3 Pampisford Road	Residential: 3-storey apartment block***	High

\* Consented development (ref. 19/03604/FUL); assumed complete within models

\*\* Consented development (ref. 19/00467/FUL); assumed complete within models

\*\*\* Consented development (ref. 12/00291/P), currently under construction; assumed complete within models.

*Image 13: Diagram showing locations of neighbouring properties (top) and table of these properties (bottom)*

*Sunrise of Purley*

- 9.93 8 windows, located within the northern element of the building located in the eastern elevation with 7 of those windows meeting the meet BRE baseline guidance for VSC, in regards to daylight. Noticeably one window will fall below to 0.73 of its former value and 26.1% maintains an acceptable level of daylight marginally below however, considering this is relatively minor reduction overall the proposal is not considered to be significantly detrimental to this adjoining occupier.

*29 – 35 Russell Hill Road*

- 9.94 26 windows were tested in regards to VSC, with 6 of those windows meeting the BRE guidance for daylight. The other 20 windows, are located in 17 rooms within this proposed development and therefore were tested for average daylight factor (ADF) considering the internal room arrangements were known. All of these rooms would meet the ADF for their specific use (kitchen, living room, bedroom etc) and therefore the proposal is not considered to detrimentally impact the future occupiers of this development.

*37 Russell Hill Road*

- 9.95 6 windows were tested in regard to daylight with all windows meeting the BRE's guidance. The proposal is not considered to impact the future occupiers daylight.

*1 Coldharbour Lane*

- 9.96 Considering the orientation of this adjoining occupier (fronting towards Coldharbour Lane rather than Purley Way) 3 of their rear windows have been assessed for daylight and sunlight impact. All 3 windows would continue to meet the BRE guidance and therefore there is not considered to be detrimental impact in the way of daylight or sunlight for this adjoining occupier.

*920 Purley Way*

- 9.97 With this adjoining occupier to the north of the site and abutting the northern boundary, 10 windows have been tested for daylight impact. All ten continue to achieve a VSC of greater than 27% or 0.8 times its former value.
- 9.98 The garden space of this adjoining occupier have also been tested for overshadowing impact but would remain unchanged with 100% of the garden space achieving 2 hours of sunlight on 21<sup>st</sup> March. The proposal is therefore considered to be acceptable and in accordance with the guideline set by the BRE.

*25 Hereward Avenue*

- 9.99 Across Purley Way, 5 windows within this single storey bungalow were tested and would maintain a VSC valuer greater than 27% for daylight levels. Owing to the orientation of this bungalow, 1 window has been tested in regard to sunlight impact with that window continuing to achieve the BRE's criteria. The proposal is therefore not considered to detrimentally impact daylight and sunlight levels of this adjoining occupier.

### *Gresham Court*

- 9.100 East of the site is Gresham Court, a flatted development where 56 windows have been tested for VSC. 37 of those windows meets the BRE's guidance with 19 windows having a VSC value less than 0.8 its former value. Considering the sites age, floorplans have been sort for some of the units. 9 windows of the 19 windows which fall below 0.7 times their former value area and are located in 6 rooms. These rooms have therefore been considered in regard to the ADF and would continue to meet the ADF levels point post development. Therefore, whilst there would remain a minor impact upon 10 windows which fall between 0.7 and 0.8 times their former value overall considering the sites urban location, the proposals impact upon daylight is acceptable.
- 9.101 Due to the T shaped nature of this building 24 windows have been tested for sunlight impact with all windows achieving the BRE's guidance for annual and winter sunlight hours.
- 9.102 An overshadowing study has reviewed the proposed sunlight for the communal amenity space within this development. 83% (down from 87%) of the space would continue to meet the 2 hours of sunlight on 21<sup>st</sup> March, as specified by the BRE's guidance and is therefore considered acceptable.

### *1 – 3 Pampisford Road*

- 9.103 8 windows within this flatted development, currently under construction have been tested for daylight impact. Whilst only 1 of the 8 windows would meet VSC guidelines, again as the floorplans are available, the 6 rooms to which these 8 windows have been tested for ADF and they continue to meet the guideline for average daylight factor post development.
- 9.104 The communal amenity space located in the north west of the site has been tested for an overshadowing impact and there would be no change from the existing situation for this space. The proposal is therefore considered to be acceptable.

### *Daylight and sunlight conclusions*

- 9.105 Whilst the proposed development would result in some daylight and sunlight impacts for the surrounding properties, in the vast majority of instances where impacts beyond BRE guidelines occur, these are only minor in nature and where these impacts occur, good levels of daylight and sunlight are generally still maintained, especially considering the urban location of the affected properties. As such the daylight and sunlight implications of the proposed development for surrounding properties are acceptable.

## **Impact on the Surrounding Environment**

### Microclimate

- 9.106 The wind conditions around the scheme were assessed through wind assessment which considered the existing conditions surrounding the site and the affect the development may cause. The proposed assessment details that the wind conditions

surrounding the site for both pedestrians and cyclists would be unchanged by the development.

- 9.107 Notably there is potential for an impact within the development itself and notably in locations between the blocks including the children's playspace between Block A and B during the winter months as well as the private balconies of residents within Blocks A and B.
- 9.108 The report sets out proposed mitigation methods in the form of appropriate landscaping should mitigate the microclimate within these spaces to an acceptable standard.
- 9.109 The report suggests that the balcony spaces which are noted to be potentially impacted by wind (notably those that are either within the northern and/or western elevation) should have balustrading which has 30% porosity. The agent has stated that owing to concerns relating to what impact this would have on the overall design approach as well as the impact being largely restricted to winter months, when balcony spaces are not as likely to be used this mitigation has not be introduced.
- 9.110 Whilst the LPA acknowledge this point, future occupiers should be able to use their balconies accordingly throughout the year and with a continuation of the design intent considered for the proposed privacy screening, believe that a design led solution to this can be included.
- 9.111 In conclusion, as no wind tunneling exercises have been undertaken and considering the changing environment to ensure that the appropriate landscaping and design mitigations are included within the relevant conditions, a wind tunneling condition is proposed accordingly so these can be detailed appropriately.

#### Contamination

- 9.112 The site historically has been residential in nature, however considering the scale of the development a full site investigation should be undertaken, assessed and approved by the LPA prior to the commencement of work on-site. This is proposed to be secured via conditions accordingly.

#### Air Quality

- 9.113 The site is in an Air Quality Management Area (AQMA). The submitted air quality assessment demonstrates that there would be no exceedances of ether short term objectives for NO<sub>2</sub> or particulate matter and that the development would be neutral in terms of construction and transport impacts.
- 9.114 The air quality assessment found that there is no requirement for mitigation measures such as mechanical ventilation. Notwithstanding this, in addition to openable windows and balcony doors, units can be ventilated via a ducted ventilation system. A contribution of £15,500 towards air quality improvements to mitigate against non-road transport emissions will be secured via the S.106 agreement, and a condition is recommended to ensure that the construction impacts on air pollution are mitigated.

#### Flood Risk and Sustainable Drainage

- 9.115 The application site is located within Flood Zone 1, which has a low probability of flooding from a tidal event. The submitted Flood Risk Statement concluded that the



site has a low risk of flooding from all sources. Initial concerns were raised by LLFA regarding details on proposed mitigation measures particularly with regard to details of surface water drainage/run-off attenuation rates. To overcome concerns raised, additional details were raised and LLFA now recommends the proposed to be delivered in accordance with those set out with the amended FRA submitted. Thames Water have also requested conditions (which is proposed to be added) concerning any potential piling on site owing to the location of main pipe within 5 metres of the site and to ensure that this is protected during any construction works.

- 9.116 The site is in a prominent position and owing to the known flooding history in the wider area, the development has included SuDS proposed include rainwater harvesting, green roofs and permeable paving. The site would also be capable of storing water volume for a 1/100 year rain event plus a climate change storm events. The proposed measures are expected to have a positive impact to flood risk in the area and accord with the NPPF and Policy 5.12 of the London Plan. Subject to the recommended condition, the proposal would be acceptable in terms of drainage and flood risk.

#### Construction Impacts

- 9.117 A Construction Environmental Management Plan is to be secured by a condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities, and to minimise highway impacts during the construction phase.

#### Light Pollution

- 9.118 To avoid excessive light pollution, a condition is recommended requiring details of external lighting, including details of how it would minimise light pollution.

#### **Transport, Parking and Highways**

- 9.119 The site has a Public Transport Accessibility Level (PTAL) of 4/5 (on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, in close proximity to Purley Railway Station, a number of bus routes and the local amenities/shops located within the District Centre. The site fronts onto Purley Way which is part of the Transport for London (TFL) Strategic Road Network.

#### Parking

- 9.120 Policy DM30 of the CLP 2018 requires that the impacts of car parking are reduced within areas of good public transport accessibility (PTAL 4+). The only on-site parking spaces proposed are 6 wheelchair accessible spaces located at the front of the site. The blue badge provision exceeds the 3% requirement as outlined within both the adopted and draft London Plans.
- 9.121 A contribution shall be sought and secured via s.106 agreement to fund off-site car clubs space and membership for future residents within the wider area.
- 9.122 Whilst the site is not located within a Controlled Parking Zone, it is in close proximity to the Purley Permit zone, and therefore to ensure the proposed development would not increase pressure on parking availability in the wider area, residents' eligibility for parking permits would be restricted by the s.106 agreement. Residents have raised concerns that future occupiers could decide to park within Hereward Avenue, directly east of the site across Purley Way. Whilst parking is currently unrestricted in Hereward Avenue, it is located approximately 140 metres away across the 4-lane

carriageway and only accessible directly via a set of stairs. Taking into account these specific scenarios which would act as a barrier overall there is considered to be a negligible impact upon parking availability within Hereward Avenue. As with other permitted sites within Russell Hill Road, residents from these developments are restricted from applying for parking permits and therefore there is not considered to be any cumulative impact created in the way of parking availability within the wider area.

- 9.123 In line with Policy DM30 20% of the proposed vehicle spaces shall have active charging points for electric vehicles with the other 80% being constructed within passive charging points should additional electric charging infrastructure be required.
- 9.124 This overall approach to parking, subject to the recommended conditions and s.106 obligations is considered acceptable.

#### Access, Deliveries and Servicing

- 9.125 The existing site is made up of 5 houses, all of which front towards Purley Way and where their vehicular accesses are taken. This proposal would utilise two of the existing accesses as an ingress and egress for the new development. TfL initially raised concerns regarding the lack of information provided by the applicant about the potential delivery and servicing needs for the site and how this may impact upon the amount of rights turns into the site and onto Purley Way itself.
- 9.126 Following discussion between the applicant and TfL, an agreement has been reached in regards to the number of vehicular trips to and from the site. It was agreed that 70 one-way service trips and 4 car trips per day could occur. At peak time this could result in 10 trips (made up of 9 service trip and 1 car trip). Following these discussions TfL asked the applicant to justify why vehicular access was not taken from the west of the site off Russell Hill Road/Coldharbour Lane and subsequently the LPA their opinion on this point. Firstly, it is important to state that this application does not propose an access off Coldharbour Lane, it proposes it off Purley Way and that is the point under consideration as part of this application. Secondly, whilst it is not a consideration for this application, the LPA have informed TfL that taking access from Coldharbour Lane due to the topography and access arrangements required for this site, it would likely have a direct negative impact upon the existing mature street trees as well as in this location a negative impact upon key pedestrian and cycling route to and from Purley District Centre. Therefore, the LPA would not encourage a vehicular access in this location.
- 9.127 TfL have continued to maintain their concern over the potential uplift in service trips to the sites, following the agreement of service trips which would lead to the potential for right turns to and from the site and potentially decreasing safety on Purley Way. TfL acknowledge that the applicant has proposed measures to discourage rights turn movements (including additional signage and proposed alterations to the kerbs which direct vehicle traffic to turn left into and out of the site) however, owing to the potential de-tour requirements needed these could potentially be ignored.
- 9.128 However, TfL have not objected to the scheme taking into account the developments use of existing accesses, the LPA's positions on other accesses and that no proportionate or viable engineering solutions to prevent vehicles from turning right to and from the site is possible. To mitigate any potential impact a contribution and condition is proposed to investigate the feasibility of a reduction in speed limit

surrounding the site to potentially include interventions such as additional signage, 30mph markings, coloured surfaces and rumble devise to help reduce any potential risk.

- 9.129 Therefore, as TfL are the highway authority for this site and they have not objected to the scheme, on balance the approach proposed subject to highway feasibility and potential mitigation improvement works is considered acceptable.

#### Cycle Parking

- 9.130 258 long stay cycle parking spaces and 4 short stay cycle parking spaces in line with the draft London Plan requirements are proposed for the residential development. Each residential block would have its own cycle storage. Following TfL comments, then internal stores have been amended to provide 30% of the cycle provision as Sheffield stands with varying separations between 1.2m and 1.8 metres to accommodate larger bikes. The proposed layouts are considered acceptable, and to ensure ease of access for Blocks B and C, an internal access for future residents shall be secured via condition.

#### Deliveries and Servicing

- 9.131 Delivery and Servicing will take place on-site within the sites frontage and as already discussed are an important consideration for this scheme. Alongside the external/access details proposed in line with TfL recommendations a delivery and servicing strategy shall be secured via condition to ensure this has been fully considered.

#### Refuse and Recycling Storage

- 9.132 The proposal includes specific refuse and recycling storage areas within each block. Collection of refuse would be collected from the front of the site with the proposed arrangements considered sufficient capacity for food, mixed dry recycling and landfill waste. A bulky waste store is proposed within Block A which is considered appropriate. As part of the servicing and delivery strategy, the applicant will be expected to clarify how Blocks B and C will access this area accordingly.

#### Sustainable Transport

- 9.133 Given that the development would be car-free, increased walking, cycling and public transport use is expected. Therefore, a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements to include pedestrian and cycling improvements, highway or bus infrastructure.
- 9.134 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for three years is to be secured through the s.106 agreement.

### **Sustainable Design**

#### Carbon Emissions

- 9.135 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be zero carbon.

As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with the remaining CO<sub>2</sub> emissions to be offset through a financial contribution. The development also includes improvements within the 'Be Lean' and 'Be Green' stages in accordance with the energy hierarchy 'Lean, Clean, Green' outlined in Policy 5.2 of the London Plan by providing high levels of building fabric insulation to minimise heat loss, mechanical ventilation with heat recovery, communal air source heat pump (ASHP) system and photovoltaic panels at roof top level.

- 9.136 The scheme is expected to achieve at least a 70% reduction in on-site regulated emissions through a combination of energy demand reduction measures and the heat network. The remaining regulated CO<sub>2</sub> emissions shortfall would be covered by a carbon offset payment of £71,759 which would be secured through the S.106 agreement. This will be used towards funding off-site energy efficiency projects within Croydon.
- 9.137 Policy SP6.3 requires a high standard of sustainable design and construction. The sustainability statement outlines a range of measures, such as fitting water efficient fittings, diverting construction waste away from landfill, installing solar panel, green roofs, improved glazing performances, and additional planting through detailed landscape scheme as well as bird/bat boxes to enhance ecology on the site.
- 9.138 In order to ensure that the above measures are secured conditions are recommended. In addition, S.106 obligations, in the form of a carbon offsetting payment.

#### Water Use

- 9.139 A planning condition is recommended to secure compliance with the domestic water consumption target of 105 litre/person/day, to ensure sustainable use of resources.

#### **Other Planning Issues**

- 9.140 The Health Impact Assessment outlines how elements of the building both promote and contribute to a healthier life style for both future residents and the wider community. The car free approach, provision of substantial cycle facilities, the use of environmentally friendly techniques together with comparatively high level of open space (both communal and private) within its urban context results in a development that promotes and contributes to a more healthy lifestyle.
- 9.141 A fire safety assessment shall be conditioned to be submitted as Policy D11 of the Draft London Plan to ensure that appropriate fire safety measures have been incorporated into the building to minimise the risk of fire spread, ensure appropriate means of escape for residents and provided suitable and compliant access for firefighting equipment.
- 9.142 A TV and Radio signal impact assessment shall be conditioned and secured via s.106 to ensure that there is no interference to the reception of digital terrestrial television services or digital satellite television services.
- 9.143 In order to ensure that the benefits of the proposed development (including those required to mitigate the harm caused) reach local residents who may be impacted indirectly or directly by the proposal's impacts, a skills, training and employment strategy (for the construction phase) and a contribution towards training are to be secured by s.106 obligations.

9.144 The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities across the borough.

## **10. CONCLUSIONS**

- 10.1 The proposed development would introduce a significant amount of new housing, including a mix of unit sizes and genuinely affordable housing in the form of London Affordable Rent units, as well as London Shared Ownership units. The proposed development is of a high quality design and would ensure a good standard of accommodation for new residents and their neighbours. There would be harm to heritage assets, but that harm is considered to be minimised and necessary to deliver the development's benefits (and therefore is justified), and the harm caused would be outweighed by the development's public benefits. The development would be a car-free, environmentally sustainable development and would comply with the aspirations of the Development Plan in this regard. The proposal constitutes a departure in a limited fashion, but this is outweighed by other material considerations. The residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions.
- 10.2 All other relevant policies and considerations, including equalities, have been taken into account.
- 10.3 It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report.

## Appendix 1: Approved documents

### Plans:

Drawing No	Plan Title	Revision
D1000	Existing location plan	00
D1100	Existing site plan	00
D1700	Existing elevations	00
D6100	Proposed G.A. Plan Ground floor	00
D6101	Proposed G.A. Plan Level 01	00
D6102	Proposed G.A. Plan Level 02 – 03	00
D6104	Proposed G.A. Plan Level 04 – 05	00
D6106	Proposed G.A. Plan Level 06 – 08	00
D6109	Proposed G.A. Plan Level 09 – 11	00
D6112	Proposed G.A. Plan Level 12	00
D6150	Proposed G.A. Plan Roof Plan	00
D6199	Proposed G.A. Plan Lower Ground Floor	00
D6200-A	Block A Floor Plan Level 00 – Ground	00
D6200-B	Block B Floor Plan Level 00 – Ground	01
D6200-C	Block C Floor Plan Level 00 – Ground	01
D6201-A	Block A Floor Plan Level 01	00
D6201-B	Block B Floor Plan Level 01	00
D6201-C	Block C Floor Plan Level 01	00
D6202-A	Block A Floor Plan Level 02 – Level 11	00
D6202-B	Block B Floor Plan Level 02 – Level 11	00
D6202-C	Block C Floor Plan Level 02 – Level 11	00
D6204-C	Block C Floor Plan Level 04 – 05	00
D6206-B	Block B Floor Plan Level 06 – 09	00
D6299-A	Block A Floor Plan Level 00 – Ground	01
D6500	Site Section proposed	00
D6520	Block B Proposed Section	00
D6710	Site Elevations Proposed	00



D6711	Site Elevations Proposed	00
D6720	Block A proposed Elevations	00
D6721	Block A proposed Elevations	00
D6722	Block A proposed Elevations	00
D6723	Block A proposed Elevations	00
D6726	Block B proposed Elevations	00
D6727	Block B proposed Elevations	00
D6728	Block C Proposed Elevations	00
D6729	Block C Proposed Elevations	00
D6750	Materials and Architectural Details Block A	00
D6751	Materials and Architectural Details Block B	00
C0115 L099	Lower ground floor general arrangement plan	1
C0115 L100	Ground floor general arrangement plan	1
C0115 L101	1 <sup>st</sup> floor general arrangement plan	1
C0115 L120	Combined roof plan	1
C0115 L999	Lower ground floor illustrative masterplan	1
C0115 L1000	Ground floor illustrative masterplan	1
C0115 L1001	1 <sup>st</sup> floor illustrative masterplan	1
C0115 L1200	Combined roof plan illustrative masterplan	1
C0115 L500	GF Sections Sheet 01 of 01	1
C0115 L501	GF Sections Sheet 02 of 02	1
C0115 L1300	Urban Greening Factor Landscape Areas	00
CCL 10520 TCP	Tree Constraints Plan	2
CCL 10520 IAP	Impact Assessment Plan	2
CCL 10520 TPP	Tree Protection Plan	3

**Documents:**

- Covering Letter
- Update Covering Letter
- CIL Forms
- Planning Application Form
- Planning Statement
- Design and Access Statement
- Landscape Design and Access Statement
- Energy Strategy v2

- Daylight Sunlight v3
- Air Quality Report v2
- Archaeological Written Scheme of Investigation
- Archaeological Desk Based Assessment
- Ecological Appraisal
- Flood Risk Assessment and SuDS Strategy
- Croydon SuDS proforma
- SuDS developer checklist
- Health Impact Assessment
- Noise Impact Assessment
- Statement of Community Involvement
- Sustainability Statement
- Heritage and Townscape Visual Impact Assessment
- Transport Statement
- Framework Travel Plan
- Framework Construction Logistics Plan
- Stage 1 Road Safety Audit
- Covering letter response to TfL.
- Arboricultural Method Statement
- Tree Report
- Tree Schedule
- Financial Viability Assessment
- Pedestrian Wind Environment Statement

## **Appendix 2: Planning Policies and Guidance**

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

### **London Plan (2016)**

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.1 London in its global, European and United Kingdom context
- Policy 2.2 London and the wider metropolitan area
- Policy 2.3 Growth areas and co-ordination corridors
- Policy 2.6 Outer London: vision and strategy
- Policy 2.7 Outer London: economy
- Policy 2.8 Outer London: transport
- Policy 2.15 Town centres
- Policy 2.18 Green Infrastructure
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing

- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.15 Co-ordination of housing development and investment
- Policy 4.1 Developing London's economy
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising emissions
- Policy 5.3 Sustainable design & construction
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste net self-sufficiency
- Policy 5.17 Waste capacity
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach
- Policy 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.13 Safety, security and resilience to emergency
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

## Emerging New London Plan

- SD1 Opportunity areas
- SD6 Town centres and high streets
- SD7 Town centres: development principles and development plan documents
- SD10 Strategic and local regeneration
- 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
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agents of change
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- E11 Skills and opportunities for all
- 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
- S14 Managing heat risk
- S15 Water infrastructure
- S16 Digital connectivity 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
- T6.3 Retail parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

## **Croydon Local Plan (2018)**

### Strategic Policies

- Policy SP1: The Places of Croydon
- Policy SP2: Homes
- Policy SP3: Employment
- Policy SP4: Urban Design and Local Character
- Policy SP6: Environment and Climate Change
- Policy SP7: Green Grid
- Policy SP8: Transport and Communication

### Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- Policy DM8: Development in edge of centre and out of centre locations
- Policy DM10: Design and character
- Policy DM11: Shop front design and security
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM15: Tall and Large Buildings
- Policy DM16: Promoting Healthy Communities
- Policy DM17: Views and Landmarks
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction
- Policy DM24: Land contamination
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development
- Policy DM33: Telecommunications

### Place-specific policies

- Policy DM42: Purley District Centre and its Environs

## **Supplementary Planning Guidance (SPG) / and Documents (SPD)**

### London

- Culture and Night-Time Economy (November 2017)
- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Town Centres (July 2014)
- Character and Context (June 2014)
- London Planning Statement (May 2014)
- Sustainable Design and Construction (April 2014)
- Play and Informal Recreation (September 2012)

- All London Green Grid (March 2012)
- London View Management Framework (March 2012)
- London's Foundations (March 2012)
- Planning for Equality and Diversity in London (October 2007)

### Croydon

- Croydon Opportunity Area Planning Framework 2013 (adopted by the Mayor and Croydon)
- Designing for community safety SPD
- SPG 12: Landscape design
- Public Realm Design Guide 2019
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy–Review 201

## **Appendix 3: BRE Guidance Terms**

### Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%) known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” (DD) test.

### Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

### Daylight to new buildings: Average Daylight Factor (ADF)



The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known illuminance and luminance distribution.

The BRE Guidelines stipulate that kitchens should attain at least 2% ADF, living and dining rooms at least 1.5% ADF and bedrooms at least 1% ADF.

#### Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21st March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21st March.

## **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: 15th February 2021

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.

25.01.2021 to 12.02.2021

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. :	20/04063/FUL	Ward :	<b>Addiscombe East</b>
Location :	Appletree Cottage Ashburton Road Croydon CR0 6AP	Type:	Full planning permission
Proposal :	Alterations and extensions as part of the conversion of the existing house to 4 flats with associated refuse, parking and cycle facilities.		

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 29.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/04335/FUL	<b>Ward :</b>	<b>Addiscombe East</b>
Location :	78 Shirley Road Croydon CR0 7EQ	Type:	Full planning permission
Proposal :	Demolition of existing dwelling house with integral garage and the construction of bespoke development of nine apartments including; vehicular access, parking, refuse storage, secure cycle parking and amenity.		

Date Decision: 05.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/05087/FUL	<b>Ward :</b>	<b>Addiscombe East</b>
Location :	40 & 42 Elgin Road Croydon CR0 6XA	Type:	Full planning permission
Proposal :	Erection of a rear dormer to both No's 40 and 42 in order to facilitate the conversion to 2x studio flats, together with front, rear and side roof lights.		

Date Decision: 12.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/06493/LP	<b>Ward :</b>	<b>Addiscombe East</b>
Location :	46 Havelock Road Croydon CR0 6QP	Type:	LDC (Proposed) Operations edged
Proposal :	Removal of existing attached side garage and formation of new single-storey side extension to house.		

Date Decision: 10.02.21

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

Level: Delegated Business Meeting

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Ref. No. :	20/06510/FUL	<b>Ward :</b>	<b>Addiscombe East</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 17 Outram Road  
Croydon  
CR0 6XG  
Type: Full planning permission  
Proposal : Demolition of the existing bungalow and erection of a replacement 3 storey plus lower ground floor residential building comprising 7 apartments with associated landscaping, refuse and cycle storage

Date Decision: 12.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/06517/DISC  
Location : 263 - 265 Lower Addiscombe Road  
Croydon  
CR0 6RD  
Type: Discharge of Conditions  
Ward : **Addiscombe East**  
Proposal : Discharge of Condition 2 (Materials) of LPA ref: 19/02517/FUL (Erection of a (mansard) second floor with two side dormer windows, creation of two flats.

Date Decision: 11.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06536/LP  
Location : 32 Sherwood Road  
Croydon  
CR0 7DH  
Type: LDC (Proposed) Operations edged  
Ward : **Addiscombe East**  
Proposal : Erection of single storey rear extension

Date Decision: 12.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06621/GPDO  
Location : 16 Tenterden Road  
Croydon  
CR0 6NN  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Addiscombe East**  
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 2.78 metres and a maximum height of 3.84 metres

Date Decision: 28.01.21

**(Approval) refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Level: Delegated Business Meeting

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Ref. No. : 19/02705/FUL **Ward : Addiscombe West**  
Location : One Croydon (Formerly NLA Tower) **Type: Full planning permission**  
12 -18 Addiscombe Road  
Croydon  
CR0 0XT

Proposal : Extension of the existing ground floor reception with a new glazed screen, installation of a new illuminated feature wall to the adjacent retail flank wall, new feature wall to the existing service lift and the ground floor southeast facade, new render finish to the stair leading to the underpass/fire escape area, removal of and installation of new internally illuminated signage and modifications to the external landscape including the removal of the drive way to create a new accessible entrance and other associated works (amended description).

Date Decision: 10.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05920/HSE **Ward : Addiscombe West**  
Location : 44 Warren Road **Type: Householder Application**  
Croydon  
CR0 6PF

Proposal : Removal of chimney stacks above roof and raise party wall to form the dormer cheek wall

Date Decision: 09.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06061/DISC **Ward : Addiscombe West**  
Location : Workshop And Premises Rear Of 27 - 29 **Type: Discharge of Conditions**  
Leslie Park Road  
Croydon  
CR0 6TN



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Details pursuant to Conditions 10 (measures to protect trees) and 15 (piling) in reference to planning permission 20/01301/ful granted for Demolition of existing buildings and erection of a part single; part two, part three storey building comprising 1x 2 bed house, 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers.

15 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

Date Decision: 09.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06165/DISC **Ward : Addiscombe West**  
Location : Workshop And Premises Rear Of 27 - 29 Type: Discharge of Conditions  
Leslie Park Road  
Croydon  
CR0 6TN

Proposal : Details pursuant to Condition 23 (Construction Logistics Plan CLP) in reference to 20/01301/FUL for Demolition of existing buildings and erection of a part single; part two, part three storey building comprising 1x 2 bed house, 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers.

Date Decision: 09.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06252/HSE **Ward : Addiscombe West**  
Location : 96 Alexandra Road Type: Householder Application  
Croydon  
CR0 6EW

Proposal : Erection of single storey rear/extension.

Date Decision: 26.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06259/HSE **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 74 Oval Road  
Croydon  
CR0 6BL  
Type: Householder Application  
Proposal : Alterations, erection of single storey wrap-around extension.  
Date Decision: 05.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06553/HSE  
Location : 150 Oval Road  
Croydon  
CR0 6BN  
Type: Householder Application  
Ward : **Addiscombe West**  
Proposal : Erection of single storey rear extension  
Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06559/LP  
Location : 25 Edward Road  
Croydon  
CR0 6DZ  
Type: LDC (Proposed) Operations edged  
Ward : **Addiscombe West**  
Proposal : Erection of L-shaped rear dormer and installation 2 rooflights in front roofslope.  
Date Decision: 11.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06609/FUL  
Location : 5 Albert Terrace  
Dartnell Road  
Croydon  
CR0 6JA  
Type: Full planning permission  
Ward : **Addiscombe West**  
Proposal : Alterations, Erection of rear first floor rear/side infill extension with in-set balcony, erection of dormer extension in rear roof slope with rear second floor roof terrace, provision of ground floor bay window to frontage, conversion to 3 flats, provision of associated refuse storage and cycle storage.  
Date Decision: 08.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06698/GPDO  
Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 68 Northway Road  
Croydon  
CR0 6JF  
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 2.95 metres and a maximum height of 3.10 metres

Date Decision: 01.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/04033/LP  
Location : 58 Torridge Road  
Thornton Heath  
CR7 7EY  
Type: LDC (Proposed) Use edged  
Ward : **Bensham Manor**  
Proposal : Change of Use from C3(A) to C3(B).

Date Decision: 08.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05141/FUL  
Location : 882 London Road  
Thornton Heath  
CR7 7PB  
Type: Full planning permission  
Ward : **Bensham Manor**  
Proposal : Construction of single storey side extension for storage purposes.

Date Decision: 10.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06049/FUL  
Location : 91 Beverstone Road  
Thornton Heath  
CR7 7LX  
Type: Full planning permission  
Ward : **Bensham Manor**  
Proposal : Proposal for a new self-built 2 bedroom dwellinghouse in the land adjacent to property n.91 with associated refuse and bike store

Date Decision: 03.02.21

**Permission Refused**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Discharge of condition 12 (Carbon reduction) pursuant to planning permission  
15/01236/FUL.

Date Decision: 02.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/03408/FUL  
Location : 210 London Road  
Croydon  
CR0 2TE  
Proposal : Change of use from E (shop) to Sui Generis (take away).  
Date Decision: 12.02.21

**Ward : Broad Green**  
Type: Full planning permission

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05436/DISC  
Location : Ikon House  
2 Purley Way  
Croydon  
CR0 3FA  
Proposal : Discharge of condition 12 (Carbon Reduction) pursuant to planning permission  
15/01236/P.  
Date Decision: 02.02.21

**Ward : Broad Green**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05834/HSE  
Location : 173 Mitcham Road  
Croydon  
CR0 3ND  
Proposal : Erection of single storey extension to existing garage for use as a habitable space  
Date Decision: 10.02.21

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06164/FUL  
Location : 34 Nova Road  
Croydon  
CR0 2TL  
Date Decision: 10.02.21

**Ward : Broad Green**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Alterations, erection of L-shaped rear dormer extension, installation of 2 rooflights in front  
roofslope and conversion of first floor flat to a HMO (C4).

Date Decision: 05.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/06463/FUL

Ward : **Broad Green**

Location : 71 Nova Road  
Croydon  
CR0 2TN

Type: Full planning permission

Proposal : Alterations, conversion of existing dwelling to form 1 x 2 bedroom flat and 1 x 3 bedroom  
flat.

Date Decision: 09.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06494/FUL

Ward : **Broad Green**

Location : 9 Hathaway Road  
Croydon  
CR0 2TQ

Type: Full planning permission

Proposal : Single storey rear infill extension and conversion of the existing house into two flats

Date Decision: 10.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06497/LP

Ward : **Broad Green**

Location : 124 Wentworth Road  
Croydon  
CR0 3HW

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer extension and installation of 3 rooflights in front roofslope.

Date Decision: 09.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06508/DISC

Ward : **Broad Green**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Zodiac House  
161 -165 London Road  
Croydon  
CR0 2RJ  
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Noise Assessment) attached to permission 20/04014/GPDO for the Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3)

Date Decision: 11.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06516/HSE  
Location : 38 St James's Road  
Croydon  
CR0 2SA  
Ward : **Broad Green**  
Type: Householder Application

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

Date Decision: 09.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/00147/ADV  
Location : 9 St James's Road  
Croydon  
CR0 2SB  
Ward : **Broad Green**  
Type: Consent to display advertisements

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

Date Decision: 09.02.21

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 19/04482/DISC  
Location : 1 Auckland Rise  
Upper Norwood  
London  
SE19 2DX  
Ward : **Crystal Palace And Upper Norwood**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Discharge of Condition 10 (Contaminated land assessment) of Planning application 21/00080/NMA (Non-Material Amendment for the variation of Condition 10 (Contaminated Land) of Planning Permission 16/06512/FUL reference: 16/06512/FUL) (Demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats. Provision of associated car parking, landscaping and other associated works (Amended plans received - block f removed, block b increased in height by 1 storey, retention of a number of trees).

Date Decision: 10.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04567/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 11 Harold Road  
Upper Norwood  
London  
SE19 3PU

Type: Full planning permission

Proposal : To increase the number of children in the in the Nursery from 61 to 90 children.

Date Decision: 28.01.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/01611/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : Land Adjacent 28 Stambourne Way  
Upper Norwood  
London  
SE19 2PY

Type: Full planning permission

Proposal : Demolition of existing garage and Construction of a 3-bedroom detached dwelling house.

Date Decision: 08.02.21

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 20/02725/FUL

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 6 Westow Hill  
Upper Norwood  
London  
SE19 1RX  
Type: Full planning permission

Proposal : Change of Use of the ground floor and basement from a betting shop (sui generis) to an Adult Gaming Centre (sui generis) with external alterations and associated works.

Date Decision: 09.02.21

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 20/03448/FUL  
Ward : **Crystal Palace And Upper Norwood**

Location : Rear Of 57-59 Highfield Hill  
Upper Norwood  
London  
SE19 3PT  
Type: Full planning permission

Proposal : The erection of a part 2/part 3 storey building to provide 9 residential units, with new vehicular and pedestrian access from Rushden Close, together with car parking and amenity space

Date Decision: 01.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/05943/DISC  
Ward : **Crystal Palace And Upper Norwood**

Location : 126 Church Road  
Upper Norwood  
London  
SE19 2NT  
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 3 (patio) and 4 (extract vent and rooflights) of planning permission 20/01403/LBC for 'Internal alterations to ground and second floor, rear and front window replacements, new staircase to the rear, new balustrade to second floor and other minor alterations'

Date Decision: 11.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05988/DISC  
Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Land Adjoining 96 Beulah Hill  
Upper Norwood  
London

Type: **Norwood**  
Discharge of Conditions

Proposal : Details required by Condition 10 (Construction Logistics Plan), Condition 17 (invasive nonnative species protocol - japanese knotweed) and Condition 18 (Biodiversity Enhancement Strategy) of planning permission 19/05106/FUL

Date Decision: 10.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06196/LP

Location : 126 Queen Mary Road  
Upper Norwood  
London  
SE19 3NP

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

Ward : **Crystal Palace And Upper Norwood**

Type: LDC (Proposed) Operations edged

Date Decision: 09.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06296/FUL

Location : 99 Hermitage Road  
Upper Norwood  
London  
SE19 3QL

Proposal : Erection of two-storey three bedroom attached dwelling.

Ward : **Crystal Palace And Upper Norwood**

Type: Full planning permission

Date Decision: 12.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06347/FUL

Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

**Norwood**  
Location : 51 Highfield Hill  
Upper Norwood  
London  
SE19 3PT  
Type: Full planning permission  
Proposal : Erection of side/rear and roof extensions to facilitate the change of use of the property from a dwelling to a nursery for 0 -5yrs (from C3 to E(f)).

Date Decision: 11.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06388/DISC  
Ward : **Crystal Palace And Upper Norwood**  
Location : 19 Downsview Road  
Upper Norwood  
London  
SE19 3XD  
Type: Discharge of Conditions  
Proposal : Approval of Details required by Condition 11 (Construction Logistics Plan) of planning permission 20/01303/FUL

Date Decision: 04.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06413/HSE  
Ward : **Crystal Palace And Upper Norwood**  
Location : 4 Tree View Close  
Upper Norwood  
London  
SE19 2QT  
Type: Householder Application  
Proposal : Installation of 2 rooflights in front roofslope and 2 rooflights in rear roofslope.

Date Decision: 09.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06416/HSE  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 53 Harold Road  
Upper Norwood  
London  
SE19 3SP  
Type: Householder Application

Proposal : Alterations, erection of first floor side/rear extension.

Date Decision: 04.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06439/FUL  
Ward : **Crystal Palace And Upper Norwood**

Location : 130 Church Road  
Upper Norwood  
London  
SE19 2NT  
Type: Full planning permission

Proposal : Erection of a single storey rear extension

Date Decision: 08.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06627/HSE  
Ward : **Crystal Palace And Upper Norwood**

Location : 13 Ryefield Road  
Upper Norwood  
London  
SE19 3QU  
Type: Householder Application

Proposal : Erection of first floor side/rear extension and alterations to the roof

Date Decision: 12.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06666/GPDO  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 126 Queen Mary Road  
Upper Norwood  
London  
SE19 3NP

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: 28.01.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03087/FUL

Location : 36 Chipstead Valley Road  
Coulsdon  
CR5 2RA

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

Proposal : Retention of two storey building to the rear with 2 x studio flats, alterations, installation of external staircase in courtyard along with associated bicycle storage and refuse and recycle storage

Date Decision: 03.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04970/DISC

Location : 21 Hollymeoak Road  
Coulsdon  
CR5 3QA

Ward : **Coulsdon Town**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) attached to planning permission 19/05077/FUL for the demolition of a single-family dwelling and erection of 6x detached dwellings and associated hard & soft landscaping, car parking, cycle and refuse storage.

Date Decision: 02.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05076/FUL

Location : 116 Reddown Road  
Coulsdon  
CR5 1AL

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



## Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Full planning application for the demolition of a single-family dwelling and erection of 3 and 4 storey blocks, containing 3 x 4 bedroom terraced Houses and 2 x 1-bedroom, 3 x 2 bedroom , 4 x 3 bedroom and 1 x 4 bedroom Apartments in total 13 Units with associated access, 13 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL.

Date Decision: 25.01.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 20/05334/HSE  
Location : 28 Ridgemount Avenue  
Coulsdon  
CR5 3AQ

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

Proposal : Alterations to the roof of existing rear extension

Date Decision: 25.01.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/05407/FUL  
Location : 14 The Grove  
Coulsdon  
CR5 2BH

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

Proposal : Demolition of existing garage; erection of part two/part three storey detached house with accommodation within the roof space and provision of 2 parking spaces with associated bin and cycle store

Date Decision: 25.01.21

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/05847/AUT  
Location : Nuthatch, Rickman Hill Road  
Chipstead  
Coulsdon  
Surrey

**Ward :** Coulsdon Town  
**Type:** Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation from Reigate & Banstead Borough Council (reference: 20/02208/F); Demolition of the existing house and erection of a block of five apartments with associated parking and landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 02.02.21

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting

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Ref. No. : 20/05902/HSE  
Location : 23 Lyndhurst Road  
Coulsdon  
CR5 3HU  
Proposal : Alterations, erection of a single storey wraparound front, rear and side extension  
Date Decision: 12.02.21

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06186/DISC  
Location : 2 Portnalls Road  
Coulsdon  
CR5 3DD  
Proposal : Discharge of conditions 4 (visibility splays), 5 (bin and cycle stores) and 8 (EVCP) attached to planning permission ref. 20/01701/CONR. (Variation of condition 1 attached to planning permission ref. 19/00385/FUL (Amendments to the proposed replacement garage serving no.2 Portnalls Road).  
Date Decision: 12.02.21

**Ward : Coulsdon Town**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06193/HSE  
Location : 10 Crawford Crescent  
Coulsdon  
Croydon  
CR5 3GL  
Proposal : Retention of air conditioning unit on the rear of the house  
Date Decision: 05.02.21

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

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06223/FUL  
**Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Telecommunication Mast Type: Full planning permission  
Imperial House  
Redlands  
Coulsdon  
CR5 2HT

Proposal : Removal of existing 20 m high mast supporting antennas and dishes plus associated equipment housing and ancillary apparatus; installation of new 25 m high mast supporting 6 no. antenna apertures and 4 no. dishes, installation of 6 no. equipment cabinets, installation of 1 no. metre cabinet and associated ancillary apparatus.

Date Decision: 28.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06341/HSE Ward : Coulsdon Town  
Location : 17 Portnalls Rise Type: Householder Application  
Coulsdon  
CR5 3DA

Proposal : Demolition of existing garage and erection of part single-storey front, two-storey side and rear and single-storey rear extension, including raised patio to the rear.

Date Decision: 27.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06353/HSE Ward : Coulsdon Town  
Location : 25 Westleigh Avenue Type: Householder Application  
Coulsdon  
CR5 3AD

Proposal : Erection of a new garage and alterations to the existing garden ground levels.

Date Decision: 26.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06523/HSE Ward : Coulsdon Town  
Location : 3 Clifton Road Type: Householder Application  
Coulsdon  
CR5 2DW

Proposal : Alterations, erection of two-storey side extension, conversion of garage into habitable room and alterations to roof.

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06573/DISC **Ward : Coulsdon Town**  
Location : 10 Brighton Road Type: Discharge of Conditions  
Coulsdon  
CR5 2BA  
Proposal : Discharge of conditions 2 (materials), 3 (details) and 4 (landscaping) attached to planning permission ref. 19/00544/FUL. (The demolition of the existing garage and the erection of two storey side extension, single/two storey rear extensions, conversion of roof space and the provision of roof extensions and new roofs, 7 x velux windows, and conversion of property to provide 4 flats (1 x one bedroom 2 x two bedroom and 1 x three bedroom) private and communal amenity space, cycle storage, bin storage, 4 parking spaces, landscaping and alterations.)  
Date Decision: 04.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00205/DISC **Ward : Coulsdon Town**  
Location : 76 Reddown Road Type: Discharge of Conditions  
Coulsdon  
CR5 1AL  
Proposal : Discharge of Condition 11 (CO2 Emissions) attached to planning permission ref. 19/04908/CONR for the variation of Condition 1 (approved plans) attached to planning permission 19/03714/CONR the demolition of existing house and erection of a 2/3 storey building with accommodation in the roof to provide 9 units with associated parking/access, landscaping, cycle and refuse stores.  
Date Decision: 26.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00332/DISC **Ward : Coulsdon Town**  
Location : Foxville Apartments Type: Discharge of Conditions  
175 Chipstead Valley Road  
Coulsdon  
CR5 3BR  
Proposal : Discharge of condition 11 (CO2) of 18/02720/FUL  
Date Decision: 29.01.21

**Approved**

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

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Ref. No. : 21/00352/LP  
Location : 76 Rickman Hill  
Coulsdon  
CR5 3DP  
Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front roofslope.  
Date Decision: 05.02.21

**Ward : Coulsdon Town**  
Type: LDC (Proposed) Operations  
edged

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

Level: Delegated Business Meeting

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Ref. No. : 21/00576/NMA  
Location : 117 & 117A Woodcote Grove Road  
Coulsdon  
CR5 2AN  
Proposal : Non-material amendment to application 19/06006/HSE for changes to the roof form including the removal of the existing dormers to the front and rear of the property.  
Date Decision: 12.02.21

**Ward : Coulsdon Town**  
Type: Non-material amendment

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04367/DISC  
Location : Keeley House  
22-30 Keeley Road  
Croydon  
CR0 1TE  
Proposal : Approval of details required by conditions 2 (cycle storage), 3 (Green Travel Plan), and 5 (buggy storage) of planning permission 19/00850/CONR.  
Date Decision: 10.02.21

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

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04764/FUL  
**Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Sydenham Court  
52 Sydenham Road  
Croydon  
CR0 2EF  
Type: Full planning permission

Proposal : The proposed demolition of the existing buildings followed by the re-development of a new residential development consisting of two separate blocks (6 storeys and 4 storeys respectively) containing 43 new homes, new hard and soft landscaping, courtyards, cycle and vehicle parking with refuse areas.

Date Decision: 01.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/02605/DISC  
Location : 5-9 Surrey Street  
Croydon  
CR0 1RG  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of condition 27 (accessible units), pursuant to planning permission 18/01211/FUL.

Date Decision: 28.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03443/FUL  
Location : 39A & 39B Chatsworth Road  
Croydon  
CR0 1HF  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Alterations to basement and ground floor internal layout to form 1 additional flat (in association with planning permission 18/05322/FUL and associated non-material amendment applications 20/00877/NMA and 20/03821/NMA for Demolition of existing buildings, erection of two storey building with accommodation in basement and in roofspace and comprising 8 flats provision of associated off-street parking to rear, provision of associated refuse storage and cycle storage to the rear.

Date Decision: 03.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/03594/NMA  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michaels Square) Type: Non-material amendment

Proposal : Non-Material amendments to increase the number of residential units from 232 to 240 through associated reduction in 3 bedroom units from 24 to 12 (no additional floorspace).

Date Decision: 12.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04010/CONR Ward : **Fairfield**

Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michael's Square) Type: Removal of Condition

Proposal : Variation of Condition 38 (Plan List) of Planning Permission 15/01419/P (Erection of 21 and 25 storey part residential part commercial buildings and associated works) to facilitate the following:

- 1) Relocate building A circa 2.3m to the east and Building B circa 1.3m to the north east along with minor external changes (parapets and balustrades) and other associated alterations.
- 2) Installation of additional mezzanine floor serving the commercial units in Buildings A and B
- 3) Change/expand the permitted use classes of the commercial units to (new) Class E and Sui Generis (Drinking establishment or hot food takeaway).

Variation of Condition 1 (materials) to change brick type from from Cambridge Cream to Maranello.

Date Decision: 09.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/05007/NMA Ward : **Fairfield**

Location : Development Site Former Site Of 17 - 21 Dingwall Road Croydon CR0 2NA Type: Non-material amendment

Proposal : Non material amendment to permission 17/06327/FUL Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping to change podium height for fire engine access

Date Decision: 08.02.21



### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/05546/GPDO  
Location : 38A South End  
Croydon  
CR0 1DP

Ward : **Fairfield**  
Type: Prior Appvl - Class A, A3-5 to  
A1 and A2

Proposal : Change of use from Sui Generis (betting shop) to A3 (restaurant and cafe) and  
installation of extractor flue.

Date Decision: 03.02.21

### Approved (prior approvals only)

Level: Delegated Business Meeting

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Ref. No. : 20/06050/HSE  
Location : 50 Clarendon Road  
Croydon  
CR0 3SG

Ward : **Fairfield**  
Type: Householder Application

Proposal : Erection of single storey outbuilding in rear garden.

Date Decision: 25.01.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/06125/ADV  
Location : 76 High Street  
Croydon  
CR0 1NA

Ward : **Fairfield**  
Type: Consent to display  
advertisements

Proposal : Retrospective application to retain the existing internally illuminated fascia sign and  
projecting sign

Date Decision: 25.01.21

### Consent Granted (Advertisement)

Level: Delegated Business Meeting

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Ref. No. : 20/06157/CONR  
Location : 78A & 78B Chatsworth Road  
Croydon  
CR0 1HB

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

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Removal of condition 7 (CO2 and water use) from planning permission 20/00743/FUL for 'Conversion of existing dwelling to provide two flats with associated amenity spaces, refuse and cycle storage.'

Date Decision: 08.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06190/DISC  
Location : Former Site Of Taberner House  
Park Lane  
Croydon  
CR9 3JS  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 39 (low emissions strategy) attached to planning permission 17/05158/CONR relating to the Queens Gardens and the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 26.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06214/FUL  
Location : 20 Ainsworth Road  
Croydon  
CR0 3SH  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Alterations; Extension to existing garage building for use as a one bedroom dwelling

Date Decision: 26.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06343/FUL  
Location : Ryland House  
9 Church Road  
Croydon  
CR0 1SG  
Ward : **Fairfield**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Removal of 9 no. antennas, installation of 3 no. antennas, supporting steelwork, 1 no. equipment cabinet and associated apparatus, relocation of 9 no. antennas, removal of redundant steelwork and ancillary works.

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06548/FUL  
Location : 5 Bedford Park  
Croydon  
CR0 2GT  
Proposal : Cladding Remediation Works  
Date Decision: 10.02.21

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06606/ADV  
Location : 129 - 131 North End  
Croydon  
CR0 1TL  
Proposal : Freestanding A-Frame advertising board to sit on the pavement  
Date Decision: 09.02.21

**Ward : Fairfield**  
Type: Consent to display advertisements

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/00130/DISC  
Location : S T P House  
14 St Andrew's Road  
Croydon  
CR0 1AB  
Proposal : Discharge of Condition 11 - Contaminated Land - Attached to Planning Permission 18/00794/FUL for Demolition of office building, erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings, provision of associated cycle and refuse stores.  
Date Decision: 03.02.21

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

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Ref. No. : 21/00529/PDO **Ward : Fairfield**  
Location : Communication Station Type: Observations on permitted  
Cygnet House development  
12-14 Sydenham Road  
Croydon  
CR0 2EE

Proposal : The swapout of 3no. antennas, 3no. BOB's and the installation of 3no. Remote Radio Units (RRU's) on existing steelwork and ancillary development thereto.

Date Decision: 09.02.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/04082/DISC **Ward : Kenley**  
Location : Grandeur Heights Type: Discharge of Conditions  
76 Higher Drive  
Purley  
CR8 2HG

Proposal : Discharge of Conditions 8 (Energy) attached to planning permission 17/01641/FUL for the demolition of existing house: erection of two/three storey building with accommodation in roofspace comprising 6 two bedroom , 2 three bedroom and 1 one bedroom flats: formation of vehicular access and provision of associated parking.

Date Decision: 02.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05069/FUL **Ward : Kenley**  
Location : 10 Lower Road Type: Full planning permission  
Kenley  
CR8 5NB

Proposal : Erection of a first-floor side extension, roof extension and extension to existing rear dormer to create two 2-bedroom flats and one studio flat.

Date Decision: 01.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05075/FUL **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 1 Kearton Close  
Kenley  
CR8 5EN  
Type: Full planning permission

Proposal : Full planning application for the demolition of a single-family dwelling and erection of one 3 and 4 storey block, containing 2 x 4 bedroom and 2 x 2 bedroom semi-detached Houses and 2 x 1-bedroom, 8 x 2 bedroom and 5 x 3 bedroom Apartments in total 19 Units with associated access, 23 parking spaces, cycle storage and refuse store at 1 Kearton Close, Kenley, CR8 5EN.

Date Decision: 25.01.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/05183/HSE  
Location : 122 Old Lodge Lane  
Purley  
CR8 4DH  
Ward : Kenley  
Type: Householder Application

Proposal : Alterations, erection of a detached building at the rear of the site, ancillary to the host dwelling

Date Decision: 08.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05409/LP  
Location : 14 Cullerden Road  
Kenley  
CR8 5LR  
Ward : Kenley  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer, including five rooflights to the front roofslope.

Date Decision: 08.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/05612/HSE  
Location : Winchmore  
23 Valley Road  
Kenley  
CR8 5DJ  
Ward : Kenley  
Type: Householder Application

Proposal : Single storey side and rear extension.

Date Decision: 05.02.21

**Permission Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 27 Bencombe Road  
Purley  
CR8 4DR  
Type: Householder Application

Proposal : Alterations and erection of single storey side extensions

Date Decision: 26.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06460/HSE  
Location : 9 Beckett Avenue  
Kenley  
CR8 5LT  
Type: Householder Application  
Ward : **Kenley**

Proposal : Alterations including erection of a first floor rear extension, rear dormer including increased ridge height to the main roof and 3 rooflights to the front roofslope, addition of two first floor side windows and removal of existing timber cladding with the property to be part rendered.

Date Decision: 27.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/00049/LP  
Location : 16 Haydn Avenue  
Purley  
CR8 4AE  
Type: LDC (Proposed) Operations edged  
Ward : **Kenley**

Proposal : Erection of a single storey side extension and conversion of garage into habitable room. Hip to gable roof extension including side dormers.

Date Decision: 29.01.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/04007/DISC  
Location : Timebridge Community Centre  
Field Way  
Croydon  
CR0 9AZ  
Type: Discharge of Conditions  
Ward : **New Addington North**

Proposal : Discharge of Conditions 5 (Hard and Soft Landscaping), 8 (MUGA Works), 9 (Skate Park Relocation Strategy) attached to application 20/00228/FUL dated 27/04/2020 for 'Demolition of existing Timebridge Community Centre and erection of new two storey school, new access, car parking, play areas, landscaping and associated works.'



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 05.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06561/LP  
Location : 88 Dunley Drive  
Croydon  
CR0 0RZ  
Ward : **New Addington North**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alteration to existing semi-detached house including a rear extension and front porch.

Date Decision: 08.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/05199/FUL  
Location : Land And Premises Rear Of 16 Green Lane  
Fronting  
Carolina Road  
Thornton Heath  
Ward : **Norbury Park**  
Type: Full planning permission  
Proposal : Erection of a 3 storey building to provide 10 No self-contained flats consisting of 2 No 3 bedroom and 8 No 1 bedroom units with associated cycle, refuse storage and communal areas

Date Decision: 29.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05667/FUL  
Location : 30 Springfield Road  
Thornton Heath  
CR7 8DY  
Ward : **Norbury Park**  
Type: Full planning permission  
Proposal : Demolition of existing garage and erection of 1 bedroom detached house.

Date Decision: 29.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06155/DISC **Ward : Norbury Park**  
Location : Land To The South Of 73 - 131 Marston Way Type: Discharge of Conditions  
Upper Norwood  
London  
SE19 3JB

Proposal : Discharge of condition 18 (carbon reduction) pursuant to planning permission  
16/06438/FUL. (Part discharge sought for plots 1-5 \_ 8-12).

Date Decision: 28.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06331/LP **Ward : Norbury Park**  
Location : 3 Norbury Close Type: LDC (Proposed) Operations  
Norbury edged  
London  
SW16 3ND

Proposal : Hip to gable loft conversion with rooflights in the front roof slope and a dormer in the rear  
roof slope.

Date Decision: 03.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06393/DISC **Ward : Norbury Park**  
Location : Land To The South Of 73 - 131 Marston Way Type: Discharge of Conditions  
Upper Norwood  
London  
SE19 3JB

Proposal : Discharge of condition 21 (validation report) pursuant to planning permission  
16/06438/FUL.

Date Decision: 28.01.21

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Ref. No. : 20/06403/LE  
Location : The Cottage  
2 Copgate Path  
Norbury  
London  
SW16 3EA  
**Ward : Norbury Park**  
Type: LDC (Existing) Use edged

Proposal : Existing residential annexe to the cottage

Date Decision: 04.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06404/HSE  
Location : 77 Norbury Hill  
Norbury  
London  
SW16 3RU  
**Ward : Norbury Park**  
Type: Householder Application

Proposal : Erection of first floor side/rear extension, new pitched roof over front extension, erection of first floor side extension and rear dormer and roof lights.

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06515/FUL  
Location : 1534 London Road  
Norbury  
London  
SW16 4EU  
**Ward : Norbury Park**  
Type: Full planning permission

Proposal : Change of use of the ground floor from a restaurant to a hot food takeaway

Date Decision: 12.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/06564/GPDO  
Location : 15 Ingram Road  
Thornton Heath  
CR7 8EE  
**Ward : Norbury Park**  
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

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 2.99 metres and a maximum height of 3.42 metres

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/06586/GPDO  
Location : 25 Highbury Avenue  
Thornton Heath  
CR7 8BP

**Ward : Norbury Park**  
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 height of 3.15 metres

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/06673/LP  
Location : 11 Green Lane Gardens  
Thornton Heath  
CR7 8HP

**Ward : Norbury Park**  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 12.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 19/03393/DISC  
Location : Land R/O 57-63 Pollards Hill South, Norbury,  
London, SW16 4LR

**Ward : Norbury And Pollards Hill**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (external materials), 4 (Landscaping), 6 (Construction Logistics Plan), 7 (refuse and cycle stores) and 8 (energy efficiency) of permission 16/02910/P (erection of detached bungalow).

Date Decision: 12.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00675/DISC **Ward : Norbury And Pollards Hill**  
Location : 15 Melrose Avenue **Type: Discharge of Conditions**  
Norbury  
London  
SW16 4RX  
Proposal : Discharge of Condition 3 (Drainage), Condition 4 (Landscaping) and Condition 5 (Parking) of planning application reference: 20/01264/CONR (Variation of condition 1 (drawings) of LPA reference: 17/05755/FUL - Alterations; demolition of existing garage and rear extension; erection of rear extension to existing building; and erection of a new attached two storey building with accommodation in the roofspace comprising 1 one bedroom flat and 1 two bedroom flat).

Date Decision: 04.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03584/HSE **Ward : Norbury And Pollards Hill**  
Location : 235 Norbury Crescent **Type: Householder Application**  
Norbury  
London  
SW16 4LF  
Proposal : Construction of dropped kerb for vehicular access.

Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03993/FUL **Ward : Norbury And Pollards Hill**  
Location : 1398 London Road **Type: Full planning permission**  
Norbury  
London  
SW16 4BZ  
Proposal : Alterations to existing shopfront and proposed change of use from E (shop) to E (restaurant).

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 20/05240/HSE  
Location : 127 Pollards Hill South  
Norbury  
London  
SW16 4LS  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application  
Proposal : Alterations; demolition of existing garage, erection of additional storey to existing dwelling, two-storey side extension, single-storey rear extension, front porch extension, 2 rear dormer extensions, installation of rooflights in front roofslope and erection of front boundary wall and entrance gates.

Date Decision: 02.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06233/LP  
Location : 115 Pollards Hill South  
Norbury  
London  
SW16 4LS  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged  
Proposal : Construction of hip to gable end roof; erection of dormer extensions in rear roofslope and installation of rooflights in side roofslopes

Date Decision: 28.01.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06234/HSE  
Location : 28 Norton Gardens  
Norbury  
London  
SW16 4SZ  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application  
Proposal : Demolition and erection of single storey side/rear extension.

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06297/HSE  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 58 Dunbar Avenue  
Norbury  
London  
SW16 4SD  
Type: Householder Application  
Proposal : Erection of single storey rear extension

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06478/LP  
Location : 115 Pollards Hill South  
Norbury  
London  
SW16 4LS  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury And Pollards Hill**  
Proposal : Erection of a double storey rear extension

Date Decision: 29.01.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06519/LP  
Location : 9 Norbury Rise  
Norbury  
London  
SW16 4JF  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury And Pollards Hill**  
Proposal : Erection of a hip to gable loft conversion with dormer in the rear roof slope and roof lights in front.

Date Decision: 10.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06557/LP  
Location : 152 Norbury Crescent  
Norbury  
London  
SW16 4JZ  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury And Pollards Hill**  
Proposal : Construction of hip to gable end roof extension; erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 12.02.21



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

Level: Delegated Business Meeting

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Ref. No. : 20/06565/GPDO  
Location : 152 Norbury Crescent  
Norbury  
London  
SW16 4JZ

**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 3 metres and a maximum height of 3.10 metres

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/06619/GPDO  
Location : Eastern House  
2A Norbury Crescent  
Norbury  
London  
SW16 4JU

**Ward : Norbury And Pollards Hill**  
Type: Prior Appvl - Class AB upto 2  
storeys

Proposal : Proposed two storey upwards extension to form 4 x 1B2P units

Date Decision: 02.02.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/00006/GPDO  
Location : 37 Southbrook Road  
Norbury  
London  
SW16 5QU

**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 3 metres and a maximum overall height of 3 metres

Date Decision: 12.02.21



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 328 Coulsdon Road  
Coulsdon  
CR5 1EB  
Type: Removal of Condition

Proposal : Variation of Condition 1 (approved plans) attached to planning permission 18/04602/FUL for Alterations, erection of first floor side and single/two storey rear extension, erection of dormer extension on rear roof slope, use of part of extension as 1 bedroom flat, use of part of extension for the existing dentist and use of part of extension for the existing residential unit

Date Decision: 10.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05829/HSE  
Location : 25 Canon's Hill  
Coulsdon  
CR5 1HB  
Ward : Old Coulsdon  
Type: Householder Application

Proposal : Alterations, erection of replacement garage and a single storey rear and side extension

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05845/PA8  
Location : Territorial Army Centre  
Marlpit Lane  
Coulsdon  
CR5 2HD  
Ward : Old Coulsdon  
Type: Telecommunications Code  
System operator

Proposal : Installation of 1no. 8m stub tower (14.85m AGL) supporting 6no. antennas, 1no. 300mm dish and 1no.600mm dish and ancillary works thereto

Date Decision: 28.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06302/FUL  
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Coulsdon College  
Placehouse Lane  
Coulsdon  
CR5 1YA  
Type: Full planning permission

Proposal : The temporary retention of a modular building to provide dedicated educational accommodation for The Coulsdon College for a period until 30th August 2022.

Date Decision: 28.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06366/DISC  
Location : 76 - 80 Waddington Avenue  
Coulsdon  
CR5 1QN  
Ward : **Old Coulsdon**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials), 4 (Elevation Details), 5 (Hard and Soft Landscaping) 6 (Details of Cycle Stores), 8 (Soil Testing) 10 (Biodiversity Mitigation and Enhancement) for 19/04003/FUL

Date Decision: 03.02.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06369/DISC  
Location : 76 - 80 Waddington Avenue  
Coulsdon  
CR5 1QN  
Ward : **Old Coulsdon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (CLP) for 19/04003/FUL

Date Decision: 29.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06391/HSE  
Location : 68 Coulsdon Rise  
Coulsdon  
CR5 2SB  
Ward : **Old Coulsdon**  
Type: Householder Application

Proposal : Alterations; erection of single/two storey side extension, single/two storey rear extension and raised terrace area at rear with steps

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 05.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06397/HSE  
Location : 7 Bradmore Way  
Coulsdon  
CR5 1PF  
Proposal : Alterations to include alterations to roof/ridge height, erection of dormer extension on front roof slope and hip-to-gable roof extension at rear

**Ward : Old Coulsdon**  
Type: Householder Application

Date Decision: 05.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06411/HSE  
Location : 1 Coulsdon Rise  
Coulsdon  
CR5 2SE  
Proposal : Raise flank wall of existing side extension and change sloped roof to flat roof.

**Ward : Old Coulsdon**  
Type: Householder Application

Date Decision: 05.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06483/FUL  
Location : 207A Coulsdon Road  
Coulsdon  
CR5 1EL  
Proposal : Erection of hip to gable end roof extension and dormer extension on rear roof slope; installation of second floor side window and two front rooflights

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

Date Decision: 10.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06588/GPDO  
**Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 21 The Glade  
Coulsdon  
CR5 1SR  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.10 metres

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/06668/GPDO  
Location : 196 Chaldon Way  
Coulsdon  
CR5 1DH  
Ward : **Old Coulsdon**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.44 metres from the rear wall of the original house with a height to the eaves of 2.56 metres and a maximum height of 3.09 metres

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/00014/PDO  
Location : O/S 40 Coulsdon Road  
Coulsdon  
CR5 2LA  
Ward : **Old Coulsdon**  
Type: Observations on permitted  
development

Proposal : Installation of 1 x 9m wooden pole (7.2m above ground).

Date Decision: 28.01.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/00436/PDO  
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Telecommunication Mast  
Purley Rugby Football Club  
Coulsdon Road  
Coulsdon  
CR5 1EE

Type: Observations on permitted development

Proposal : Replacement of 3no. antennas and equipment within the existing cabin and development ancillary thereto.

Date Decision: 08.02.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/01954/FUL

Location : 49 Selborne Road  
Croydon  
CR0 5JQ

Type: Full planning permission

Ward : **Park Hill And Whitgift**

Proposal : Demolition of existing house, garage and outbuilding, and erection of a three storey building comprising 9 apartments, and provision of associated off-street parking, and associated refuse storage and cycle storage, and associated landscaping.

Date Decision: 12.02.21

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

Level: Planning Committee

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Ref. No. : 20/05047/HSE

Location : 38 Lloyd Park Avenue  
Croydon  
CR0 5SB

Type: Householder Application

Ward : **Park Hill And Whitgift**

Proposal : Construction of basement at the rear and enlargement of existing rear terrace

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05734/DISC

Location : 28 - 30 Fairfield Road  
Croydon  
CR0 5LH

Type: Discharge of Conditions

Ward : **Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Discharge of Condition 29 - Drainage - of Planning Permission 17/02696/FUL for Demolition of existing buildings and the erection of part four/ part six storey building with basement comprising 11 one bedroom, 10 two bedroom 12 three bedroom and 1 studio flats: formation of vehicular access and provision of basement parking, provision of associated refuse and cycle storage

Date Decision: 28.01.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06283/DISC  
Location : 28 - 30 Fairfield Road  
Croydon  
CR0 5LH

**Ward : Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 11, 12 and 15 attached to Planning Permission 17/02696/FUL for Demolition of existing buildings and the erection of part four/ part six storey building with basement comprising 11 one bedroom, 10 two bedroom 12 three bedroom and 1 studio flats, formation of vehicular access and provision of basement parking, provision of associated refuse and cycle storage.

Date Decision: 09.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06292/HSE  
Location : 3 Rowan Gardens  
Croydon  
CR0 5QP

**Ward : Park Hill And Whitgift**  
Type: Householder Application

Proposal : Alterations, demolition of existing garage and erection of two-storey side extension, single-storey side/rear extension, replacement roof with raised ridge height and installation of replacement windows in front and rear elevations.

Date Decision: 02.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/06373/HSE  
Location : 39 Grimwade Avenue  
Croydon  
CR0 5DJ

**Ward : Park Hill And Whitgift**  
Type: Householder Application



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : ERECTION OF SINGLE STOREY OUTBUILDING IN REAR GARDEN INCLUDING THE FORMATION OF A NEW BOUNDARY FENCE AND ASSOCIATED CROSSOVERS

Date Decision: 12.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03644/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 14 Buttermere Gardens  
Purley  
CR8 1EG  
Type: Householder Application  
Proposal : Conversion of garage to habitable room, erection of single-storey front/side extension and porch with pitched roof and access steps.

Date Decision: 05.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05128/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 1 Kendall Avenue South  
South Croydon  
CR2 0QR  
Type: Householder Application  
Proposal : Retention of the enlarged garage (retrospective).

Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05288/LP  
Ward : **Purley Oaks And Riddlesdown**  
Location : 50 Riddlesdown Avenue  
Purley  
CR8 1JJ  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of a rear dormer and 6 rooflights to the front elevation.

Date Decision: 25.01.21





Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Windsor Lodge  
Purley Rise  
Purley  
CR8 3AW  
Type: Full planning permission

Proposal : Demolition of the existing roof, and erection of a first floor extension with hipped roof over to create a two-storey building, associated alterations for the conversion of dwelling to provide 5 units with associated landscaping, refuse and cycle storage.

Date Decision: 28.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02816/DISC  
Location : 21 Box Ridge Avenue  
Purley  
CR8 3AS  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge of Condition 3 (Visibility Splays/Lighting/EVCP/Playspace/Balustrading), 4 (Construction Logistics Plan), 5 (Hard and Soft Landscaping), 6 (Materials), 7 (C02) attached to application 19/02531/FUL dated 16/10/2019 for the 'Demolition of existing dwelling. Erection of a three storey building comprising of 1x one bedroom, 7x 2 bedroom and 1x three bedroom flats. Provision of associated parking, amenity space, cycle and refuse stores.'

Date Decision: 09.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03164/DISC  
Location : 27 Plough Lane  
Purley  
CR8 3QB  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge of Conditions 3 (materials), 4 (landscaping), 5 (transport details), 6 (CLP) attached to planning application 19/05937/FUL for the erection of two storey 5 bedroom dwelling with accommodation in the roofspace, with associated parking, vehicular access, cycle, refuse and landscaping

Date Decision: 08.02.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03931/FUL  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 44 Hartley Hill  
Purley  
CR8 4EN  
Type: Full planning permission

Proposal : Alterations, erection of a two storey side and rear extension, single storey side extensions, alterations to the main ridge and erection of two rear dormers, conversion to form 5 No. self-contained flats; 1 x 3-bed, 1 x 2-bed and 3 x 1-bed, with associated cycle and refuse stores, alterations to existing vehicular access and provision of associated car parking.

Date Decision: 05.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03974/DISC  
Location : 59-63 Higher Drive  
Purley  
CR8 2HR  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition number 4 (contamination) attached to planning permission ref. 19/03282/FUL (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage).

Date Decision: 12.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05234/HSE  
Location : 53 Smitham Bottom Lane  
Purley  
CR8 3DF  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Erection of a single/two storey side/rear extension; erection of a front porch; installation of rooflights in front, side and rear roof slopes; and alterations to front boundary.

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05767/HSE  
Location : 30 Copse Hill  
Purley  
CR8 4LH  
Ward : **Purley And Woodcote**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Erection of a single storey rear extension and associated alterations.

Date Decision: 09.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05773/NMA

**Ward : Purley And Woodcote**

Location : 11 Walburton Road  
Purley  
CR8 3DL

Type: Non-material amendment

Proposal : Non-material amendment (alterations to the elevations/materials) linked to planning application 19/02193/HSE for the Alterations and extensions to existing dwelling including erection of additional storey, erection of a rear dormer, single storey side/rear extension and a two storey front extension; insertion of rooflights, erection of a front wall and entrance gates.

Date Decision: 26.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06030/ENV

**Ward : Purley And Woodcote**

Location : 922 - 930 Purley Way  
Purley  
CR8 2JL

Type: Environmental Impact  
Assessment

Proposal : EIA screening opinion under the Town and Country Planning - Environmental Impact Assessment - regulations 2017 - as amended - regulation 6

Date Decision: 28.01.21

**Environmental Impact Assessment Not Req.**

Level: Delegated Business Meeting

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Ref. No. : 20/06083/DISC

**Ward : Purley And Woodcote**

Location : 10 Silver Lane  
Purley  
CR8 3HG

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Details of materials) of planning permission reference 20/02869/HSE granted on the 03.11.2020 for the 'Erection of a single storey rear extension'.

Date Decision: 29.01.21

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/06105/HSE  
Location : 25 Hartley Hill  
Purley  
CR8 4EP  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations, erection of a hip-to-gable roof extension and rear dormer

Date Decision: 09.02.21

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/06293/DISC  
Location : 55 Hillcrest Road  
Purley  
CR8 2JF  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Partial discharge of condition number 7 (cycle storage) attached to planning permission ref. 18/03313/FUL (Demolition of existing dwelling and proposed erection of a two storey detached building with accommodation in roof to provide 7 flats ( 2 x 1bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space , refuse and cycle stores).

Date Decision: 26.01.21

### Not approved

Level: Delegated Business Meeting

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Ref. No. : 20/06324/HSE  
Location : Grey Timbers  
Woodcote Lane  
Purley  
CR8 3HA  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of a single/two storey side/rear/front extension including first floor roof terraces.

Date Decision: 01.02.21

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/06385/DISC  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 62 Brighton Road  
Purley  
CR8 2LJ  
Type: Discharge of Conditions

Proposal : Discharge of conditions Condition 6 (Refuse and Cycle Storage) and 8 (Landscaping) for 20/01729/CONR

Date Decision: 04.02.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06423/DISC  
Location : 1 More Close  
Purley  
CR8 2JN  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge of Condition 3 (Materials) attached to planning permission ref. 19/04564/FUL for the demolition of existing two storey detached house and erection of a three storey building to provide 9 units, with associated vehicular accesses, car parking, child playspace and soft and hard landscaping as well as cycle and refuse storage.

Date Decision: 08.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06467/DISC  
Location : 22 Purley Knoll  
Purley  
CR8 3AE  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge of Condition 3 (CLP) and Condition 5 (materials and façade openings) attached to Planning Permission (19/03410/FUL) Demolition of existing buildings; Erection of 7no. apartments and 2no. dwellings and associated works.

Date Decision: 05.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06506/CONR  
Location : 60 Brighton Road  
Purley  
CR8 2LJ  
Type: Removal of Condition  
Ward : **Purley And Woodcote**





Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 56 Hartley Hill  
Purley  
CR8 4EN  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a detached garden building with associated patio hardstanding

Date Decision: 02.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/00079/DISC  
Location : Venture Lofts  
15 High Street  
Purley  
CR8 2FQ  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 14 of 18/04812/FUL

Date Decision: 29.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00151/NMA  
Location : 7 Monahan Avenue  
Purley  
CR8 3BB  
Ward : **Purley And Woodcote**  
Type: Non-material amendment

Proposal : Alterations to two side windows and one rear window.

Date Decision: 10.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03919/DISC  
Location : Land Adjacent 2 West Hill  
South Croydon  
CR2 0SA  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Discharge of condition 5 (landscaping) attached to planning permission 18/03158/FUL for Alterations and formation of basement accommodation to include light wells and erection of a single/two side/rear extensions. Construction of roof extension to include raising the ridgeline, formation of roof gables and installation rooflights. Conversion to form 5 x two bedroom and 2x one bedroom flats and provision of associated landscaping, refuse and cycle parking

Date Decision: 02.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/05121/HSE  
Location : 55 Westfield Avenue  
South Croydon  
CR2 9JZ

**Ward : Sanderstead**  
Type: Householder Application

Proposal : First floor rear extension, single storey side and rear extension including three skylights and provision of raised decking and steps.

Date Decision: 25.01.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/05584/HSE  
Location : 19 Briton Crescent  
South Croydon  
CR2 0JN

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05729/HSE  
Location : 32 Langley Oaks Avenue  
South Croydon  
CR2 8DH

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Alterations, erection of a side infill extension and conversion of existing car port into a garage

Date Decision: 08.02.21

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Level: Delegated Business Meeting

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Ref. No. : 20/05832/FUL **Ward : Sanderstead**  
Location : 11 The Windings **Type: Full planning permission**  
South Croydon  
CR2 0HW  
Proposal : Erection of a 4 bedroom detached house and provision of two parking spaces. Creation of new access onto Sanderstead Hill.

Date Decision: 27.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06117/HSE **Ward : Sanderstead**  
Location : 178 Purley Downs Road **Type: Householder Application**  
South Croydon  
CR2 0RF  
Proposal : Construction of a front porch and single storey rear extension. Enlargement of the existing side garage and conversion into a habitable room. Alterations to the front elevation.

Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06207/HSE **Ward : Sanderstead**  
Location : 10 Tandridge Gardens **Type: Householder Application**  
South Croydon  
CR2 9HU  
Proposal : Two Side Storey and Single Storey Rear Extension with Patio.

Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06242/HSE **Ward : Sanderstead**  
Location : 1 Tandridge Gardens **Type: Householder Application**  
South Croydon  
CR2 9HW  
Proposal : Alterations, erection of a single storey side and rear extension



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 52 The Woodfields  
South Croydon  
CR2 0HE  
Type: Householder Application  
Proposal : Erection of a first floor rear extension.

Date Decision: 09.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06462/HSE  
Location : 21 Barnfield Road  
South Croydon  
CR2 0EZ  
Type: Householder Application  
Ward : **Sanderstead**  
Proposal : Erection of a single storey rear extension

Date Decision: 09.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06490/HSE  
Location : 13 Hazelwood Grove  
South Croydon  
CR2 9DW  
Type: Householder Application  
Ward : **Sanderstead**  
Proposal : Erection of a single storey side and rear extension, including raised patio to the rear.

Date Decision: 11.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06562/LP  
Location : 53 Ewhurst Avenue  
South Croydon  
CR2 0DL  
Type: LDC (Proposed) Operations  
Ward : **Sanderstead**  
Proposal : Replacement of flat roof to pitched roof to utility room/sun room. Replacement of smaller window to kitchen with larger window. Replacement of two small windows to study with one larger window.

Date Decision: 12.02.21

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

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Level: Delegated Business Meeting

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Ref. No. : 20/05759/DISC **Ward : Selsdon And Addington Village**  
Location : 59 Addington Road **Type: Discharge of Conditions**  
South Croydon  
CR2 8RD  
Proposal : Discharge of condition 4 (SUDS) of planning permission (18/01344/FUL) granted on the 22/06/2018 for the 'Demolition of the existing building, erection of a replacement two storey plus roof level to accommodate 7 new self contained (C3) residential apartments with associated landscaping, terraces, car parking, refuse and cycle stores.'

Date Decision: 12.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06032/HSE **Ward : Selsdon And Addington Village**  
Location : 18 Chestnut Grove **Type: Householder Application**  
South Croydon  
CR2 7LH  
Proposal : Single storey wrap-around extension and alterations

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06112/LP **Ward : Selsdon And Addington Village**  
Location : 33 Warren Avenue **Type: LDC (Proposed) Operations edged**  
South Croydon  
CR2 8HY  
Proposal : Alteration of garage into habitable room and erection of front extension/porch

Date Decision: 25.01.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06133/FUL **Ward : Selsdon And Addington Village**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Red Gates School  
Farnborough Avenue  
South Croydon  
CR2 8HD  
Type: Full planning permission

Proposal : Retention of temporary classroom on the south eastern corner of the site for a further 5 years

Date Decision: 26.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06211/HSE  
Ward : **Selsdon And Addington Village**

Location : 292 Addington Road  
South Croydon  
CR2 8LF  
Type: Householder Application

Proposal : Erection of detached 2 bedroom bungalow at rear for use in connection with the existing dwellinghouse

Date Decision: 26.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06236/HSE  
Ward : **Selsdon And Addington Village**

Location : 80 Foxearth Road  
South Croydon  
CR2 8EE  
Type: Householder Application

Proposal : Alterations, erection of a single storey side and rear extension

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06267/FUL  
Ward : **Selsdon And Addington Village**

Location : Red Gates School  
Farnborough Avenue  
South Croydon  
CR2 8HD  
Type: Full planning permission

Proposal : Retention of temporary classroom on the northern side of the site for a further 5 years

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 26.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/00038/DISC

Ward : **Selsdon And Addington  
Village**

Location : John Ruskin Sixth Form College  
Selsdon Park Road  
South Croydon  
CR2 8JJ

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (CLP) attached to Planning Permission (20/03756/FUL)  
Removal of existing sheds and the construction of an ancillary building with a height of approximately 7.3 metres and two storage containers in the car park of John Ruskin College.

Date Decision: 12.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00046/DISC

Ward : **Selsdon And Addington  
Village**

Location : R/o 129 Addington Road  
South Croydon  
CR2 8LH

Type: Discharge of Conditions

Proposal : Discharge of condition number 6 (Co2) attached to planning permission ref.  
20/04031/CONR (Erection of a two storey building comprising 2 x two bedroom dwellinghouses and 4 x one bedroom flats with associated landscaping, refuse and cycle storage) to vary condition wording 8 in order to alter design of approved privacy screens.

Date Decision: 04.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01470/FUL

Ward : **Selsdon Vale And Forestdale**

Location : 119 Old Farleigh Road  
South Croydon  
CR2 8QD

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via under croft.

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05985/HSE  
Location : 378 Sydenham Road  
Croydon  
CR0 2EA  
Proposal : Alterations, erection of first floor rear extension.  
Date Decision: 09.02.21

**Ward : Selhurst**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06046/LE  
Location : 25 Limes Road  
Croydon  
CR0 2HF  
Proposal : Use as HMO for up to 5 occupiers  
Date Decision: 26.01.21

**Ward : Selhurst**  
Type: LDC (Existing) Use edged

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

Level: Delegated Business Meeting

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Ref. No. : 20/06231/HSE  
Location : 72 Gloucester Road  
Croydon  
CR0 2DB  
Proposal : Erection of single storey side/rear extension  
Date Decision: 11.02.21

**Ward : Selhurst**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06246/FUL  
**Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 37 The Crescent  
Croydon  
CR0 2HN  
Type: Full planning permission

Proposal : Erection of single storey rear extension.

Date Decision: 09.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06382/NMA  
Location : 170 Whitehorse Road  
Croydon  
CR0 2LA  
Ward : **Selhurst**  
Type: Non-material amendment

Proposal : Non material amendment to application 19/04019/FUL to change the internal layouts of some of the units approved under application 19/02727/GPDO.

Date Decision: 04.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06585/GPDO  
Location : 3 Hartley Road  
Croydon  
CR0 2PJ  
Ward : **Selhurst**  
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03979/DISC  
Location : 104 Wickham Road  
Croydon  
CR0 8BD  
Ward : **Shirley North**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Details pursuant to the discharge of condition 4 (CLP) of planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 04.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04154/FUL  
Location : 221 Wickham Road  
Croydon  
CR0 8TG  
Ward : Shirley North  
Type: Full planning permission

Proposal : Alterations involving rear extension as part of the conversion of the existing shop and floors above into 3 self contained flats.

Date Decision: 29.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05684/NMA  
Location : Parcels Of Land Adjacent To Longheath  
Gardens And Long Lane  
Croydon  
CR0 1XT  
Ward : Shirley North  
Type: Non-material amendment

Proposal : Non material amendment to planning application permission ref 16/06508/FUL for 'Demolition of existing garages and erection of 6 buildings varying in height between two and six storeys comprising a total of 23 two bedroom and 30 one bedroom flats. Provision of associated car parking, landscaping and other associated works.'

Date Decision: 03.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05914/LP  
Location : 29 Swinburne Crescent  
Croydon  
CR0 7BZ  
Ward : Shirley North  
Type: LDC (Proposed) Operations edged



Ref. No. : 20/06135/HSE  
Location : 9 Nursery Close  
Croydon  
CR0 5EW  
Proposal : Erection of single storey side/rear extension

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

Date Decision: 25.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06210/HSE  
Location : 82 Orchard Avenue  
Croydon  
CR0 7NB  
Proposal : Erection of single/two storey side/rear extension

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

Date Decision: 25.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06218/HSE  
Location : 165 Wickham Road  
Croydon  
CR0 8TF  
Proposal : Erection of single storey rear extension/conservatory

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

Date Decision: 25.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06435/LP  
Location : 3 Woodmere Close  
Croydon  
CR0 7PN  
Proposal : Conversion of existing garage and erection of single-storey side/rear extension.

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

Date Decision: 10.02.21

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

Level: Delegated Business Meeting

Ref. No. : 20/06466/GPDO  
Location : 23 Glenthorne Avenue  
Croydon  
CR0 7ET

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

**Proposal :** Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.37 metres

Date Decision: 03.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05879/HSE  
Location : 90 Hartland Way  
Croydon  
CR0 8RF

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

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

Date Decision: 04.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06027/HSE  
Location : 28 Greenway Gardens  
Croydon  
CR0 8QG

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

**Proposal :** Alterations, erection of a first floor rear and side extension

Date Decision: 11.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06122/HSE  
Location : 5 Langland Gardens  
Croydon  
CR0 8DY

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



Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Demolition of existing garage, alterations and erection of single storey side/rear extension include garage/storage area

Date Decision: 08.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06141/HSE  
Location : 51 Palace View  
Croydon  
CR0 8QY

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

Proposal : Alterations, erection of ground floor single storey side extension and dormer along the first floor side elevation

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06216/FUL  
Location : 186 Bridle Road  
Croydon  
CR0 8HL

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

Proposal : Proposed two storey side extension to form an end of terrace one bedroom dwelling with private amenity space and associated landscaping Proposed new dwelling and associated landscaping and parking.

Date Decision: 26.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06219/HSE  
Location : 42 Oaks Road  
Croydon  
CR0 5HL

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

Proposal : Construction of a single storey side extension.

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting



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

Level: Delegated Business Meeting

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Ref. No. : 21/00266/LP  
Location : 8 Oaks Lane  
Croydon  
CR0 5HP  
Proposal : Erection of single storey rear extension

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

Date Decision: 08.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/00271/NMA  
Location : 55 Bushey Road  
Croydon  
CR0 8EW  
Proposal : Erection of side roof extension (Amendment to application 13/00943/LP)

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

Date Decision: 09.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/01668/HSE  
Location : 23B St Augustine's Avenue  
South Croydon  
CR2 6JN  
Proposal : Erection of a driveway gate and pedestrian walk gate.

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

Date Decision: 25.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02257/FUL  
**Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Land Adjacent 25 Temple Road  
Croydon  
CR0 1HU  
Type: Full planning permission

Proposal : Erection of a new three storey building containing 5 flats with associated external works

Date Decision: 05.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/05233/HSE  
Location : 6 Croham Park Avenue  
South Croydon  
CR2 7HH  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Demolition of a front porch and part of the rear extension, alterations and erection of a single / two storey front / rear extension with loft extension

Date Decision: 12.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05701/HSE  
Location : 6 Rolleston Road  
South Croydon  
CR2 0PT  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Alterations, erection of a rear / side extension

Date Decision: 29.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05749/FUL  
Location : 60 Birdhurst Road  
South Croydon  
CR2 7EB  
Ward : **South Croydon**  
Type: Full planning permission

Proposal : Replace existing windows with new timber framed windows.

Date Decision: 28.01.21

**Permission Granted**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Proposal : Erection of a single storey side and rear extension, and erection of a rear dormer to the main rear roof and above the existing outrigger, including two rooflights to the front roof.

Date Decision: 05.02.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/06477/LP

**Ward : South Croydon**

Location : 7 Deanfield Gardens  
Hurst Road  
Croydon  
CR0 1JU

Type: LDC (Proposed) Operations  
edged

Proposal : A loft conversion (under permitted development) including a dormer and gable end wall.

Date Decision: 29.01.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06544/FUL

**Ward : South Croydon**

Location : 5 Lismore Road  
South Croydon  
CR2 7QA

Type: Full planning permission

Proposal : Retention of the existing two studio flats with the conversion of the remainder of the property into a 7 bedroom (7 persons) HMO with refuse, cycle provision and parking

Date Decision: 12.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/00291/PDO

**Ward : South Croydon**

Location : Outside Sports Ground, Croham Manor Road  
At Junction With Croham Park Avenue  
South Croydon  
CR2 7HE

Type: Observations on permitted  
development

Proposal : Removal of 2no side-by-side equipment cabinets to be replaced with 1no new cabinet measuring 1450x650x1452mm (WxDxH), installation of 1no GPS node and associated ancillary works thereto.

Date Decision: 04.02.21





Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 19 Talbot Road  
Thornton Heath  
CR7 8SE  
Type: Householder Application

Proposal : Alterations, demolition of existing conservatory and erection of single-storey side/rear and rear extension.

Date Decision: 25.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06294/HSE  
Location : 91 South Norwood Hill  
South Norwood  
London  
SE25 6BY  
Type: Householder Application  
Ward : **South Norwood**

Proposal : Alterations, erection of single storey rear extension with part roof terrace, and part first floor rear extension and associated extension of existing roof terrace, provision of window alterations.

Date Decision: 27.01.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06448/HSE  
Location : 12 Sundial Avenue  
South Norwood  
London  
SE25 4BX  
Type: Householder Application  
Ward : **South Norwood**

Proposal : Erection of single storey side/rear extension with alterations to garage and facade.

Date Decision: 08.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06449/LP  
Location : 34 Bungalow Road  
South Norwood  
London  
SE25 6JZ  
Type: LDC (Proposed) Operations  
Ward : **South Norwood**  
edged

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

Date Decision: 09.02.21

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







Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 08.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06417/FUL **Ward : Thornton Heath**  
Location : 23 Norfolk Road **Type: Full planning permission**  
Thornton Heath  
CR7 8ND  
Proposal : Conversion of single dwelling into separate units (1x2 bed and 1x 3 bed), alterations to the front boundary treatment, erection of dormer in the rear roof slope and roof lights in the front roof slope.

Date Decision: 03.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06637/CONR **Ward : Thornton Heath**  
Location : 18-19 Nursery Road And Land To R/O 18-19 **Type: Removal of Condition**  
Nursery Road  
Thornton Heath  
CR7 8RE  
Proposal : Variation of Condition 1 - Drawing Numbers - Attached to Planning Permission 18/03144/FUL for Demolition of existing buildings at rear, erection of a three storey building at rear comprising 4 x 3 bedroom duplex flats and 4 x 1 bedroom flats, Conversion of No.19 Nursery Road to 2 bedroom house, provision of associated cycle and refuse stores.

Date Decision: 12.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/00095/DISC **Ward : Thornton Heath**  
Location : Development Land Formerly Known As **Type: Discharge of Conditions**  
36 Beulah Road  
Thornton Heath  
CR7 8JE  
Proposal : Discharge of Conditions 3 and 5 attached to Planning Permission 17/05399/FUL for Demolition of existing buildings, Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats and a two bedroom detached house, provision of associated parking, provision of refuse and cycle storage.

Date Decision: 27.01.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05935/HSE **Ward : Waddon**  
Location : 93 Waddon Road **Type: Householder Application**  
Croydon  
CR0 4JH  
Proposal : Alterations to include construction of hip to gable roof extension, erection of dormer extension in rear roofslope and installation of rooflight in front roofslope; increased roof height to the existing two storey outrigger.  
Date Decision: 10.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06029/FUL **Ward : Waddon**  
Location : Annexe **Type: Full planning permission**  
61 Stafford Road  
Croydon  
CR0 4NJ  
Proposal : Single-storey side extension and conversion of the existing dwelling into 2 self-contained units, with parking, refuse and cycle storage  
Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06346/HSE **Ward : Waddon**  
Location : 49 Bates Crescent **Type: Householder Application**  
Croydon  
CR0 4ET  
Proposal : Demolition and erection of single storey side and rear extension.  
Date Decision: 03.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06554/LP **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 4 Stafford Gardens  
Croydon  
CR0 4NQ  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 12.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/03445/FUL  
Location : 5 Central Place  
South Norwood  
London  
SE25 4PR  
Type: Full planning permission  
Ward : Woodside

Proposal : Alterations to elevations; construction of first floor extension to create new office

Date Decision: 02.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05802/FUL  
Location : 48A Carmichael Road  
South Norwood  
London  
SE25 5LT  
Type: Full planning permission  
Ward : Woodside

Proposal : Change of use of 48A Carmichael Rd from storage and workshop (Class E(g)) to 3 x flats, alterations and associated cycle parking and refuse storage

Date Decision: 29.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05970/DISC  
Location : 9 Dickensons Lane  
South Norwood  
London  
SE25 5HJ  
Type: Discharge of Conditions  
Ward : Woodside

Proposal : Discharge of Condition 10 (Contaminated Land) of LPA ref: 18/04668/FUL (Demolition of the existing commercial buildings on the site and the redevelopment of the site to provide a terrace of five, three storey, three-bedroom houses with garden areas and five off street parking spaces).





Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : Development Site At  
239 Portland Road  
South Norwood  
London  
SE25 4XB

Type: Removal of Condition

Proposal : Variation of condition 1 (approved plans) attached to planning permission 19/01602/FUL for 'Erection of a three storey building containing 3 flats' to allow changes to the approved plans including the attachment of the proposed building to the existing terrace

Date Decision: 03.02.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06500/LP  
Location : 128 Harrington Road  
South Norwood  
London  
SE25 4NB

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

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

Date Decision: 11.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/06628/GPDO  
Location : 38 Oakley Road  
South Norwood  
London  
SE25 4XQ

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

Proposal : Erection of a single storey rear extension projecting out 4.8 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3.4 metres

Date Decision: 04.02.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/00059/NMA

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Location : 9 Dickensons Lane  
South Norwood  
London  
SE25 5HJ  
Type: Non-material amendment

Proposal : Non-Material Amendments to Planning Permission 18/04668/FUL (Demolition of the existing commercial buildings on the site and the redevelopment of the site to provide a terrace of five, three storey, three-bedroom houses with garden areas and five off street parking spaces)

Date Decision: 10.02.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00127/DISC  
Location : Development Site Formerly 83 - 87  
Portland Road  
South Norwood  
London  
SE25 4UN  
Ward : **Woodside**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 - Landscaping/Boundary Treatment - attached to Planning Permission 17/06228/FUL for Erection of three storey building with accommodation in the roofspace, comprising 6 one-bedroom and 1 two-bedroom apartments, provision of associated refuse and cycle stores.

Date Decision: 29.01.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00168/NMA  
Location : Development Site Formerly 83 - 87  
Portland Road  
South Norwood  
London  
SE25 4UN  
Ward : **Woodside**  
Type: Non-material amendment

Proposal : Non-Material Amendments to Planning Permission 17/06228/FUL for erection of three storey building with accommodation in the roofspace, comprising 6 one-bedroom and 1 two-bedroom apartments, provision of associated refuse and cycle stores.

Date Decision: 29.01.21

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Level: Delegated Business Meeting

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Ref. No. :	20/05470/LP	<b>Ward :</b>	<b>West Thornton</b>
Location :	113 Leander Road Thornton Heath CR7 6JZ	Type:	LDC (Proposed) Use edged
Proposal :	Use of dwellinghouse as a residential home for 6 residents living together as a single household within use class C3c.		

Date Decision: 09.02.21

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

Level: Delegated Business Meeting

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Ref. No. :	20/05969/FUL	<b>Ward :</b>	<b>West Thornton</b>
Location :	1 Colliers Water Lane Thornton Heath CR7 7LE	Type:	Full planning permission
Proposal :	Use of existing outbuilding in rear garden as a self-contained granny annexe in connection with existing HMO and (retrospective) erection of verandah.		

Date Decision: 10.02.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/06401/FUL	<b>Ward :</b>	<b>West Thornton</b>
Location :	33 Campbell Road Croydon CR0 2SQ	Type:	Full planning permission
Proposal :	Erection of single storey rear extension and two storey side/rear extension, conversion of loft space incorporating two rear dormer windows and hip to gable end roof extension, conversion of resulting building to provide 4 flats with refuse/cycle storage and amenity spaces.		

Date Decision: 27.01.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/06525/LP	<b>Ward :</b>	<b>West Thornton</b>
Location :	688 Mitcham Road Croydon CR0 3AB	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope		

Decisions (Ward Order) since last Planning Control Meeting as at: 15th February 2021

Date Decision: 12.02.21

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

Level: Delegated Business Meeting

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Ref. No. : 19/02956/AUT  
Location : 57 Westow Hill  
Upper Norwood  
SE19 1TS

**Ward : Out Of Borough**  
Type: Consultation from Adjoining  
Authority

Proposal : Erection of 2 storey extension to existing three-storey building to provide 2 additional flats; change of use of basement level (Use Class A4) to provide cycle and refuse storage to serve residential units and retained commercial use at ground-floor level; external alterations to existing building to provide traditional brick exterior and realignment of window openings. - Adjoining Borough Consultation from London Borough of Lambeth

Date Decision: 29.01.21

**No Objection**

Level: Delegated Business Meeting