

Planning Committee Agenda



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

Reserve Members: Toni Letts, Bernadette Khan, Caragh Skipper,
Stephen Mann, Pat Clouder, Andrew Pelling, Michael Neal,
Richard Chatterjee, Ola Kolade and Jade Appleton

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 10 February 2022** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**.

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Tariq Aniemeka-Bailey
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www.croydon.gov.uk/meetings
Wednesday, 2 February 2022

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

If you would like to attend in person please note that spaces are extremely limited and are allocated on a first come first served basis. If you would like to attend in person please email democratic.services@croydon.gov.uk by 5pm the working day prior to the meeting to register your interest.

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

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

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings.

If you require any assistance, please contact Tariq Aniemeka-Bailey on 020 8726 6000 x64109 as detailed above.

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 7 - 12)

To approve the minutes of the meeting held on Thursday 27 January as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

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

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

6.1 20/06661/FUL - 27A-29 The Grove, Coulsdon, CR5 2BH
(Pages 19 - 50)

Demolition of existing 2 x dwellings and construction of 9 x new dwellings with associated parking and landscaping.

Ward: Coulsdon Town

Recommendation: Grant permission

6.2 21/01297/FUL - Land R/O 58 - 60 Westow Hill And Land Rear Of 62 Westow Hill (Pages 51 - 74)

Demolition of existing rear ancillary storage building to former Plumbase store, erection of a three storey building comprising 1 three bedroom flat and 4 one bedroom flats, provision of associated amenity space, refuse storage and cycle storage.

Ward: Crystal Palace and Upper Norwood

Recommendation: Grant permission

6.3 21/03703/FUL - 18 Rectory Park, South Croydon CR2 9JN (Pages 75 - 98)

Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping (amended description).

Ward: Sanderstead

Recommendation: Grant permission

6.4 21/05084/FUL - 29 Hollymeoak Road, Coulsdon, CR5 3QA (Pages 99 - 118)

Demolition of existing dwelling. Erection of a two-storey building with roof accommodation comprising 6 flats; provision of new access, parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space.

Ward: Coulsdon

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 119 - 120)

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

8.1 Weekly Planning Decisions (Pages 121 - 172)

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 3 January 2022 and 28 January 2022.

9. Exclusion of the Press & Public

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

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

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Planning Committee

Meeting of held on Thursday, 27 January 2022 at 6.00 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley,
Gareth Streeter, Scott Roche, Ian Parker and Lynne Hale

Also Present: Councillors Margaret Bird, Luke Clancy, Sean Fitzsimons

PART A

11/22 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 13 January 2022 be signed as a correct record.

12/22 **Disclosure of Interest**

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

13/22 **Urgent Business (if any)**

There was none.

14/22 **Development presentations**

There were none.

15/22 **Planning applications for decision**

16/22 **6.1 21/01274/FUL - 100 Reddown Road Coulsdon CR5 1AL**

Demolition of the existing dwelling and redevelopment of the site to provide 9 flats in a new 3/4 storey building including living accommodation in the roof space with associated car parking, landscaping and cycle storage.

Ward: Coulsdon Town

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

Ms Maureen Levy spoke against the application.

The Ward Member Councillor Luke Clancy addressed the committee with his view on the application.

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

The motion to approve the application was proposed by Councillor Kabir. This was seconded by Councillor Clark.

The motion to approve was taken to a vote and fell with four Members voting in favour and five Members voting against and one Member abstained their vote.

The substantive motion to **GRANT** the application based on the officer's recommendation was not supported.

Councillors felt that the application was out of character with area, too big and parking issues were grounds for refusal.

The motion to refuse the application based on parking issues and the proposed buildings being out of character with the area was proposed by Councillor Parker. This was seconded by Councillor Hale.

The motion to refuse the application was taken to a vote and fell with five Members voting in favour and five Members voting against, the Chair used his casting vote to reject the motion.

The motion to refuse the application based solely on the proposed buildings being out of character within the area was proposed by Councillor Hale. This was seconded by Councillor Ben-Hessel.

The motion to refuse was taken to a vote and carried with six Members voting in favour and three Members voting against and one Member abstained their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at 100 Reddown Road Coulsdon CR5 1AL.

17/22 **6.2 21/02912/FUL - Citylink House, 4 Addiscombe Road, Croydon, CR0 5TT**

Demolition of existing building and redevelopment of the site to provide a part 14 storey and part 28 storey building with basement, comprising 498 co-living units and associated communal amenity spaces (Use Class Sui Generis), 84 residential units (Use Class C3), commercial space (Use Class E) and flexible commercial and community space (limited uses within Use Class E/F1/F2) at ground/mezzanine level, together with roof terraces and balconies, wheelchair accessible parking spaces, refuse and cycle storage and associated landscaping and public realm works including removal of subways. Works include stopping up of section of highway on Altyre Road and subway to No.1 Croydon, 12-16 Addiscombe Road under Section 247 of the Town and Country Planning Act 1990 (as amended).

Ward: Addiscombe West

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

Ms Chetan Pugalia & Ms Sreelakshmi Sainath spoke against the application.

Mr Sam Hine, the applicant, spoke in support of the application.

The Ward Member Councillor Sean Fitzsimons addressed the committee with his view on the application.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Kabir. This was seconded by Councillor Clarke.

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

The motion to refuse the application based on overdevelopment and poor quality massing in relation to the NLA tower was proposed by Councillor Audsley. This was seconded by Cllr Fraser, who then went on to raise further matters in relation to mix and affordable housing.

Further to clarification from officers, Councillor Audsley stated that the move to refuse was on the basis of the height and mass causing harm to the NLA tower.

The motion to refuse the application was taken to a vote and carried with seven Members voting in favour, zero Members voting against and three members abstained their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at Citylink House, 4 Addiscombe Road, Croydon, CR0 5TT.

18/22 **6.3 21/02020/FUL - Bradmore Way, Coulsdon, CR5 1PB**

Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping.

Ward: Old Coulsdon

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

Mr Ian Payne spoke against the application.

Mr Joe Garner, the applicant, spoke in support of the application.

The Ward Member Councillor Margaret Bird addressed the committee with her view on the application.

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

Councillor Fraser made a declaration of interest and stated that he had worked with Ian Payne in the past and therefor removed himself from the debate and voting. Councillor Prince also declared that she knew Ian Payne but did not remove herself from the debate and voting.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Ben-Hessel. This was seconded by Councillor Prince.

The motion to approve was taken to a vote with five Members voting in favour and four Members voting against. The Chair used his casting vote and voted in favour.

The Committee **RESOLVED** to **GRANT** the application for the development at Bradmore Way, Coulsdon, CR5 1PB.

..... 19/22 **Items referred by Planning Sub-Committee**

There were none.

20/22 **Other planning matters**

There were none.

1 **Weekly Planning Decisions**

There were none.

The meeting ended at 10.00 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 ROLE OF THE COMMITTEE MEMBERS

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

4. THE ROLE OF THE CHAIR

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

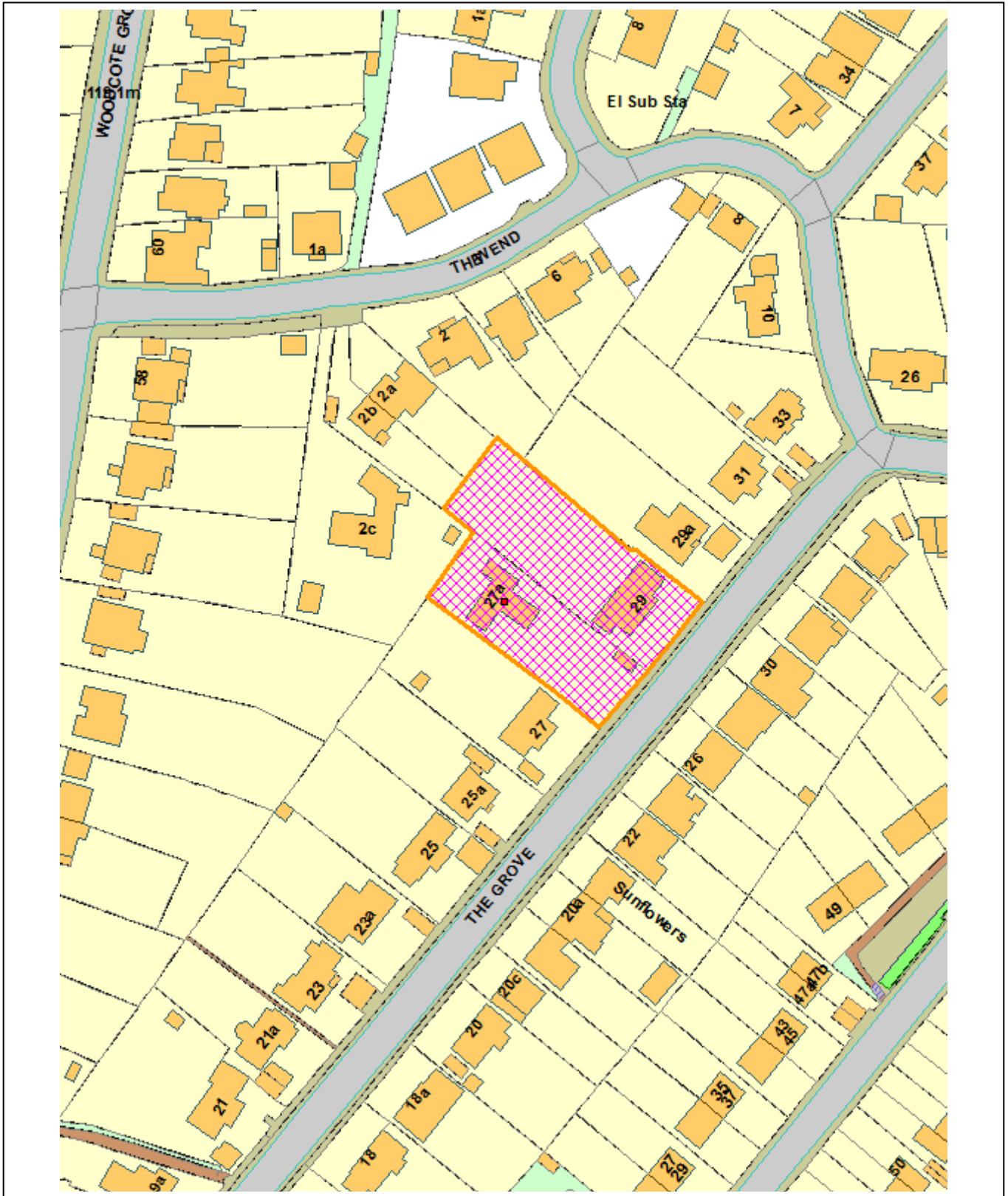
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1.0 APPLICATION DETAILS

- Ref:** 20/06661/FUL
- Location:** 27A-29 The Grove | Coulsdon | CR5 2BH
- Ward:** Coulsdon Town
- Description:** Demolition of existing 2 x dwellings and construction of 9 x new dwellings with associated parking and landscaping.
- Drawings:** Site Location Plan; 0061_P01A Rev. A; 0061_P00; 0061_P02; 0061_P20; 0061_P21; 0061_P03D Rev. D; 0061_P04C Rev. C; 0061_P05B Rev. B; 0061_P06B Rev. B; 0061_P07B Rev. B; 0061_P08D Rev. D; 0061_P09A Rev. A; 0061_P10; 0061_P11; 0061_P22B Rev. B; 0061_P23B Rev. B; 0061_P24A Rev. A; 0061_P25B Rev. B; 0061_P26A Rev. A; 0061_P027C Rev. C; 0061_P28; 0061_P29; 0061_P30; 0061_P50A Rev. A; and 37097_01_P -- Existing Site Levels.
- Statements:** Arboricultural Impact Assessment (ref. 2007/36/AIA Rev. A) -- Prepared by Oakwood Tree Consultants (21 December 2020); Arboricultural Impact Assessment Plan (ref. 2007/36/AIA Rev. A) -- Prepared by Oakwood Tree Consultants (December 2020); Arboricultural Method Statement (ref. 2007/36/AMS) -- Prepared by Oakwood Tree Consultants (4 August 2021); Daylight, Sunlight & Overshadowing Report (ref. 20-7636) -- Prepared by Syntegra Consulting (January 2021); Design and Access Statement Rev. B -- Prepared by architecture development + design; Parking Stress Data (ref. NPD/CR52BH/2) -- Prepared by Mickson Hill Survey (December 2020); Parking Stress Survey & Analysis (ref. NPD/CR52BH) -- Prepared by Mickson Hill Survey (January 2020); Planting Schedule -- Prepared by Jeremy Rye Studio (23.12.2020); Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey -- Prepared by Ark Environmental Consultancy Ltd (15.12.2020); Fire Safety Strategy -- Prepared by architecture development + design; Flood Risk Assessment & SUDS Strategy for Planning -- Prepared by ARK Environmental Consultancy Ltd (December 2020); Transport Technical Note -- Prepared by Kronen (October 2021); Tree Protection Plan (ref. 2007/36/TPP) -- Prepared by Oakwood Tree Consultants (July 2021); and Tree Survey and Constraints Plan (ref. 2007/36/TCP Rev. A) -- Prepared by Oakwood Tree Consultants (December 2020).
- Agent:** Donna Walker of ADD/UK Limited
- Applicant:** Donna Walker of ADD/UK Limited
- Case Officer:** Demetri Prevatt

Type of Dwelling Units						
	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five or More Bedrooms	Totals
Existing	0	0	1	0	1	2
Proposed	0	0	5	4	0	9

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
Nine (9)	Twenty (20)

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.

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:

- A financial contribution of £13,500 for sustainable transport improvements and enhancements;
- Prevention of future occupants of the approved dwellings from obtaining parking permits within future Controlled Parking Zones in the vicinity of the application site

2.2 That the Director of Planning & Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.

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

CONDITIONS

Standard

1. Three-year time limit for commencement.
2. Requirement for development to be carried out in accordance with the approved drawings and reports.

Pre-Commencement of Development Conditions

3. Submission and approval of a Construction Management Plan and Construction Logistics Plan.
4. Submission and approval of a Construction Environmental Management Plan for Biodiversity.
5. Submission and approval of details of a Tree Method Statement and Tree Protection Plan.

Pre-Commencement of Above Ground Work Conditions

6. Submission and approval of details of a Sustainable Urban Drainage System.

7. Submission of detailed drawings of the retaining walls.

Pre-Commencement of Visible Superstructure Conditions

8. Submission and approval of details of the materials specifications including facing materials, joinery and openings.
9. Submission and approval of details of Enhanced Sound Insulation.

Pre-Occupation Conditions

10. Submission and approval of details of on Electric Vehicle Charging Points.
11. Submission and approval of details of a Waste Management Plan.
12. Submission and approval of further details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, landscaping management plan, and details on: boundary treatment design (incl. visibility splays); arrangement of communal amenity space; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
13. Submission and approval of details on lighting.

Compliance Conditions

14. Use restriction to dwellinghouses (Use Class C3).
15. Implementation of cycle storage as shown on plans prior to occupation.
16. Provision and maintenance of off-street vehicle parking spaces.
17. Provision of accessible and adaptable dwellings.
18. Compliance with dwelling emissions rate and water efficiency standard.
19. Installation and maintenance of anti-vibration measures.
20. Provision and maintenance of obscured-glazed and partially non-opening windows in the side elevations.
21. Provision of ultra-low NOx boilers.
22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Community Infrastructure Levy
2. Code of practice for Construction Sites
3. Highways informative in relation to s278 and s38 works required
4. Compliance with Building/Fire Regulations
5. Construction Logistics Informative
6. Refuse and cycle storage Informative
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 application seeks Planning Permission for the redevelopment of the site involving the:

- Demolition of the existing single-storey detached dwellinghouse (Use Class C3) at 27A The Grove and the two-storey detached dwellinghouse at 29 The Grove (Use Class C3);
- Erection of two (2) three-storey buildings with a combined basement level, and three (3) single-storey buildings with habitable roof levels to provide nine (9) dwellinghouses (Use Class C3);
- Formation of waste storage facilities, nine (9) vehicle parking spaces and eighteen (18) cycle storage spaces within the basement level;
- Provision of associated amenity, hard/soft landscaped, and visitor cycle storage spaces; and
- Various supporting alterations.

3.2 According to the proposed plans listed above, the two (2) existing plots of land (nos. 27A and 29) would be combined into a single plot (nos. 27A-29) upon which the two (2) three-storey terrace buildings proposed would be located to the front. These buildings would rise 11.6m to 12.0m above their 172.5sqm to 172.8sqm

ground level floor plates. They would have designs inspired by the Edwardian architecture typical of houses found along The Grove yet also slightly reimagined through the use of contemporary accents and elements. At the basement level, the two (2) terraces would be linked by a single sub-structure containing vehicular and cycle parking and the refuse store – both vehicular and pedestrian access to this area is proposed.

- 3.3 The contemporary reinterpretation design proposed by this scheme would be reflected by the two (2) main buildings' materiality as the use of traditional red brickwork and clay tiles would be complemented by the use of modern materials such as white brickwork, dark grey PPC metal frames/gutters, and stained timber panels. Similarly, the traditional forms of the building (i.e. pitched roofs, projecting gables and rectangular massing) would be accompanied by modern additions such as projecting window frames and dormers, as well as, relief brickwork.
- 3.4 Each of the two (2) main buildings would form a row of three (3) three-storey terraced dwellinghouses (Use Class C3). Two (2) of these dwellinghouses would be three-bedroom, five-persons units with no less than 111.0sqm of gross internal rea (GIA) while the other four (4) dwellinghouses would be 120.6sqm four-bedroom, six-person units, in accordance with the floorspaces required by the Technical housing standards – nationally described space standard. In addition to the internal space provided within these dwellinghouse, the amounts of which are detailed in Table 3.0, each of the dwellinghouses would benefit from a private rear garden of no less than 24.3sqm.

Dwellinghouse	Floorspace Provided	Floorspace Required	Number of Bedrooms	Type of Bedrooms	Occupancy
Unit 1	110.0qm	99.0sqm	3	2 Doubles & 1 Single	5
Unit 2	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 3	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 4	111.2sqm	99.0sqm	3	2 Doubles & 1 Single	5
Unit 5	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 6	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 7	96.4sqm	93.0sqm	3	2 Doubles & 1 Single	5
Unit 8	96.4sqm	93.0sqm	3	2 Doubles & 1 Single	5
Unit 9	96.4sqm	93.0sqm	3	2 Doubles & 1 Single	5

Table 3.0: Details of dwellings to be provided.

- 3.5 The dwellinghouses located at the front of the site would have their own private front entrances located behind small semi-private porch areas overlooking The Grove. These front doors would be accessible front street level by either a set of steps leading from the pavement to ground level or a platform lift and stairwell from the basement level accessible via a pedestrian ramp from street level. Both the pedestrian ramp and a nearby vehicle ramp would provide access to a communal bin store room, two (2) secured cycle storage rooms providing a total

of eighteen (18) cycle storage spaces, and nine (8) off-street vehicle parking spaces located within the basement.

- 3.6 At ground level, a ramped footpath located behind a security gate would provide level access between the main buildings to a walled communal gardens. Three (3) single-storey dwellinghouses with habitable loft levels would be arranged around this communal space. Similar to the main buildings, the three (3) dwellings would replicate the traditional architecture of bungalows in a courtyard arrangement yet adopt contemporary forms such as a sculptured roof. In terms of materiality, the red bricks and red tiles would be traditional but arranged in a minimalist modern fashion. These dwellings, as set out in Table 3.0 above also meet the minimum floorspace requirements.
- 3.7 According to the Arboricultural Impact Assessment (ref. 2007/36/AIA Rev. A) and Arboricultural Impact Assessment Plan (ref. 2007/36/AIA Rev. A), the proposal would involve the felling of one (1) group of trees (G22) and fourteen (14) individual trees. Three (3) of these trees (T3, T9 and T14) are in poor condition (Category U) and would be felled for arboriculture reasons rather than to accommodate the proposed development. In contrast, one (1) of trees (T16) to be felled to accommodate the development is a Category B tree while the remaining (incl. G22) are Category C. This loss of a single group of trees and fourteen (14) individual trees would be off-set by the proposed planting of sixteen (16) trees including one (1) focal tree in the walled garden and four (4) feature trees at the front of the site.
- 3.8 The proposed alterations would also involve the formation of a new crossover to the basement level and reinstatement of the kerbs and pavement along the two (2) existing vehicle crossovers.

Site and Surroundings



- 3.9 The application site is the combination of two (2) nearly rectangular residential properties (nos. 27A and 29 The Grove) into a 1,987.0sqm plot. It is located in

Coulsdon on the northwest side of the public highway. The site contains a single-storey detached dwellinghouse (Use Class C3) toward the rear of the southwest half the site and a two-storey detached dwellinghouse toward the front of the northeast half. As with the neighbouring houses on the northern side of the public highway, the existing houses are situated at a higher elevation than street level but benefit from detached garages built into the slope of the otherwise vegetated and sloping front gardens.

- 3.10 The larger of the two (2) dwellinghouses located on the application site is reflective of the scale and siting of the neighbouring two-storey detached houses. It has a traditional appearance of an Edwardian style with its rectangular massing, dual pitched roof, forward projecting gables and white rendered finish. The building has been developed in the past and benefits from a single-storey side extension to its original southeast-facing flank wall and a two-storey side extension to the northeast.
- 3.11 In contrast to the larger dwellinghouse and neighbouring two-storey houses, the smaller dwellinghouse has a bungalow design and deep setback that is an exception to the local pattern of development. Nevertheless, the original 'T'-shaped house is characteristic of the local vernacular with its dark brickwork, gable ends, and reddish brown roof tiles on its dual pitched roofs. It too has been developed in the past and benefits from a single-storey rear extension.
- 3.12 Both of the existing properties are relatively deep plots that ascend significantly from their fronts to their rears. While this means they both have relatively large gardens, the varying setbacks means no. 27A The Grove benefits from a generously-sized front garden and no. 29 The Grove benefits from a spacious rear garden. Nevertheless, the properties have steppes of verdant green space across their varying ground levels.
- 3.13 Although the application site is within walking distance of Coulsdon Town national rail station, it has a 'poor' PTAL Rating of 2. Vehicular access is relatively convenient due to the aforementioned detached front garages and lack of local parking restrictions, such as a Controlled Parking Zone, along the immediate stretch of The Grove.
- 3.14 In regard to other relevant planning constraints, the local area is deemed to be in a Critical Drainage Area. However, the host property is neither located within a Conservation Area, subject to a relevant Article 4 Direction, nor the site of a Listed Building.

Planning History

- 3.15 20/02739/PRE -- Demolition of existing bungalow and house and creation of 9 new dwellings (5 x 3 beds and 4 x 4 beds). Written Advice Given on 22.11.2020.
- 3.16 11/02728/P -- Erection of replacement porch and conservatory. -- Conditionally Granted on 23.11.2011.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of optimising the housing output of the application site is acceptable as it would be a sensitive intensification using gentle and hidden density to provide homes needed locally and nationally.
- The dwellings to be provided would be much needed family-sized homes designed to a high standard incorporating high quality spaces both internally and externally.
- The designs of the proposed buildings are sympathetic to the character and appearance of the local area and would result in structures that would be positive additions to the local street scene and rear garden setting.
- The proposed landscaping and tree planting plans would provide open green spaces that would be usable and also enhance the local street scene and rear garden setting.
- The provision of cycle storage facilities and off-street parking in combination with the proximity to public transport services would ensure the proposed development would have an acceptable impact on the local transport network.

5.0 CONSULTATIONS

5.1 None.

6.0 LOCAL REPRESENTATION

- 6.1 Twelve (12) neighbouring properties were notified of the application and invited to comment. One-hundred and thirty (130) representations were received including objections from local MP Chris Philp, local Ward Councillor Luke Clancy, and the Coulsdon West Residents' Association. Although Cllr. Clancy requested that the application be called into committee, the request was made after the deadline for responses. Therefore, this means that the application is being presented to the Planning Committee solely on the basis of the number of representations from local residents.
- 6.2 Two (2) of the representations received were made in support of the proposal. Both of the supporters stated the proposal would help address the need for more homes while one of them applauded the use of gentle density. In contrast, the remaining one-hundred and twenty-eight (128) representations were objections to the proposal. The concerns raised in the objections are summarised in Table 6.0. The table also contains the Case Officer's response to the objections.

Objection	Officer's Response
Principle of Development	

The local area is saturated with flats. Furthermore, the London Plan (2021) reduced its housing target prior to its adoption.	Acknowledged and addressed in paragraphs 8.2 through 8.6. Furthermore, a reduction in housing targets does not constitute their elimination and the housing targets in the London Plan are higher than those set out in the Croydon Local Plan 2018
The local area is not designated an area of focused intensification.	It is acknowledged that the application site does not fall within an area of focused intensification. However, the proposed development is not seeking to benefit from the provisions of the Croydon Local Plan's focused intensification policy (DM10.11).
The development would not provide sorely needed affordable housing.	As the proposed development is classified as a minor application (i.e. less than 10 units), it does not pass the threshold that triggers a requirement to provide a contribution to affordable housing.
Density	
The increase in the number of dwellings constitutes an overdevelopment that would strain soft and hard infrastructure.	Acknowledged and addressed in paragraphs 8.7 through 8.9.
The cumulative impacts of allowing intensification proposals on the application and nearby properties would be excessive and unsustainable.	The carrying capacity of the application site and surrounding area is acknowledged and addressed in paragraphs 8.7 through 8.9. Similar assessments for intensification proposals on neighbouring sites would be completed prior to Planning Permission being granted. As such, cumulative impacts within the entire area would be taken into consideration.
Impact on Character & Appearance	
As there are currently no blocks of flats on The Grove, the proposal's introduction of flats would be out of keeping with the character of the single-family area.	Acknowledged and addressed in paragraphs 8.13 through 8.17.
The appearance of the development (e.g. contemporary-style, materials, height and openings) would be incongruous with the appearances of neighbouring buildings that define the character of the street scene.	Acknowledged and addressed in paragraphs 8.13 through 8.19.
The development would constitute an overdevelopment of the host	Acknowledged and addressed in paragraphs 8.10 through 8.19.

properties that would appear overbearing, excessive and out of keeping with the character, form and scale the quiet, leafy street and semi-rural street/area.	
The development would constitute an overdevelopment of the host property that would result in an excessive amount of waste bins being added to the street scene.	Acknowledged and addressed in paragraphs 8.57.
The loss of the existing buildings would be detrimental to the contribution they make to the historic character of the area (incl. uniqueness)	As the existing buildings are neither locally or statutory Listed Buildings, they are not especially protected from demolition. The merits of replacing the dwellinghouses are acknowledged and addressed in paragraphs 8.11 through 8.26.
Impact on Local Amenity	
The increase in the number of units and inhabitants would result in an increase in activity and noise that would constitute an undue nuisance.	Acknowledged and addressed in paragraph 8.31.
The design and scale of the proposed building would appear overbearing and result in undue losses of light, outlook, and privacy.	Acknowledged and addressed in paragraphs 8.28 through 8.30.
The construction of the proposed development would generate dust, noise and pollution.	Building works to complete development must take place in accordance with the Council's requirements for construction that have been designed to fairly manage noise and disturbance during building works. In addition, a condition has been proposed requiring a Construction Management Plan and Construction Logistics Plan to manage these impacts.
The increase in density and introduction of flats proposed would result in an increase in crime.	There is no evidence to support this viewpoint and the Croydon Local Plan supports the more efficient use of land.
The excavation required for the development could give rise to structural issues at adjoining properties.	Impacts on structural integrity are regulated by Building Regulations rather than Development Management. Therefore, they do not constitute a material planning consideration in the assessment of this planning application.

Quality of Accommodation	
The quality of and outlook would be substandard in one or more of the proposed dwellinghouses.	Acknowledged and addressed in paragraph 8.33.
The level of daylight and sunlight would be substandard in one or more of the proposed dwellinghouse.	Acknowledged and addressed in paragraph 8.33.
Future occupants would not be provided with enough internal and external living space (incl. play space). Additionally, the units/spaces to be provided would not be sufficiently accessible.	Addressed in paragraphs 8.32 through 8.37.
Living in flats can be detrimental to the mental health of occupants.	Acknowledged and addressed in paragraphs 8.32 through 8.37.
Impact on Local Transport	
The increase in the number of units and inhabitants would result in an unmanageable and unsustainable increase in traffic and on-street parking strain. Additionally, it would be detrimental to pedestrian/highway safety.	Acknowledged and addressed in paragraphs 8.44 through 8.53.
Impact on Natural Environment	
The loss of natural habitats, permeable surface area, trees and vegetation would be detrimental to nature.	Acknowledged and addressed in paragraphs 8.39 and 8.43.
Accuracy of Application	
The Daylight and Sunlight assessment submitted with the application did not consider side-facing windows on a neighbouring dwelling or the changes in level at an adjoining property.	Acknowledged and addressed in paragraph 8.28.
The Parking Survey submitted with the application is outdated and was not completed at the appropriate times.	It was determined that the findings of parking survey were in line with the findings of more recently completed surveys. Additionally, the survey was completed during an overnight period when a residential development would be expected to generate demand for on-street parking spaces.
Insufficient information regarding excavation, landscaping and accessibility.	The documents and drawings submitted with the application provide enough details to assist with a thorough and robust assessment of the proposed development in regard to material planning considerations.

Non-Material Considerations	
The host properties are subject to restrictive covenants that prohibit development of the types proposed.	Restrictive covenants are matters pertaining to Property Law rather than Planning Legislation. Therefore, they do not constitute a material planning consideration in the assessment of this planning application.

Table 6.0: Issues material to the determination of the application raised in public objections.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 This recommendation to grant planning permission has been taken having regard to the policies and proposals in the London Plan (2021) and Croydon Local Plan (2018), as well as, to all relevant material considerations:

Town and Country Planning Act 1990 (As Amended)

National Planning Policy Framework (2021)

Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well-Designed Places
Section 14	Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15	Conserving and Enhancing the Natural Environment

London Plan (2021)

Policy GG2	Making the Best Use of Land
Policy GG4	Delivering the Homes Londoners Need
Policy D1	London's Form, Character and Capacity for Growth
Policy D2	Infrastructure Requirements for Sustainable Densities
Policy D3	Optimising Site Capacity through the Design-Led Approach
Policy D4	Delivering Good Design
Policy D5	Inclusive Design
Policy D6	Housing Quality and Standards
Policy D8	Public Realm
Policy D11	Safety, Security and Resilience to Emergency
Policy D12	Fire Safety
Policy D14	Noise
Policy H1	Increasing Housing Supply
Policy H2	Small Sites
Policy G4	Open Space
Policy G5	Urban Greening
Policy G6	Biodiversity and Access to Nature
Policy G7	Trees and Woodlands
Policy SI1	Improving Air Quality
Policy SI2	Minimising Greenhouse Gas Emissions

Policy SI4	Managing Heat Risk
Policy SI7	Reducing Waste and Supporting the Circular Economy
Policy SI12	Flood Risk Management
Policy SI14	Sustainable Drainage
Policy T1	Strategic Approach to Transport
Policy T2	Healthy Streets
Policy T3	Transport Capacity, Connectivity and Safeguarding
Policy T4	Assessing and Mitigating Transport Impacts
Policy T5	Cycling
Policy T6	Car Parking
Policy T7	Deliveries, Servicing and Construction
Policy DF1	Delivery of the Plan and Planning Obligations

Croydon Local Plan (2018)

Policy DM1	Housing Choice for Sustainable Communities
Policy DM10	Design and Character
Policy DM13	Refuse and Recycling
Policy DM16	Promoting Healthy Communities
Policy DM18	Heritage Assets and Conservation
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 DM37	Coulsdon
Policy SP2	Homes
Policy SP4	Urban Design and Local Character
Policy SP6	Environment and Climate Change
Policy SP7	Green Grid
Policy SP8	Transport and Communication

Other Relevant Policies & Guidance

Borough Character Appraisal (LBC - 2015)
Housing SPG (GLA - 2015)
Suburban Design Guide SPD (LBC - 2019)
Technical Housing Standards - Nationally Described Space Standard (2015)
Waste and Recycling in Planning Policy Document (LBC, 2015, As Amended)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of Development;
- Density;
- Architectural and Environmental Design;
- Local Amenity;
- Quality of Accommodation;
- Amenity Space;
- Urban Greening;

- Local Transport;
- Environmental Sustainability;
- Waste Management; and
- Fire Safety.

Principle of Development

- 8.2 In order to create a housing market that works better for all Londoners, the London Plan (2021) states that the planning and development system must ensure that more homes are delivered (Policy GG4). The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. The London Plan (2021) also states that London Boroughs should proactively support well-designed new homes on small sites (below 0.25 hectares in size) through planning decisions in order to significantly increase the contribution of small sites to both meeting London's housing needs and diversify the sources, locations, type and mix of housing supply (Policy H2). Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- 8.3 In regard to "well-designed new homes", the London Plan (2021) and Croydon Local Plan (2018) note that development seeking to optimise local housing output is expected to have a high-quality design that addresses and respects the character of the local area; local need for family-sized housing; capacity of the local transport network; and the level of density the surrounding area is considered capable of supporting (London Plan - Policies D1, D2, D3 and GG2; Croydon Local Plan - Policy DM1, DM10, SP2 and SP4). The proposed development would be a low-rise addition to and hidden to gentle densification of existing developments leading to the provision of additional homes in a part of the Borough that is conveniently located close to an existing and well-served rail station. It is a good example of a sympathetically designed development that would increase the housing stock and options available to Londoners in an area where it is appropriate and could be handled.
- 8.4 According to the Croydon Local Plan (2018), there is an identified need for larger homes in the borough requiring the retention of existing three-bedroom dwelling units and the development of more (Paragraphs 4.20 and 4.21). Therefore, the Croydon Local Plan (2018) has set a strategic target for thirty percent (30%) of all new homes over the plan period to have three (3) or more bedrooms to help meet the borough's need for family sized units and ensure that a choice of homes is available in the borough (Policies DM1.1 and SP2.7). In order to meet

this strategic target, small scale suburban intensification schemes are generally expected to ensure that thirty-percent (30%) of the units they provide have three (3) or more bedrooms. Additionally, the Council will only permit the redevelopment of residential units where it does not result in the net loss of three-bedroom homes (as originally built) or the loss of homes smaller than 130.0sqm (Croydon Local Plan -- Policy DM1).

- 8.5 It is acknowledged that the proposed development would result in the loss of two (2) family-sized homes (i.e. three (3) or more bedrooms). However, the proposal would result in a significant net gain of seven (7) family-sized homes. Furthermore, the proposed development would exceed the strategic target for providing family-sized homes by having one-hundred percent (100%) of the proposed homes providing three (3) or more bedrooms.

Type of Unit		Quantum
Three-Bedroom (Family-Sized)	Three-Bedroom, Five-Person	5
Four-Bedroom (Family-Sized)	Four-Bedroom, Six-Person	4

Table 8.0: Breakdown of the proposed dwellings by unit type.

- 8.6 Subject to compliance with the relevant policies and objectives of the National Planning Policy Framework (2021), London Plan (2021), Croydon Local Plan (2018), Croydon’s Suburban Design Guide SPD (2019) (herein referred to as ‘SDG’) and all other relevant Supplementary Planning Guidance/ Documents, the proposal is considered to be in line with local and regional strategic objectives that seek to make the best use of land and optimise local housing potential.

Density

- 8.7 The London Plan (2021) requires development to follow a design-led approach that optimises the capacity of sites to ensure that development is of the most appropriate form and land use for the development site, as well as, responds to development sites’ context and capacity for growth (Policy D3). In regard to the latter, the plan notes that the density of a development proposal should be linked to the provision of future planned levels of infrastructure rather than existing levels and be proportionate to the site’s connectivity and accessibility by walking, cycling, and public transport to jobs and services (London Plan - Policy D2).
- 8.8 The proposed development would utilise five (5) buildings and a basement level to increase the density of the site but still present itself as two (2) buildings on two (2) separate existing plots in keeping with typical pattern of development along The Grove. Additionally, it is noted that the location of the three (3) bungalows proposed toward the rear of the site is not too dissimilar to the siting of the existing bungalow at no. 27A The Grove, which is setback significantly from the front of the property. Furthermore, the clustered arrangement proposed for the bungalows is in keeping with local guidance on the form of garden residential development (SDG - Sections 2.9, 2.12 and 2.13). As such, the proposal is considered to have adopted a considerate design-led approach that

increases the density of the existing residential use on adjoining spacious properties through acceptable built forms.

- 8.9 In regard to infrastructure in the local area, the development would be required to contribute to the provision of local infrastructure via charges under the Mayoral and Croydon Community Infrastructure Levies (CIL). Additionally, the development would be required to make a contribution toward the provision of sustainable transport in the local area through a payment required by the Section 106 Legal Agreement that would need to be completed before the Planning Permission hereby recommended can be granted. These contributions are considered to be proportionate to the scale of the proposed development and sufficient to mitigate its expected impact on local infrastructure.

Architectural and Environmental Design

- 8.10 According to the National Planning Policy Framework (NPPF) (2021), the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (Paragraph 126). Therefore, the NPPF (2021) requires planning policies and decisions to ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping yet are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (e.g. increased densities) (Paragraph 130).
- 8.11 In accordance with NPPF (2021) policy on 'achieving well-designed places', Croydon's Local Plan (2018) requires development proposals to be of high quality and respect: the development pattern, layout and siting; scale, height, massing, and density; and appearance, existing materials and built/natural features of the surrounding area and Place of Croydon in which it is located (Policy DM10).
- 8.12 With regard to the local character of the application site and its surroundings, both Croydon's Borough Character Appraisal (2015) and Local Plan (2018) identify Coulsdon as a small suburban settlement surrounded by green areas of Green Belt (Character Appraisal - Page 26; Local Plan - Paragraph 11.70). Furthermore, the Borough Character Appraisal (2015) notes that Coulsdon is relatively verdant in character with tree lined streets and its detached houses are mainly found on larger hillside properties with landscaped front and rear gardens (Pages 30 & 31).



Image 8.1: Existing (Left) and Proposed (Right) Block Plans.

Typology and Siting

8.13 It is acknowledged that the proposed development would increase the number of principal buildings on the combined plots from two (2) to five (5) and dwellinghouses from two (2) to nine (9). However, it is also noted that the impact this intensification would have on the street scene along The Grove would be limited by designing the property to still present itself as two (2) residential buildings from the street. Considering the large scale of the detached dwellinghouses in the area, narrow width proposed for the street-facing dwellinghouses, and inclusions of side buffers between the two (2) main buildings and both the existing side boundaries and subject buildings themselves, the two (2) rows of terraces proposed would fit well into the visual profile of the impressively-sized two-storey detached houses characteristic of The Grove rather than appear similar to a typical elongated row of terrace houses.

8.14 According to the SDG (2019), combining adjoining plots into a single redevelopment scheme can provide an opportunity to utilise a more holistic approach to providing an uplift in the number of homes that could be provided compared to developing each property on their own (Paragraph 2.4.2). The SDG (2019) also notes that developments proposed for rear garden sites should be subservient to the existing main buildings, sufficiently setback from these principle buildings, and maintain long views through the gardens.

8.15 By combining two (2) adjoining plots into a single redevelopment scheme, the proposal attempts to take advantage of the type of opportunity identified in Paragraph 2.4.2 of the SDG (2019). In this regard, the proposal utilises a 'clustering' approach for the three (3) new homes to be provided in the rear section of the site. This clustering approach is considerate of the local rear garden setting and topography as it would cluster the three (3) new homes together in a formation that would maintain long views through the redeveloped rear garden and respond to the site's changing levels to activate a new and ornately-designed walled garden.

Character and Materials

8.16 The SDG (2019) explicitly states that the built character of an area is not defined by the people who live there, but rather the physical characteristics of which it is

composed (Paragraph 2.7.1). As such, character can change over time and it is possible for well-designed proposals to be integrated into an existing community and have a positive effect on that area (SDG - Paragraph 2.7.1).

- 8.17 In light of the SDG's (2019) identification of what does not define character, the fact that the proposed development would result in two plots of land with single-family houses being combined into a single scheme with nine (9) dwellings is not a negative mark against the proposal. Furthermore, it is noted that family neighbourhoods are not limited to areas comprised of only single-family houses or plots of land with only a single house as families can live within multi-dwelling buildings and multi-family plots of land. In this regard, the proposed development would provide seven (7) additional dwellinghouses that would help bring larger families to the local area.
- 8.18 In attempting to provide a well-designed proposal, the SDG (2019) advises that development does not need to replicate existing qualities and can evolve the character of an area by referencing and reinforcing existing architectural styles or introduces new well-designed architectural styles that add interest to the area including increased building sizes (Paragraph 2.7.2). The SDG (2019) identifies a 'contemporary reinterpretation' approach to responding to local character whereby schemes seek to create a development that reads as contemporary whilst working with traditional character forms and/or features and materials predominant in an area (Paragraph 2.8.4).
- 8.19 It is clear that the design of both the bungalows at the rear and three-storey frontage buildings reflects the aforementioned contemporary reinterpretation approach. In regard to the main buildings, traditional materials (i.e. red brickwork, and red tiles) are utilised alongside contemporary materials (i.e. white brickwork, dark grey PPC metal frames/gutters, and stained timber panels) in both traditional forms (i.e. pitched roofs, projecting gables, and prominent massing) and reimagined forms (i.e. projecting dormers, projecting window frames, and relief brickwork). Similarly, the bungalows at the rear successfully blend into their rear garden settings in a discrete manner, through the use of a limited palette of traditional materials (red bricks and tiles) and adoption of modern architecture in the form of sculptured roofs. Both implementations of the contemporary reinterpretation approach are expected to result in high quality buildings that would not only complement their surroundings but constitute positive additions to the local rear garden setting or street scene.

Height and Scale

- 8.20 According to Croydon's Local Plan (2018), development proposals should seek to achieve a height of three-storeys while respecting the height of existing buildings (Policy DM10.1). In this regard, it is noted that the main buildings proposed would be three-storeys in height and rise 2.1m to 4.3m above the neighbouring two-storey detached houses. As such, the main buildings are considered to respectfully optimise the housing potential of the site through increased height. Additionally, the overall scale of the three-storey buildings would be similar to those of the two-storey detached houses along The Grove, many of which benefit from side extensions.

8.21 It is acknowledged that at 7.0m in height, the bungalows would be notable in height. However, the sculptured roofs of the buildings would help off-set the height. Additionally, the local topography mitigates the impact of the height as the ground level of properties to the rear of the application site are notably higher than ground level adjacent to the bungalows, thereby, ensuring the new homes would not appear imposing or overbearing on the landscape.



Image 8.2: Proposed Street Scene.

Form and Massing

- 8.22 When a development would result in a building projecting beyond a rear building line, the SDG (2019) states it should follow a 45-degree rule (See: Image 8.3) to avoid any detrimental impacts on adjoining amenity (Paragraph 2.11.1). However, the SDG also advises caution when dealing with the 'stepping' that could result from adhering the 45-degree rule and states that no stepping should be introduced where the stepping would overly complicate the development's form (Paragraph 2.11.3).
- 8.23 It is noted that the floorplate of all of the proposed buildings would closely or completely match the rectangular floorplate typical of the original two-storey detached dwellinghouses found along The Grove. As illustrated on the Proposed Ground Floor Plan (dwg. 0061_P04C Rev. C) listed in the Approved Plans, the rear building line of the main buildings proposed would be appropriately between the original rear building line of the two-storey house at no. 27 The Grove and the evolved building rear line established at no. 29A The Grove. Furthermore, the main buildings proposed would pass the 45-degree rule test on plan (See: Image 8.4).
- 8.24 In regard to the width of redevelopment proposals such as the subject application, the SDG (2019) states that the width of a proposal should be determined by the appearance within the streetscene and proposed proportions and fenestration of the front elevation (Paragraph 2.17.2). Additionally, developments that seek to build closer to the boundary with neighbouring plots must demonstrate consideration to the impact on neighbouring amenity as well as the rhythm of development along the street (SDG - Paragraph 2.16.2).

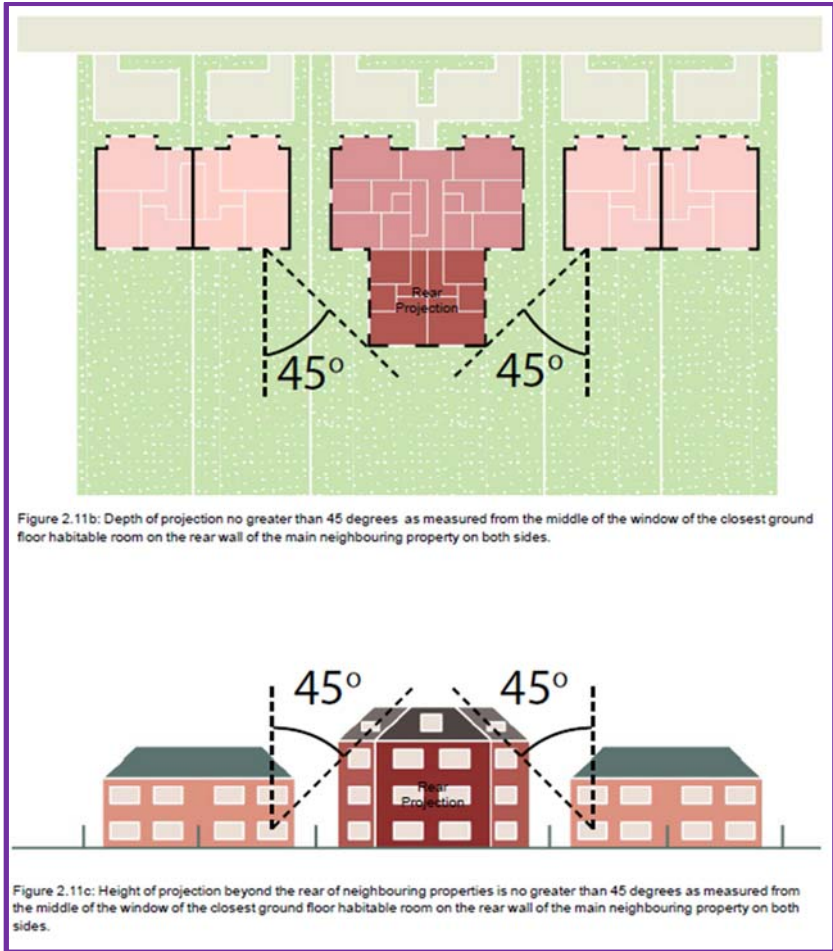


Image 8.3: 45-Degree Test Rule.

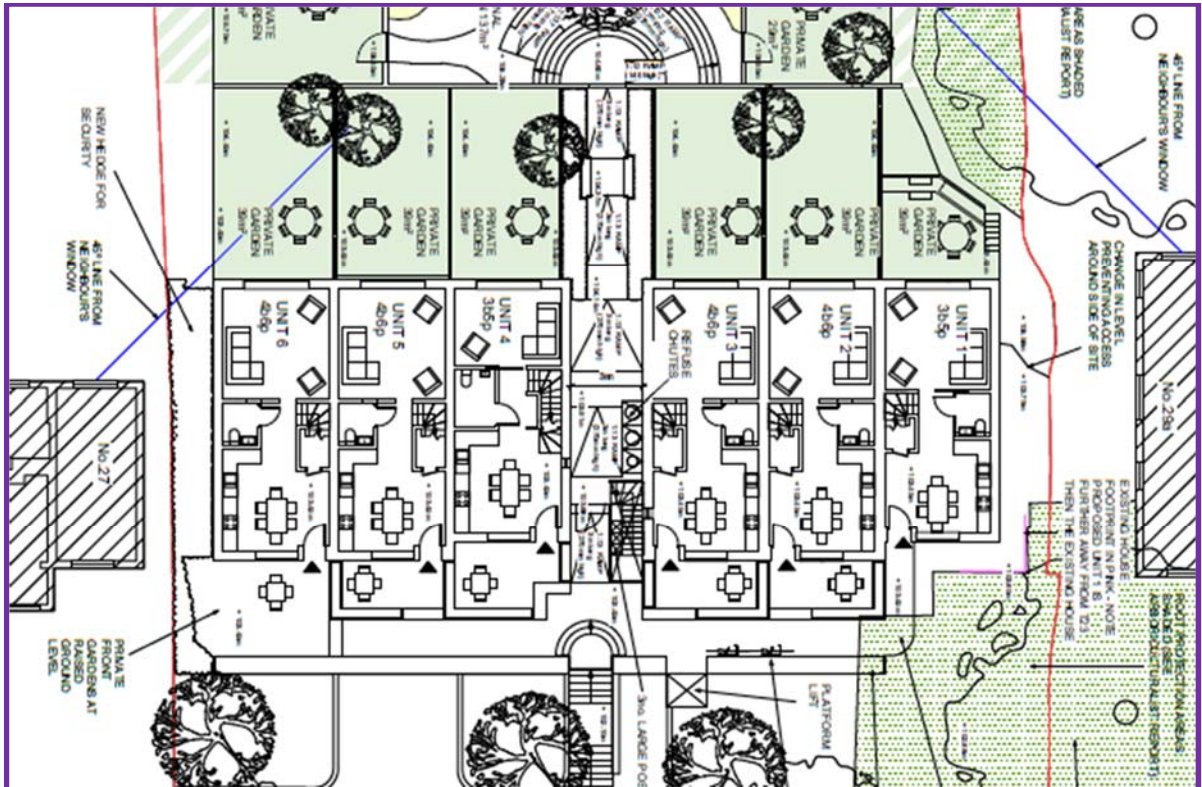


Image 8.4: 45-Degree Test on plan.

- 8.25 At 14.9m in width, the three-storey main buildings proposed would be in keeping with the width of the existing bungalow and neighbouring two-storey detached houses that benefits from at least one (1) side extension. In fact, the width of the proposed main buildings and typical 14.0m to 14.5m width of neighbouring houses benefiting from an extension(s) is notably less than the 17.5m width of the existing two-storey dwelling at no. 29 The Grove. In addition to having a width that is in keeping with the neighbouring buildings, it is noted that the design of the main buildings breaks up and reduces their massing by setting the ridgeline of one part of each building below the main ridgeline to present the subject part as a subservient extension.
- 8.26 Although the main buildings proposed would constitute rows of terrace dwellinghouses, each building would fit the profile of a characteristically large detached dwellinghouse rather than a typical elongated row of terraces. Additionally, the design of the proposal includes buffers between the two (2) main buildings, as well as, setbacks to the side of the application site. Therefore, terracing between the existing properties would be avoided and characteristic views through preserved.

Local Amenity

- 8.27 The Croydon Local Plan (2018) states the Council will support development proposals that ensure they protect the amenity of the occupiers of adjoining buildings and do not result in: direct overlooking at close range or habitable rooms in main rear / private elevations; significant loss of existing sunlight/daylight levels of adjoining occupiers; and direct overlooking of private outdoor space (with the exception of communal open space) within 10.0m perpendicular to the rear elevation of a dwelling (Policy DM10).

Enclosure & Impact on Light

- 8.28 It is noted that the proposed two (2) main buildings proposed would be set away from the flank walls of the neighbouring houses at the adjoining properties of nos. 27 and 29A by 2.9m to 5.7m (See: Image 8.5). While the proposed building would be taller than the neighbouring houses by 2.1m to 4.3m, the buffers between the building and adjoining properties would be sufficient to avoid any undue enclosure of the adjoining properties. The adequacy of the separation distances to be provided are evident in the findings of the External Daylight Study prepared by Syntegra Consulting that concluded while a couple of windows of a neighbouring house (S10 and S11) would suffer minor to moderate losses of daylight, the habitable rooms of these neighbouring houses would not. While it is noted side-facing openings at the ground floor of the dwelling at no. 27 The Grove were not included in the aforementioned study, the result would be the same in terms of light within habitable rooms due to their dual aspect design.

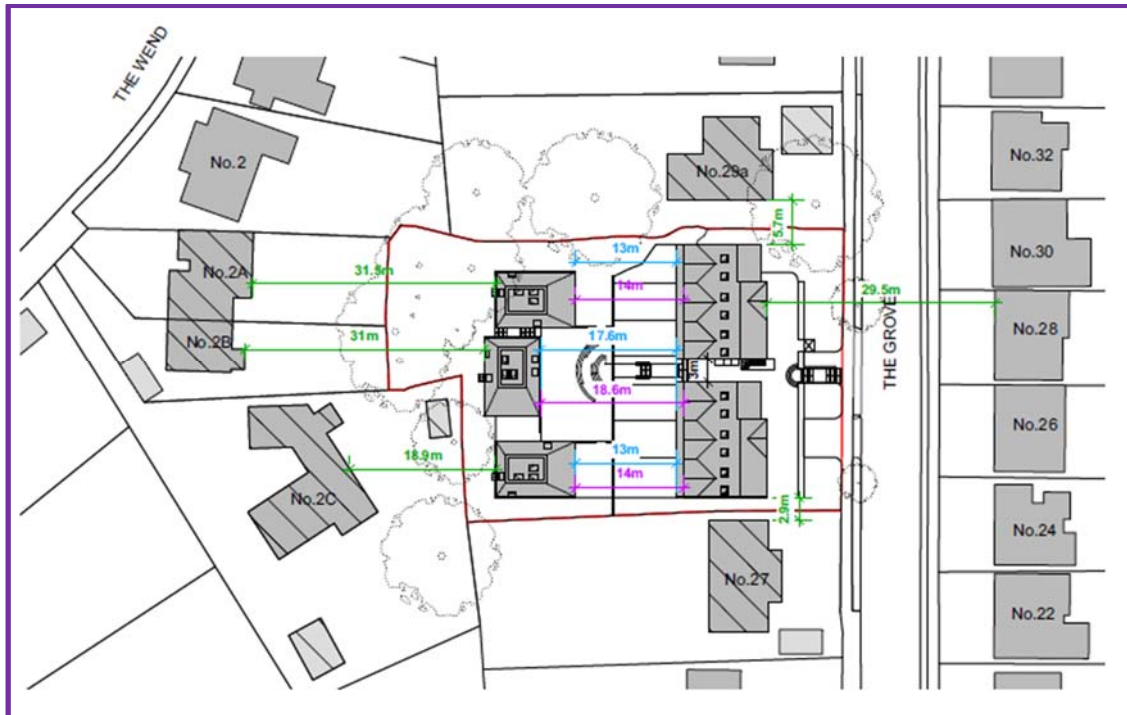


Image 8.5: Separation Distances.

Impact on Outlook

8.29 As noted previously in this report (Images 8.3 and 8.4), the two (2) main buildings proposed would not encroach beyond the 45-degree rule test described and illustrated in the SDG (2019). Additionally, all buildings proposed are sufficiently setback from dwellings on adjoining properties (See: Image 8.5). Therefore, it is noted that the proposed development would not give rise to any undue enclosure or losses of outlook from the neighbouring properties.

Impact on Overlooking

8.30 It is noted that the door and window openings proposed for the front and rear elevations of the proposed buildings would have no more of an impact on privacy at neighbouring properties than existing openings located on the same elevations of the existing dwellinghouses and neighbouring dwellings. Additionally, the two (2) frontage buildings proposed have been designed without any side-facing windows. While side-facing rooflights have been included in two (2) of the proposed bungalows, their proximity to neighbouring dwellings would not be sufficient to give rise to any undue overlooking or losses of reasonably expected privacy.

Noise & Activity

8.31 Although the proposed development would increase the intensity of the residential use of the site, the density of development would be in keeping with carrying capacity and scale of the large suburban property. Therefore, the level of activity, disturbance and noise generated by the redevelopment would be in keeping with the levels expected in an area that can accommodate moderate intensification. However, the recommendation includes numerous noise-related

conditions that would ensure noise emissions from mechanical equipment associated with the development are acceptable.

Quality of Accommodation

8.32 According to the Technical Housing Standards – Nationally Described Space Standard (2015), all of the dwelling unit proposed would provide a sufficient amount of Gross Internal Area (GIA) (See: Table 3.0). Therefore, all of the dwellings are deemed capable of providing acceptable amounts of living space to future occupants. It is also noted that the practicality, efficiency and effectiveness of the internal layouts proposed for the dwellings would provide future occupants with functional, as well as, pleasant spaces capable of accommodating various lifestyles and enhancing well-being.

Dwellinghouse	Floorspace Provided	Floorspace Required	Number of Bedrooms	Type of Bedrooms	Occupancy
Unit 1	110.0sqm	99.0sqm	3	2 Doubles & 1 Single	5
Unit 2	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 3	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 4	111.2sqm	99.0sqm	3	2 Doubles & 1 Single	5
Unit 5	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 6	120.6sqm	112.0sqm	4	2 Doubles & 2 Singles	6
Unit 7	96.4sqm	93.0sqm	3	2 Doubles & 1 Single	5
Unit 8	96.4sqm	93.0sqm	3	2 Doubles & 1 Single	5
Unit 9	96.4sqm	93.0sqm	3	2 Doubles & 1 Single	5

Table 3.0: Details of dwellings to be provided.

8.33 In addition to having practical and comfortable layouts, the proposed dwellings would be located far enough away from neighbouring buildings to benefit from pleasant outlooks and good levels of natural light. Additionally, it is noted that although the secondary windows of the kitchen/dining/living (K/D/L) areas of the three (3) bungalows would be adjacent to the communal walled garden, the raised planters to the front of the windows would provide an appropriate form a green screening to ensure the privacy of future occupants.

8.34 In order to provide suitable housing and genuine choice for London’s diverse population (incl. disabled people, older people and families with young children), residential development must ensure that at least ten percent (10%) of dwellings are compliant with Building Regulation M4(3) and all remaining dwellings are compliant with Building Regulation M4(2) (London Plan - Policy D7). In this regard, it is noted that the inclusion of a platform lift and provision of ramps to the lift and communal walled garden would ensure step-free access to every family dwellinghouse and all communal spaces aside from the woodland area. Additionally, one (1) of the dwellinghouses (Unit 4) would be provided as M4(3) compliant unit and the remaining as M4(2) compliant units. Consequently, the

proposal would be sufficiently accessible, as well as, compliant with the local and regional policies requiring the internal areas of housing developments to be of the highest quality.

Amenity Space

8.35 According to local and regional policy, housing is expected to be of the highest quality both internally and externally (London Plan - Policy D6; Croydon Local Plan - Policy DM10). In regard to the latter, the noted policies require 5.0sqm of private outdoor space to be provide for one to two-person units with an extra 1.0sqm per every extra occupant thereafter. Furthermore, the London Plan (2021) expects these spaces to be practical in terms of their shape and utility so as to ensure the space offers good amenity (Policy D6).

8.36 As noted above, every dwelling unit would be provided with private amenity space in the form of private gardens. In regard to quality, each of these amenity spaces would be considered fully accessible, genuine and fit-for-purpose. Additionally, they would comfortably exceed the amount of private amenity space with which future occupants of the dwellings are required to be provided by local and regional policy as detailed Table 8.1.

Dwellinghouse	Area of Private Garden	Area Required	Compliant
Unit 1	24.3sqm	8.0sqm	Yes
Unit 2	38.1sqm	6.0sqm	Yes
Unit 3	38.1sqm	6.0sqm	Yes
Unit 4	36.0sqm	8.0sqm	Yes
Unit 5	37.9sqm	5.0sqm	Yes
Unit 6	37.9sqm	6.0sqm	Yes
Unit 7	29.3sqm	8.0sqm	Yes
Unit 8	17.6sqm	8.0sqm	Yes
Unit 9	34.1sqm	8.0sqm	Yes

Table 8.1: Details of private amenity space to be provided.

8.37 The private gardens to be provided within the development would be complemented by 56.0sqm of usable communal amenity space in walled garden and 203.0sqm in the woodland area. However, only the former would be fully accessible. It is also noted that despite the fact that the proposal is not required by policy to include any children’s play space, the proposed inclusion of play equipment such as a firefly bench in the walled garden and a rope swing in the woodland area would ensure child play would be accommodate outside of the private gardens.

Urban Greening

8.38 According to local and regional policy, the inclusions of urban greening measures (e.g. high-quality landscaping, green roofs and green walls) must be provided to increase the green cover in London (London Plan - Policy G5; Croydon Local Plan - SP7). Additionally, the Council seeks to protect and enhance the borough’s woodlands, trees and hedgerows by requiring all development proposals to comply with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent and resists development that would

result in the avoidable loss or the excessive pruning of preserved trees or retained trees (Croydon Local Plan -- Policy DM28).

Landscaping & Biodiversity

- 8.39 As the inclusion of urban greening measures in new development will result in an increase in green cover, the London Plan (2021) states that such measures should be integral to planning the layout and design of new buildings and developments (Policy G5). However, it is noted that only major developments are required by regional policy to achieve an identified urban greening factor (UGF). Nevertheless, both local and regional policy requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain, (London Plan - Policy G6; Croydon Local Plan - Policies DM27 and SP7). Additionally, the Croydon Local Plan (2018) notes that development should seek to retain existing landscape features.
- 8.40 It is acknowledged that tree-lined streets and front gardens are characteristic of the leafy suburban area that is Coulsdon. In this regard, it is noted that proposed development would not only retain the level of landscaping and amount of garden space across the properties but enhance the design of the gardens, integrate them with the layout of the new homes proposed, increase the functionality of these amenity spaces.
- 8.41 It is also acknowledged that the loss of urban greenery even if it is to be replaced is regrettable. However, it is noted that any losses resulting from the proposed development proposal has not been identified as resulting in the loss of any protected habitat or species. Furthermore, it is also acknowledged that the landscaping plan included in the proposal would take advantage of the challenging change in levels across the application property to provide a coherent, navigable and softly landscaped environment that would enhance biodiversity and provide direct access to nature for multiple households. In particular, it is noted that the palette of shrubs to be planted would be diverse and feature trees would be planted to add to both diversity and visual amenity. As a result of the urban green measures proposed, fifty-seven percent (57%) of the 1,987.0sqm site would be softly landscaped.

Trees

- 8.42 In order to protect and enhance the borough's woodlands, trees and hedgerows, the Council requires all development proposals to comply with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent and resists development that would result in the avoidable loss or the excessive pruning of preserved trees or retained trees (Croydon Local Plan -- Policy DM28).
- 8.43 While the proposal would involve the loss of multiple mature trees, it is noted that all but one of the trees to be felled would be no higher than Category C. In regard to the single Category B tree (T16) to be felled, it is noted that it has been mismanaged in the past and works necessary to improve its poor structure would diminish its amenity value. Additionally, the loss of a single group of trees (G22) and fourteen (14) individual trees would be off-set by the planting of sixteen (16)

trees. In regard to the trees to be planted, Council's Tree Officers noted that the type proposed would be acceptable in terms of canopy, height and species. To ensure that the final details of the proposed tree planting programme is acceptable and the plan is implemented in full, this recommendation includes a Landscaping Management plan condition designed to secure the submission and approval of the aforementioned details and programme prior to the first occupation of the development.

Local Transport

- 8.44 Development within the borough and Greater London is expected to deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. (London Plan - Policy T2; Croydon Local Plan - Policies DM16, DM29 and SP8). Therefore, the cumulative impacts of development on public transport and the road network capacity (incl. walking and cycling), as well as associated effects on public health must be considered and mitigated (London Plan - Policy T4). Additionally, development proposals must also avoid increasing highway danger (London Plan - Policy T4).
- 8.45 Despite the application site having a 'poor' PTAL rating of 2, it is within walking distance of the National Rail and London bus services available in Coulsdon Town. Additionally, vehicle access is not constrained by any bus routes or parking restrictions along the immediate stretch of The Grove. Therefore, future occupants of the proposed development would be able to select from a variety of modes of transport including: walking, cycling, using public transport and driving a private vehicle.

Access Arrangements

- 8.46 Pedestrians would be able to access the dwellinghouses from street level via steps leading to the buildings' ground floor entrances or a step-free route can be achieved through the basement level, which provides access to the lift. While the pedestrian ramp into the basement level would also provide access for cyclists, vehicular access to the property is also provided at this point. It would require a re-design of the existing vehicle access to remove the two (2) existing crossovers and form a new and suitably 4.5m wide dropped kerb. This redevelopment would have no impact on existing street trees and the proposed visibility splays would be acceptable. Nevertheless, this recommendation includes a landscaping condition that would ensure the boundary treatments and steps in close proximity to the vehicle access would not be a detriment to pedestrian, cyclist and vehicle safety. Additionally, conditions regarding a Construction Logistics Plan, highways conditions survey, threshold levels, and a Section 278 Legal Agreement are also included.

Car Parking

- 8.47 According to the London Plan (2021), a development providing nine (9) units with three (3) or more bedrooms in an area with a PTAL Rating of 2-3 should provide no more than nine (9) vehicle parking space (Table 10.3). As the proposal includes nine (9) off-street parking spaces, it is in line with the requirements of the London Plan (2021) and its strategic objectives to discourage unsustainable

travel patterns, which can mean not providing the maximum number of spaces allowed.

- 8.48 On suburban sites such as the host property, the Council would normally expect a residential development to generate a demand of one (1) vehicle parking spaces per dwelling unit. As such, the proposal would be expected to generate a demand for nine (9) vehicle parking space. Since the proposal would provide this exact number of vehicle parking spaces off-street, it would not be expected to give rise to any overspill from the development site onto local streets. Nevertheless, a Parking Survey of local streets within 200m of the application site submitted by the Applicant concluded that the proposed development, as well as, other consented developments within 250.0m of the application site would not unduly increase local on-street parking stress since these streets displayed sufficient capacity both during the relevant overnight period.
- 8.49 Considering how close future occupants would be to local bus stops, shops and Coulsdon Town rail station and the fact that they would be provided with amenities to accommodate cycling, it is noted that sustainable modes of transport would make car-free lifestyles viable. Furthermore, the development would be required to contribute to improving sustainable transport in the area and future occupants would be prohibited from obtaining parking permits in the area if on-street parking stress were to become unsustainable and require the implementation of a local CPZ.
- 8.50 Swept paths for the parking spaces are provided (using a 4.8m car as required), demonstrating that the spaces are accessible for ingress and egress in forward gear. As four (4) of the six (9) vehicle parking spaces (i.e. 44%) would be provided with active electric vehicle charging points (EVCPs) and the remaining with a passive provision, the proposal would exceed the relevant requirements of Policy T6.1 the London Plan (2021). Similarly, a single disabled car parking space is to be provided with extra width to enable manoeuvring in compliance with Policy T6.1(G) the London Plan (2021).
- 8.51 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area including on street car clubs with electric vehicle charging points (ECVPs) within the South Croydon / Purley Oaks area as well as general expansion of the EVCP network in the area in line with policy SP8 of Croydon Local Plan (2018). 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. Additionally, the S106 agreement would also prohibit occupants of the development from obtaining parking permits in any future local CPZ. Every residential unit is to be provided with a minimum three-year membership to a local car club scheme upon 1st occupation of the unit. Funding will also be used for extension and improvements to walking and cycling routes in the area and improvements to local bus stops to support and encourage sustainable methods of transport.
- 8.52 Conditions will be attached to require a condition survey of the surrounding footways, carriageway and street furniture prior to the start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern (this would be secured as part of the CLP condition). Given

the site's location a Construction Logistics Plan (CLP) is required and will be secured by condition.

Cycle Parking

8.53 In order to encourage the use of cycling as a primary mode of transport, the redevelopment would be required to provide two (2) short-stay cycle parking spaces and eighteen (18) covered and secured long-stay cycle storage spaces as per Table 10.2 of the London Plan (2021). According to the Proposed Plans, a suitably design cycle storeroom within the basement level would be able to provide the requisite spaces in acceptably accessible manner. Additionally, two (2) visitor cycle spaces would be suitably provided on the landing to the front of the main buildings. Therefore, this recommendation includes a cycle storage condition that would secure the required provision.

Environmental Sustainability

Air Quality & Water Use

8.54 In order to reduce greenhouse gas emissions and deliver development that is adaptable in a changing climate, the Council requires minor new-build residential developments to achieve the national technical standard for energy efficiency in new homes (2015) and all new-build residential development to meet a minimum water efficiency standard of 110.0l per person per day (Local Plan - Policy SP6). Therefore, this recommendation includes an Emission Rate & Water Use condition designed to ensure future compliance.

Flood Risk Management

8.55 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Croydon Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

8.56 As the application site is located within a Critical Drainage Area, the applicant submitted a requisite Flood Risk Assessment (FRA). According to the combined Flood Risk Assessment & Sustainable Urban Drainage System Strategy submitted by the application, the proposed development would help manage flood risk through the installation of a Sustainable Urban Drainage System (SUDS) that would incorporate the maximisation of permeable services (i.e. an increase from the existing level of ... to ...), as well as, the utilisation of both lined granular angular storage and soakaways. Considering the scale of the proposed development and identified flood risks, this SUDS proposed would be acceptable. Therefore, this recommendation includes a SUDs condition designed to ensure that the identified measures are installed and the maintenance plan implemented.

Waste Management

8.57 The London Plan (2021) requires new housing to provide adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste, as well as, residual waste (Policy D6). It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that would require a development consisting the construction of nine (9) dwellinghouses to provide enough bins and bin storage space within the curtilage of the property to handle the approximately 140.0l of food waste, 1,440.0l of landfill waste, 1,152.0l of mixed recycling waste that would be generated by the proposed dwellings on a weekly basis (Section 4). According to the drawings submitted with the application, there is sufficient space within the basement level of the proposed main buildings to integrate the requisite waste storage facilities. Therefore, this recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures.

Fire Safety

8.58 According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting.

8.59 The details on fire safety and risk management contained within the Fire Safety Strategy prepared by architecture development + design are considered to provide sufficient and appropriate fire safety measures/procedures in accordance with regional policy. This recommendation includes a Fire Safety condition designed to ensure that the identified measures/procedures are implemented.

Other Matters

8.60 All material considerations have been taken into account, including responses to the public consultation. 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.

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

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

Conclusion

8.63 The proposed development would considerably optimise the housing potential of a large suburban property through the erection of a sympathetically-design multi-building that would be a positive addition to the local street scene, provide

high-quality dwelling units with the necessary supporting amenities, and contribute to biodiversity, sustainable transport and urban greening. Furthermore, the comprehensive design and layout of the proposed development would help meet local and regional objectives on providing the housing Londoners need (incl. family-sized homes) without generating any detrimental impacts on fire safety, local amenity and local transport. Therefore, it is recommended that Planning Permission be **GRANTED**.

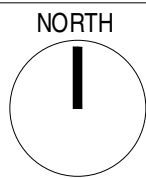
1 Existing Site
scale: 1 : 500

Revision Number	Revision Description	Revision Date
72		
70		



- Site boundary
- Communal access Right of way

Planning



Author
MGL

Address
Land rear of 58-60 Westow Hill SE191RX

Project name
60WHRL

Date
02/14/21

Scale @ A4
1 : 500

Prepared on behalf of
Owner

Sheet name
Site Plan

Sheet number
SP

Revision

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/01297/FUL
 Location: Land R/O 58 - 60 Westow Hill And Land Rear Of 62 Westow Hill.
 Ward: Crystal Palace and Upper Norwood.
 Description: Demolition of existing rear ancillary storage building to former Plumbase store, erection of a three storey building comprising 1 three bedroom flat and 4 one bedroom flats, provision of associated amenity space, refuse storage and cycle storage.
 Drawing Nos: 60WHRL 200 ELN REV 1 ; 60WHRL 200 ELS REV 1 ; 200 GA 00 REV 2 ; 200 REV 3 ; 300 CAA 01 REV 2 ; 300 CAA 02 REV 2 ; 60WHRL (location plan) ; 60WHRL (site plan) ; 100 ELE ; 100 GA 00 ; 100 ELN ; 100 GA R ; 100 ELS ; 100 ELW ; 200 ELE ; 200 GA 01 ; 200 GA R ; 200 GA 02 ; 300 VW ; 200 ELW ; 200 SC.
 Applicant: Antic London.
 Case Officer: D Gibson.

Residential Accommodation

	1 bedroom/1Person	3 Bedroom/6 Person	Total
Existing	0	0	0
Proposed Market Housing	4	1	5
Total Proposed	4	1	5

Car Parking and Cycle Storage Provision

Car Parking Spaces	0
Cycle Spaces	10

- 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 (objection) from Councillor Stephen Mann.

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:
- Restriction of residents parking permits in Controlled Parking Zone.
 - Monitoring fees as appropriate.

2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-

1. Development to be implemented within three years.
2. In accordance with the approved plans.

Pre-Commencement Conditions

3. Submission of environmental and historical site review for contaminated land for approval prior to commencement of demolition/construction works and any remedial works to be undertaken as necessary.
4. Submission of detailed Construction Logistics Plan for approval prior to commencement of demolition/construction works.
5. Implementation of (prior to demolition and construction works) and adherence to actionable measures of arboricultural report and specified tree protection measures set out in submitted arboricultural report.

Pre-Commencement Conditions Except for Demolition and Below Slab Level Works.

6. Full details of external facing materials.
7. Full details of soft and hard landscaping, including new tree planting details and biodiversity enhancements, and boundary treatment to be submitted for approval and retained as appropriate thereafter.
8. Finished Floor Levels.
9. Submission of SUDs scheme for approval.

Pre-Occupation Conditions

10. Following details to be submitted to Council for approval and prior to first occupation of dwellings : security lighting (siting/manufacturer) ; cycle storage appearance. Once approved, items listed to be implemented and retained as such.
11. Refuse storage management plan. Once approved, refuse storage management plan to be implemented and retained as such.
12. Following to be provided as specified in application prior to first occupation of new dwellings : refuse storage areas.
13. Development to meet energy efficiency/carbon reduction targets as appropriate.
14. Provision of Green Roofs to flat roof areas with details to be submitted to Council for approval, and Green Roof areas to be implemented and retained as such.
15. Submission of a full Delivery and Servicing plan.
16. Provision of a gated access to the communal garden area and submission of its siting and design details to the Council for its written approval. Gate to be implemented and retained thereafter.

Compliance Conditions

17. Development to meet 105 litre per person/day water use target.
18. Window design to protect adjacent residential amenity to be provided to flank elevations as specified and retained as such thereafter.
19. Flat roof area not to be used as roof terraces or similar.

20. All dwellings to meet accessibility standards as appropriate.
21. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration.

- 2.3 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the restriction of residents parking permits has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

Informatives

1. Granted subject to a Legal Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Compliance with Building/Fire Regulations
5. Asbestos (if present) to be removed by specialist contractor.
6. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal is an application for full planning permission:

- 3.2 The proposal includes the following:

- Demolition of the existing ancillary warehouse building.
- Erection of a terrace of 3 storey building comprising 5 flats. These are 1 three bedroom flat, and 4 one bedroom flats.
- Provision of associated covered cycle storage for residents and covered refuse storage for residents.
- Provision of separate communal garden space behind 62 Westow Hill.

Site and Surroundings

- 3.3 The site comprises two separated land parcels. The principle land parcel of comprises a vacant and ancillary double-height warehouse building to the rear of a three storey building facing at 58/60 Westow Hill. It was previously ancillary to a plumbing merchant shop (Plumbase) that occupied the ground floor of 58/60 Westow Hill, however, the ground floor of that building is now occupied by a Public House (Coopers). The upper two floors of the building are in use as self-contained flats. To the rear (south) of the warehouse are the back gardens of two storey houses in Brunel Close and there are some trees at the end of those rear gardens. To the west is a car park/servicing yard associated to retail uses on Westow Hill. To the east is hardstanding serving a four storey block of flats facing St Aubyn's Road. To the east there are 4 trees adjacent to the hardstanding (all within the grounds of the St. Aubyn's Road flats) and some of the canopy extends across the hardstanding close to the existing warehouse. The warehouse is accessed via a former vehicle access, now a pedestrian access only, between 58/60 Westow Hill and 62 Westow Hill.
- 3.4 The second land parcel behind 62 Westow Hill comprises a redundant hardstanding that used to serve as off-street parking for the former Plumbase

shop and it is accessed via the former vehicle access (now pedestrian access only) between 58/60 and 62 Westow Hill. It is bounded to the north by the rear elevation of a three storey building (62 Westow Hill) which has a shop and ground floor and flats above it. To the east, it is bounded by a high boundary wall separating the land from the rear yard of a ground floor shop at 64 Westow Hill. To the south, the land parcel is abutted by the flank wall of a recently built two storey dwellinghouse behind 60-64 Westow Hill which was granted planning permission under Ref: 15/05753/P and which is accessed from St. Aubyn's Road.

- 3.5 There is tree behind 6 St. Aubyn's Road. The trees are not within the extent of the application site or former vehicle access, but some branches from the trees overhang the former vehicle access. None of the trees are subject to Tree Preservation Orders, although they are within a conservation area which means consent is required to carry out works to them.
- 3.6 The site is in the Upper Norwood District Centre and is within the Upper Norwood Triangle Conservation Area.
- 3.7 The site is also captured and influenced by the Crystal Palace and Upper Norwood Place Specific Policy which advises there will be some opportunity for windfall sites, and limited infilling. Dispersed integration of new homes will respect existing residential character and local distinctiveness.

Transport and Accessibility

- 3.8 Transport for London Ptal Rating is 5 (good).
- 3.9 The site is within a Controlled Parking Zone.
- 3.10 Westow Hill is served by bus routes and the Crystal Palace railway station is within a 10 minute walk.
- 3.11 The site is within a 5 minute walk of Crystal Palace Park.

Figure 1 - Site Location



Relevant Planning History

- 3.12 19/04423/FUL - Demolition of existing rear ancillary storage building to former Plumbase store, erection of a three storey building comprising 1 three bedroom flat and 4 one bedroom flats, provision of associated refuse storage and cycle storage. NB: This development only related to the warehouse building behind 58/60 Westow Hill, it did not include the land parcel behind 62 Westow Hill. Decision Pending.
- 3.13 19/05853/CAT – No objection for works to a Horse Chestnut tree.
- 3.14 19/05096/CONR – Variation of Condition 1 – Drawings Numbers – of Planning Permission 18/06058/FUL. Granted Planning Permission and implemented.
- 3.15 18/06058/FUL for Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear. Granted Planning Permission and Implemented.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development is acceptable given the national and local need for housing and the existing brownfield status of the land.
- The proposal is for 5 flats. The mix would include a family unit dwelling and single occupancy dwellings.
- The design and appearance of the development is appropriate. The form, height and massing of the new build would be of a contemporary character but would be finished in materials befitting the local conservation area status. The

overall form, massing and height of the new build would be in context with the overall size of the site and gradient of the land.

- The living conditions of adjacent occupiers would be protected from undue harm due to the layout and design of the building and 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).
- A car free scheme would be acceptable in this location. The site has direct access to local shops and services and transport connections in and near to the District Centre.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 40 letters of notification to neighbouring properties in the vicinity of the application site and erection of a site notice.

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

No of individual responses: 42 Objecting: 41 Commenting: 1

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

Summary of Objection Comments

Loss of warehouse.	See Para 8.7 below.
Townscape	
Overdevelopment. Cumulative effect of development. Height of development. Cramped development. Effect on conservation area.	See Para's 8.10 to 8.19 below.
Amenity of Adjacent Residents	
Loss of outlook Loss of privacy Loss of light Overbearing effect/loss of openness.	See Para's 8.25 to 8.37 below.

Distance of new building to existing buildings is contrary to Council's design guidance. Communal garden will be used by patrons of pub / noise and anti-social behaviour from patrons of pub using access / cause a hazard to children.	
Amenity of Future Occupiers	
One bedroom flats will not be single occupancy. Cramped accommodation. Poor layout of rear amenity space.	See Para's 8.20 to 8.24 below.
Transport and Highways	
Increased traffic Increased parking	See Para's 8.38 to 8.42 below.
Trees and biodiversity	
Impact on trees including historic Horse Chestnut tree.	See Para's 8.48 and 8.49 below.
Other Matters	
Resubmitted application before existing application has been decided.	Officer Comment: Each planning application is considered on its own merits.
Company runs the pub and has no regard for community.	Officer Comment: This objection is not a material consideration. The application is assessed against planning policy, taking into account representations and other material considerations.
Croydon Planning is corrupt.	Officer Comment: The case officer recommendation has been scrutinised by Senior Officers and is being reported to the Planning Committee for decision under the terms of the Council Constitution.

6.4 Councillor Stephen Mann has objected to the application and referred this application to committee on the following planning related grounds:

Objection.
Height.
Impact on amenity.
Highways access.

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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

- 7.2 Policy H1 of the London Plan 2021 sets out ten-year net housing completion targets for which boroughs should plan. The ten-year overall housing completion target set for Croydon is 20,970 new homes (2019-2029).
- 7.3 Policy H2 of the London Plan 2021 states that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to amongst other things :
- 1) significantly increase the contribution of small sites to meeting London's housing needs
 - 2) diversify the sources, locations, type and mix of housing supply
 - 3) support small and medium-sized housebuilders
 - 4) achieve the minimum housing completion targets set out for small sites and overall housing.
- The ten-year target small site housing completion set for Croydon is 6,410 new homes.
- 7.4 The small sites 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 (small sites) sites each year.
- 7.5 It is important to note that in the London Plan 2021, the overall housing target per annum of 2,079 new homes (2019 – 2029) as compared with 1,645 in the Croydon Local Plan 2018. Therefore, Croydon is required to deliver more new homes than our current Croydon Local Plan 2018.
- 7.6 For clarity, London Plan 2021, the Croydon Local Plan 2018, and South London Waste Plan 2012 are the primary consideration development plans when determining planning applications.
- 7.7 Policy H1 of the London Plan 2021 recognises the pressing need for more homes in London and Policy H10 promotes a varied housing mix to provide different sizes and types of dwellings in the highest quality environments. The impact of the London Plan 2021 is set out in paragraph 7.2 to 7.4 above.
- 7.8 Policy H2 of the London Plan 2021 also recognises the importance developing 'small sites' can contribute to meeting housing targets.
- 7.9 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 2021. 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:
- Achieving sustainable development;
 - Making effective use of land;

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.10 London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Home London Needs
- GG6 Increasing Efficiency and Resilience
- D1 London's Form Character and Capacity for Growth
- D2 Infrastructure Requirement's 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
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing Supply
- H8 Loss of Existing Housing
- H10 Housing Size Mix
- HC1 Heritage Conservation
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure
- DF1 Planning Obligations

7.11 Croydon Local Plan 2018

- SP1 Place
- DM39 – Crystal Palace and Upper Norwood
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- DM18.4 Conservation Areas
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM24 Land Contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.12 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016 (as updated)
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Family Housing
3. Townscape and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Parking and highway safety
7. Refuse storage
8. Flood risk
9. Sustainability
10. Trees, landscaping and biodiversity
11. 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 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018

states 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. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 This presumption includes the Place area of Crystal Palace and Upper Norwood, which is identified in the 'Places of Croydon' section of the Croydon Local Plan (2018) as being an area for '*Sustainable growth of the suburbs with some opportunity for windfall sites, and limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness*'. The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on existing residential sites. As is demonstrated above, the challenging targets will not be met without small windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The London Plan Policy D3 does not sets out specific density ranges for new development. Instead, it requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.
- 8.5 The locality is formed of varied commercial and residential uses as befits the District Centre, but rear standalone apartment blocks are found in the vicinity, such as 6 Paddock Gardens, off Westow Street. The area is generally seen as an acceptable location in principle for intensive residential development of a minimum of three storeys height on a brownfield site as sought by policy.
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located within an area that has residential use and as such providing that the proposal accords will all other relevant material planning considerations, the principle of development is supported.

- 8.7 The existing warehouse was only used for purposes ancillary to the former Plumbase shop. Therefore, due to its ancillary nature it is not considered to be subject to specific policies which seek to protect employment land.

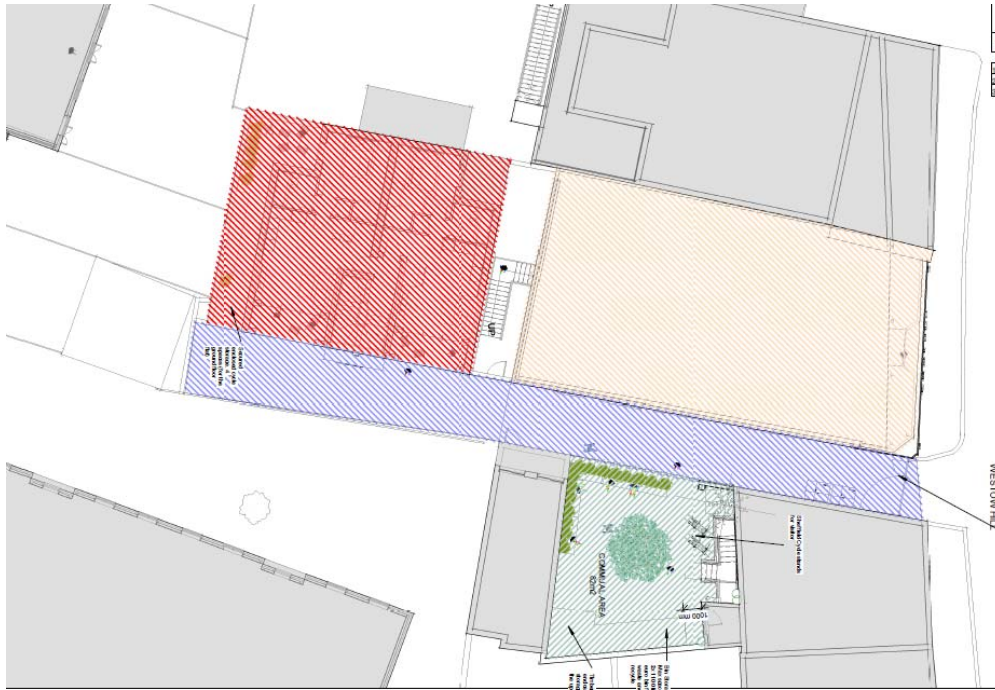
Family Housing

- 8.8 Policy SP2.7 of the Croydon Local Plan seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and for the type of development proposed in this location. In terms of character the Council's Suburban Design Guide (SDG) advises that '*The built character of an area is not defined by the people who live there, but rather the physical characteristics that it is composed of. Character can change over time and it should be acknowledged that well-designed proposals can have a positive effect on an area. This means that new types of dwelling can be integrated into an existing community*'. Therefore, the definition of character would not preclude new housing development within a residential area and especially in this case as the design follows a traditional character approach.
- 8.9 The development would result in provision of a 3 bedrooms dwelling on the site and would therefore make provision for 20% of the accommodation to be provided as family (3 bedroom) accommodation. This would fall short of the strategic target of 30% for family homes sought by policy, however, given the very minor nature of the development and the sites physical constraints the amount of family accommodation proposed is considered acceptable and moreover the proposed 3 bedroom accommodation would be laid out wholly at ground floor level thereby assisting access for family occupiers. The development falls below the threshold for requiring affordable housing provision.

Townscape and Visual Impact

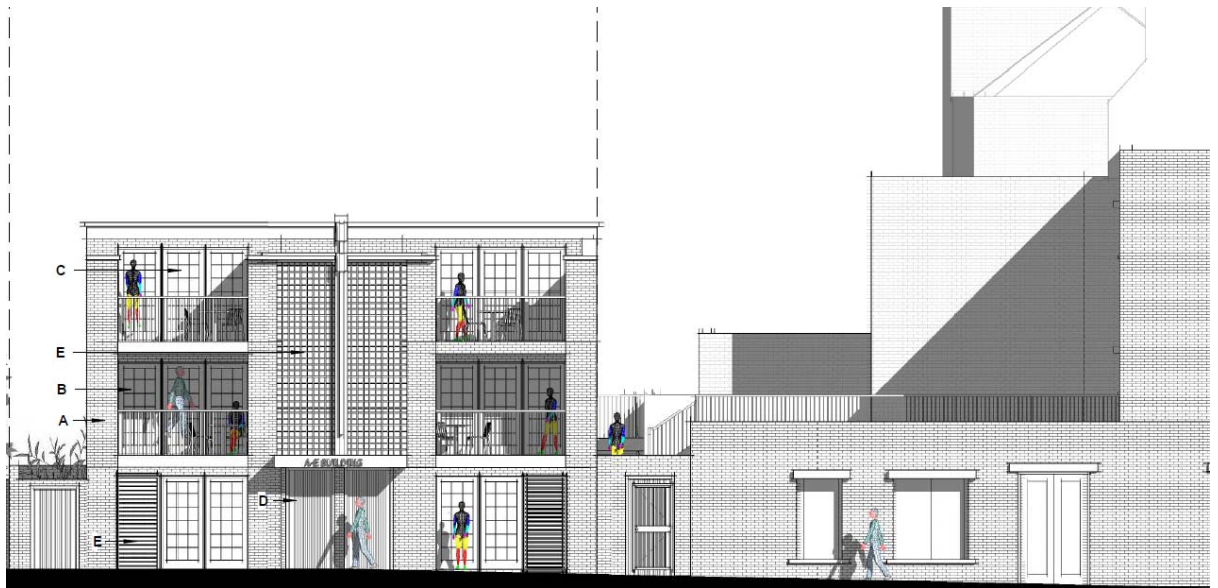
- 8.10 The existing warehouse on site has no aesthetic quality and there is no objection to its demolition. On optimising sites the Suburban Design Guide (SDG) advises that in order to make efficient use of sites new development should ensure they make the best use of the site. This may include the provision of higher density housing, such as flatted development. It further advises that new development should seek to evolve the character in a manner that enhances the neighbourhoods as enjoyable places to live, work and play in. This can be achieved through pursuing development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. This does not exclude increased building sizes.

Figure 2 – Proposed Site Layout



- 8.11 The proposed arrangement of the block on the site, facing east, is considered to be a rationale approach as it will allow direct access to the front access leading to Westow Hill. It also allows the principle habitable windows and opening to be provided on the eastern and western elevations, so that they would not face directly north towards the existing rear flats above 58/60 Westow Hill, or south towards the existing houses at Brunel Close. While the eastern facing front elevation of the proposed apartment block would face towards the rear elevation of residential flats in St. Aubyn's Road it is considered that the distances achieved and existing tree screening would prevent any adverse overlooking impact. All of the flats would have directly access to private amenity space in the form of garden space for the ground floor flat and balconies for the upper floor flats.
- 8.12 The position of the communal amenity space behind 62 Westow Hill is separate from the proposed apartment block, but would make effective use of an otherwise redundant parcel of land with otherwise limited opportunity for re-use. A condition is proposed to ensure that the communal garden area would gated to manage accessing to it. The gate would still provide access for occupiers of 62 Westow Hill. The proposal makes for effective re-purposing of that parcel of land as a landscaped communal garden space for the occupiers of the proposed flats and through proposed new planting provides for a bio-diversity net gain in the process. The access to the apartment block and communal garden is now a pedestrian only access and such function has been secured by the recent removal of the dropped-kerb/vehicle crossover from Westow Street that resulted from the re-development of the former Plumbase shop to the pub (Coopers) now in situ at 58/60 Westow Hill.

Figure 3 – Proposed Front Elevation



8.13 As designated heritage assets, conservation areas are given legal status under the 1990 Planning (Listed Buildings and Conservation Areas) Act and are subject to the same national planning policies as listed buildings. All proposals for development within a conservation area must comply with national and local planning policies and the London Plan, and preserve or enhance the area's special character. In this case the site is already occupied by a built form, the warehouse, and the proposed development would provide a contemporary character approach to a replacing the warehouse building with a residential apartment block. There is similar development (i.e. warehouse replaced with contemporary apartment block) at 6 Paddock Gardens off Westow Street, which provides 6 flats and is also a car free scheme. There is also a new build contemporary residential development on land behind 60-64 Westow Hill.

8.14 In that respect the proposed development follows the lead of other windfall sites in the locality that have been implemented with contemporary built forms to provide new residential accommodation. The proposed apartment block would be formed of yellow stock bricks and would have some feature brick that would add interest to the design. The building would have a flat roof. The doors and windows frames would be formed of timber in accordance with design guidance for a conservation area. The frontage east facing fenestration would have a grid pattern and the central stairwell at first and second floors would have a feature grid window arrangement similar to that found on the frontage of the new apartment block at 6 Paddock Gardens. The doors and windows would have deep reveals to create shadow and form and this arrangement would be secured as a condition. The proposed frontage balconies would be in-set and would the balustrades to them would be formed of steel upright railings. The rainwater goods would be formed of cast iron to reference the local conservation area status.

8.15 Therefore, the overall massing and height of the proposed development would sit well in the surrounding townscape and the architectural expression would reference the contemporary character of backland development that has recently come forward in the locality. The proposed choice of materials is

considered high quality and would respect the visual character and historic interest of the conservation area and would be acceptable subject to full detail of it being secured as a condition of planning permission.

Figure 4 – Site Section



- 8.16 The siting of the apartment block be comparable to that of the existing warehouse on site and its massing and height would provide a proportionate footprint of built form in relation to the land itself. The proposed layout would make the most of the opportunity to provide outside amenity space for the ground 3 bedroom family accommodation and balconies for the upper floor flats. The proposed communal amenity garden for the flats would be provided behind 62 Westow Hill and would make the most of the opportunity to improve what would otherwise remain a redundant hardstanding area.
- 8.17 Soft landscaping would be provided at ground level to one side and partly to the rear of the apartment building and there would be an opportunity to provide a green roof to the building. This can be secured through the imposition of a planning condition. New planting is also proposed within the communal amenity garden along with outdoor seating and the area can also provide childrens play. The Council would ensure through a condition that a significant amount of new tree and other planting is provided to enhance ecology and promote biodiversity. The condition also includes a requirement for children’s play provision. Therefore, the proposed landscaping scheme would provide an opportunity to offer a variety of different planting aswell as practical and pleasant private and communal amenity spaces for the occupiers of each new flat.
- 8.18 Overall it is considered that the proposed development site layout, mass, height and scale of the proposed development would respond well to the circumstances of the site and would make efficient use of the land in line with guidance set out by the CLP 2018 and the SDG. The application site is within a District Centre location which makes shops, services and transport highly accessible and in an area where the acceptability of contemporary backland residential development has been established through recent new build schemes. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including car parking capacity) is acceptable, as considered in detail further on in this report. The proposal would make a more effective use the site and it would accord with the national and local requirements to intensify the development potential of sites,

particularly brownfield sites, and to optimise the delivery of additional housing in a sustainable manner.

- 8.19 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of providing a high quality sustainable development and optimising land use through new development.

Housing Quality for Future Occupiers

- 8.20 All of the proposed new flats would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and London Plan and all of the habitable rooms would have acceptable outlooks and natural light. All of the new flats would have private external amenity spaces in the form of the private garden area for the ground floor flat and balconies for the upper floor flats.
- 8.21 The London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) should meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. For this 5 unit scheme as proposed this would equate to 0.5 of a unit.
- 8.22 All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.23 The access to the proposed apartment block has been designed in line with Part M of the Building Regulations to provide a level approach threshold to the shared communal access. The proposed ground floor unit would be laid out to meet M4(3) compliance and as a result 20% of the proposed units would be M4(3) compliant, so exceeding the 10% requirement. No lift is provided within the building, so M4(2) compliance would not be achieved for the upper floor flats. However, given that the proposed development would be very minor, and considering an M4(3) flat is provided, then it is considered that provision of a lift would not be financially viable for the developer to provide and nor for the future occupiers to enter into financial maintenance obligations. There are therefore exceptional circumstances as to why the provision of a lift would not be achievable within the proposed new building. The London Plan 2021 Policy H7 on Accessible Housing does provide flexibility in this matter for new buildings of four storeys or less being developed on 'Small Sites' as defined by Policy H2 of the London Plan 2021. Therefore, on balance the non-provision of a lift to serve the upper floor flats would be acceptable in this instance.
- 8.24 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers.

Residential Amenity for Neighbours

- 8.25 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 loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed houses on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties.
- 8.26 The existing warehouse part of the site is adjacent to residential accommodation to the north where there are first and second floor flats above the pub at 58/60 Westow Hill, to the south by the rear gardens of houses at 2, 4 and 6 Brunel Close, and to the east by the access road and flats of at 6, 7, and 8 St. Aubyn's Road.

Effect on Flats at 58/60 Westow Hill

- 8.27 *Outlook and Light* – The distance from the northern flank elevation of the proposed apartment block to the rear southern elevation of the first and second floor flats at 58/60 Westow Hill would be 12.79 metres. The applicant has provided illustration to show that the proposed siting, massing and height of the building would not incur upon a 25 degree angle line when viewed from the southern facing windows of the flats at 58/60 Westow Hill. It is considered the shadow from the built form would fall onto the roof of the rear ground rooms of the pub, but would not fall on the first and second floor rear elevation of 58/60 Westow Hill. Therefore, it is considered no adverse loss of outlook and no loss of light would occur to the occupiers of the first and second floor flats in 58/60 Westow Hill.
- 8.28 *Privacy* – At first and second floors the northern facing flank elevation of the proposed apartment blocks would have a bathroom window, which would be obscure-glazed, and a bedroom windows which would be obscure-glazed and fixed shut at the bottom two-thirds and would have an inward opening clear glazed top-third. The design is such that the bedroom windows on the northern flank are also set in/back by a further 2.21 metres from the main flank. It is considered that these design measures would prevent adverse overlooking to the first and second floor residential occupiers of 58/60 Westow Hill and the measures would be secured by condition.

Effect on Houses at 2, 4 and 6 Brunel Close

- 8.29 *Outlook and Light* – The distance from the southern flank elevation of the proposed apartment block to the rear northern elevations of 2 and 4 Brunel Close would be 14.25 metres, and to the rear elevation of 6 Brunel Close it would be 12.35 metres. The applicant has provided illustration of 25 degree angle lines from 2 and 4 Brunel Close and 6 Brunel Close. The illustrations show incursions within the respective 25 degree angle lines. However, the incursions of 1 degree and 4 degrees respectively are considered minor ones and it should be noted the proposed side garden of the ground floor flat would provide a buffer space of 3.92 metres distance between the end rear garden boundaries of the nearest properties in Brunel Close and the southern flank wall of the proposed apartment block. There is also some tree coverage, which

provides natural screening, in the rear gardens of some Brunel Close properties. It is considered the proposed siting, massing, and height of the proposed apartment block would not be so harmful to the outlook of occupiers at 2, 4 and 6 Brunel Close as to warrant a reason for refusal. In terms of light, the shadow from the proposed apartment block would principally fall to the north of the site, whereas the houses at 2, 4 and 6 Brunel Close are located to the south. Consequently, no adverse loss of light would result to the occupiers of 2, 4, and 6 Brunel Close.

- 8.30 *Privacy* - At first and second floors the southern facing flank elevation of the proposed apartment blocks would have a bathroom window, which would be obscure-glazed, and a bedroom window which would be obscure-glazed and fixed shut at the bottom two-thirds and would have an inward opening clear glazed top-third. The design is such that the bedroom windows on the southern flank are also set in/back by a further 2.21 metres from the main flank. It is considered that these design measures would prevent adverse overlooking to residential occupiers of 2, 4, and 6 Brunel Close and the measures would be secured by condition.

Effect of Flats at 6, 7, and 8 St. Aubyn's Road

- 8.31 *Outlook and Light* – The distance from the eastern front elevation of the proposed apartment block to the rear western elevation of 6, 7 and 8 St. Aubyn's Road is 14.50 metres at its nearest point and 17.42 metres at its furthest point. The St. Aubyn's Road flats are located at first, second, and third floor levels as the ground floor is formed of communal entrance halls and integral garages. Due to the distance between the properties and the location of the St. Aubyn's Road flats (effectively all at first floor level or above) there would be no adverse loss of outlook resulting to the occupiers of 6, 7, and 8 St. Aubyn's Road. Similarly, no adverse loss of light would result.
- 8.32 *Privacy* – The balconies of the proposed apartment block are of an in-set design. The distance between the front balconies and windows of the proposed apartment block to the rear first floor windows of the St. Aubyn's Road flats is as reported above between 14.50 metres and 17.42 metres. This less than the 18 metres distance suggested as appropriate in the Council's Suburban Design Guidance. However, there is a significant tree cover just inside the rear western perimeter boundary fence of the grounds of the St. Aubyn's Road flats and this would provide a natural privacy screen between the properties. However, to further ensure the privacy of the occupiers of the flats in St. Aubyn's Road the Council is also recommending that privacy screens are attached to the balustrades of the first and second floor balconies of the proposed apartment block, and this would be secured by condition.

General

- 8.33 It is considered that the proposed communal amenity area behind 62 Westow Hill would not result in any adverse effect on the amenity of adjacent residential occupiers. As advised above, a condition is proposed to ensure that the communal garden area would be gated to manage access to it, thereby preventing anti-social behaviour.

- 8.34 The Council would seek to further ensure the privacy of adjacent residents by attaching a condition to a planning permission to prevent the roof area of the building being used as a roof terrace by future occupiers of the flats. A condition restricting the provision of any additional windows or opening would also be used.
- 8.35 In terms of noise and general disturbance it is considered that some noise and general disturbance result from demolition and construction works. However, a detailed construction logistics plan, with for example specific detail of construction hours and delivery hours and a specific details of unloading/loading and storage areas, would be required in order to ensure that the proposed demolition and construction works can be carried out in a considerate manner. This matter can be secured by condition. It is not considered that the development would result in any adverse increased noise from the number of dwellings proposed on the site given the detached form of the proposed development.
- 8.36 In terms of safety and security it is considered that increased natural passive surveillance would result from the proposed development, so it is likely to provide a safer environment than the existing arrangement. Details of security lighting to the external access and external circulation areas would be secured as a condition.
- 8.37 A number of residents have expressed concern that the proposed communal garden area would be used by patrons of the Coopers Pub on Westow Hill. However, the proposed communal garden area is intended solely for the use of the future occupiers of the new flats. The Council would advise the developer through an informative to erect signage within the communal garden to further advise the communal garden is a private amenity space for use of the residents of the new flats only.

Parking and Highway Safety

- 8.38 The development would be accessed via the existing pedestrian access from Westow Hill. The development would be a 'car-free' development and this would accord with policy that promotes all new developments in areas of good public transport accessibility with a Ptal of 5-6 to be car-free. The site has a District Centre location with direct access to shops, services, amenities and public transport and this would promote sustainable travel.
- 8.39 The District Centre location of the site should ensure that there would be no adverse material impact on the parking provision on the local road network. The roads in the locality are within a Controlled Parking Zone and a legal agreement would be secured to restrict the issue of resident parking permits to future residential occupiers (except disabled persons) of the development.
- 8.40 A total of 10 bicycle spaces would be provided. There would be 6 spaces provided in the communal garden space and a further 4 spaces provided in the side garden of the ground floor flat. The amount of cycle space would be

acceptable for the number of dwellings proposed and would be of sufficient number to allow for visitor cycle storage.

- 8.41 Taking into account the sites District Centre location and proposed cycle storage, alongside the restriction of parking permits in the controlled parking zone for future occupiers, then the proposal is not considered to have an unacceptable impact upon local traffic generation and parking capacity. The site is within a highly accessible location.
- 8.42 A detailed Construction Logistics Plan can be secured as a condition of planning permission. Details of a Delivery and Servicing Plan can also be secured as a condition of planning permission.

Fire Safety

- 8.43 The applicant has submitted a fire safety statement with the application. London Fire Brigade guidance states that all areas of a dwellinghouse should be accessible within 45 metres of a fire appliance. In this instance all areas of the site would be accessible to within 45 metres (of Westow Hill) of a vehicle access point (measured along a route suitable for laying hose).

Refuse Storage

- 8.44 The refuse storage for the flats would be incorporated within the communal amenity space for the flats. Their siting and appearance would be acceptable, however, as the distance of it is not more than 30 metres from the public highway (Westow Hill). However, as the distance of the refuse storage area is more than 20 metres from the main front entrance of the proposed apartment block the Council would require the submission of a Refuse Management Plan for approval and this can be secured as a condition of planning permission.

Flood Risk

- 8.45 The site is within an area with only a low risk of surface water and fluvial flooding. A Sustainable Urban Drainage System (SUDs) would be required, but details can be secured by condition to ensure that an acceptable sustainable urban drainage system would be implemented and retained.

Sustainability

- 8.46 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets.
- 8.47 Conditions can be used to ensure CO2 target reduction compliance and to ensure water use targets have been met following construction. Therefore, the development could comply with the CO2 reduction and water consumption targets requirements as outlined within the policies from both Croydon Council and The London Plan.

Trees and Landscaping

- 8.48 An arboricultural report and proposed landscaping scheme were submitted with the application. The proposal would not involve the loss of any trees from the site or surroundings. There are 4 trees in front (to the east) of the existing warehouse and they are within the grounds of St. Aubyn's Road flats. They comprise a large Horse Chestnut tree (T1), two Ash trees (T2, T3), and a Sycamore tree (T4). None of the trees are subject to a Tree Preservation Order, but as the site is within a conservation area then tree works consent would be required in order to carry out works to them. The trees are rated category 'B' or 'C' trees in fair to poor condition. The canopy of the Horse Chestnut tree extends near to the front of the existing warehouse and therefore would also be near to the frontage of the proposed apartment block. The canopy of the tree in question will require some lateral pruning. The acceptability of doing this without compromising the ongoing vitality of the tree has been established by a previous tree works consent Ref: 19/05853/CAT the tree works in question would be carried out prior to the commencement of the development. It is unlikely that the roots of the existing trees extend below the existing warehouse on site, however, the method statement within the arboricultural report set out a precautionary approach to the demolition/construction works to protect the root zone of the trees. Protective ground fencing would also be provided for the trees during the timeframe of the works on site. There are trees in the rear gardens of 2 and 4 Brunel Close, but it is considered the proposed development would not impinge on those trees. In the existing hardstanding area behind 62 Westow Hill (proposed communal garden area) there is one self-seeded sapling only. Therefore, it is considered that there would be no adverse impact on trees in the vicinity of the proposed apartment block. The tree protection measures set out in the arboricultural report can be secured as a condition of planning permission.
- 8.49 It is considered the proposed landscaping strategy coming forward as part of the development proposal would represent a significant uplift in the greenery of the site, including additional native tree planting. It would bring about additional planting and this would assist in tackling climate change and promoting a net gain in biodiversity as required by the London Plan. The implementation of the proposed landscaping scheme including full details of the tree planting can be secured by condition.

Other Matters

Contaminated Land

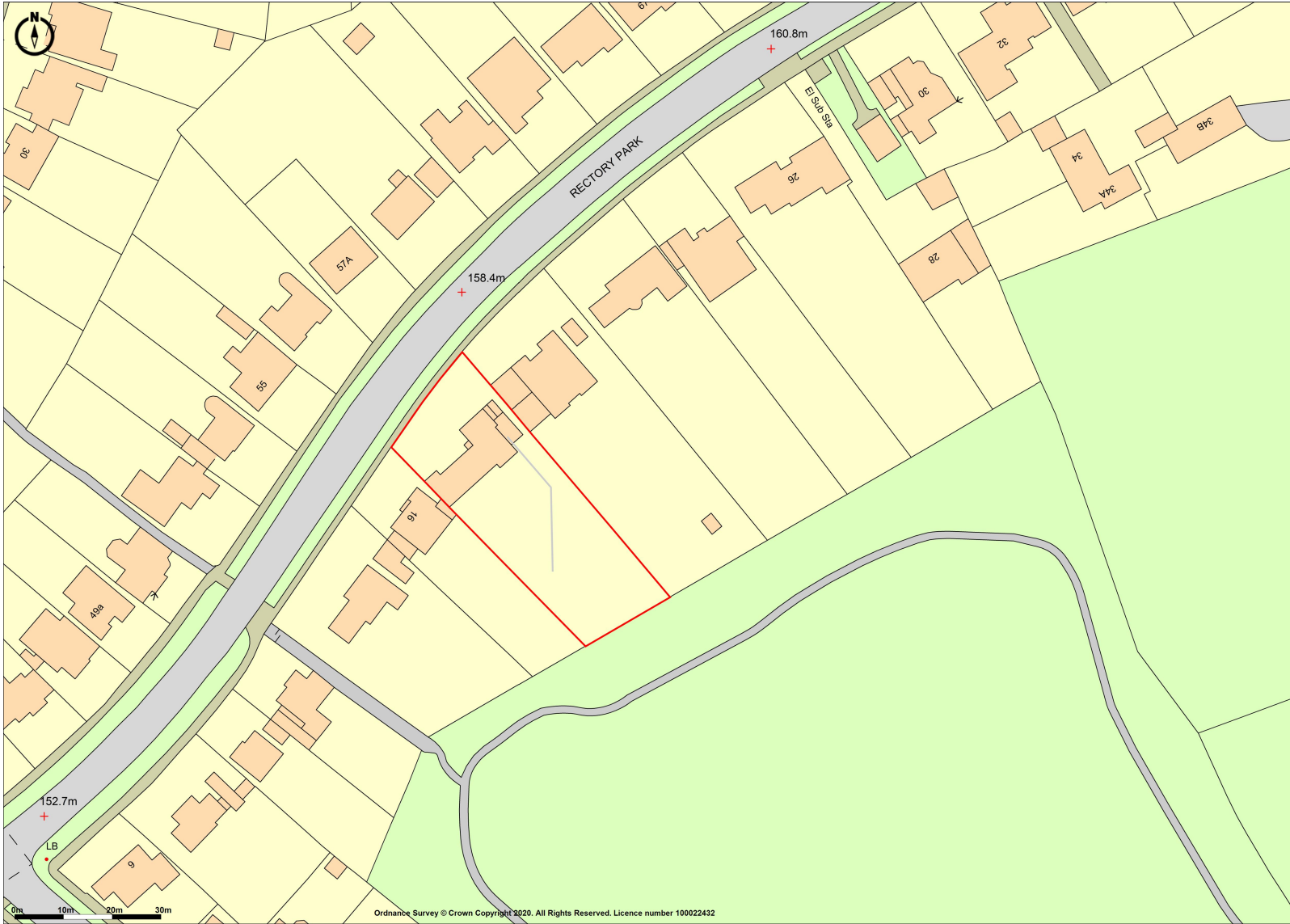
- 8.50 The Council's environmental consultant's advise that this matter can be addressed by condition. The existing building potentially contains asbestos and, if that is the case, specialist contractors will be required to safely remove it in accordance with the relevant health and safety legislation. An informative to that effect is recommended.

CIL

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

Conclusions

- 8.52 Given the significant need for housing within the Borough and the existing brownfield and backland status of the site, and occurrence of new residential development in the locality, the principle of an intensive residential development is considered acceptable within this area. The proposed design would bring forward a contemporary re-interpretation design of development on a brownfield site in a mixed commercial and residential area and would represent a sensitive and sustainable re-development of the site and would provide mixed accommodation to serve a family unit and smaller households. Whilst it is acknowledged that the mass of built form would be greater than the existing building currently on site, the proposal would be in context with its discreet location and surroundings. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable given its highly accessible District Centre location. Officers are satisfied that the scheme is worthy of a planning permission and would deliver a high quality residential development as sought by policy.
- 8.53 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 APPLICATION DETAILS

Ref: 21/03703/FUL
 Location: 18 Rectory Park, South Croydon CR2 9JN
 Ward: Sanderstead
 Description: Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping (amended description).
 Drawing Nos: 920:1151/PL101B; 102A; 103A; 104A; 105A; 106; S20/7928/01
 Agent: N/A
 Applicant: Mr James Caldwell, Turnbull Land Ltd
 Case Officer: Yvette Ralston

	1 bed	2 beds	3 bed	TOTAL
Existing	0	0	1	1
Proposed (all market housing)	2 (2x1b2p)	3 (2x2b3p, 1x2b4p)	3 (3x3b6p)	8

Number of car parking spaces	Number of cycle parking spaces
10	18 (16 long stay, 2 visitor)

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 to committee from Cllr Lynne Hayle and Cllr Yvette Hopley, both Sanderstead ward.

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:

- A financial contribution of £12,000 for sustainable transport improvements and enhancements.

2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.

2.3 That the Director of Planning and Sustainable Regeneration 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

Pre-commencement / prior to above ground works conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Submission of a Construction Environmental Management Plan for biodiversity (CEMP: Biodiversity) including grassland removal strategy, and vegetation clearance works to be carried out outside of the nesting bird season (September-March, inclusive).
5. Submission of materials / design details
6. Submission of landscaping, child play and communal amenity space details including 9 replacement trees.
7. Submission of SUDS details

Pre-occupation / compliance conditions

8. Compliance with Arboricultural Assessment and Tree Protection Plan
9. Compliance with Ecological Appraisal recommendations
10. Submission of Biodiversity Enhancement Strategy including 9 bat boxes, ridge tiles with maintained crevices, native species etc.
11. Wildlife Sensitive Lighting Design Scheme
12. Submission of details of cycle storage and refuse storage including green roofs
13. Provision of car parking as shown on plans, with no boundary treatments above 0.6m in the sightlines, plus submission of details of the wheelchair accessible space for F1.
14. Installation of EVCPs at 20% active and 80% passive
15. Development in accordance with accessible homes requirements: F1 as M4(3); H1, H2, H3, F2 as M4(2); F3, F4, F5 as M4(1).
16. Compliance with energy and water efficiency requirements
17. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

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. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 9)
8. Thames Water informative (as per consultation response)
9. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing detached dwelling
- Erection of a block of 5 flats with 1 house annexed at the front of the site, plus 2 detached houses at the rear of the site (8 units total).
- A new access road on the south west side of the site.
- 10 car parking spaces
- Communal amenity space and play space for the 5 flats, private gardens for the 3 houses, with hard and soft landscaping across the site.
- Bin and cycle storage

3.2 During the assessment of the application, amendment to the site layout have been made, most notably the removal of 1 house at the rear. This has resulted in a revised design for the houses which are now proposed to be detached rather than a terrace of 3. The number of car parking spaces has increased by 1 however the revised positioning of the car parking has enabled the provision of a larger amenity space for the flats and a reduction in the overall amount of hard standing.

3.3 Re-consultation on the amendments took place between 04/01/22 and 27/01/22.

Site and Surroundings

3.4 The application site is located on the south eastern side of Rectory Park, adjoining Sanderstead Recreation Ground to the rear. The site comprises a two storey detached house set within a large plot. The site is within an archaeological priority area and Sanderstead Recreation Ground is designated Metropolitan Green Belt.

3.5 The site has an existing vehicle crossover on the south side in proximity to a large street tree. The front forecourt is part tarmacked and part grass. Trees are present in the rear garden but none are protected by TPOs. The topography of the site is relatively flat

3.6 The wider area is residential and suburban in nature comprising detached and semi-detached properties of various styles and characters. Rectory Park is a classified road (A2022). The site has a Public Transport Accessibility Level (PTAL) of 1b which is extremely poor. The site is classified as being at very low risk of surface water flooding



Aerial view of site

Planning History

3.7 None on the site. Relevant history on nearby sites is below

Address	Reference	Description	Decision	Date
20 Rectory Park (adjacent to the north east)	20/01908/OUT	Outline planning permission for the demolition of existing outbuildings and alterations to the existing vehicular access with erection of 6 new residential units (1 x 3b4p, 4 x 2b3p and 1 x 1b2p) at the rear with associated landscaping, parking, cycle and refuse storage	Refused	09.06.2020
59 Rectory Park (opposite)	18/05383/FUL	Demolition of the existing garage and alterations to the existing vehicular access with erection of a two storey building to provide 6 units at the rear including a provision of associated landscaping,	Granted	31.05.2019

		parking, cycle and refuse storage		
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3.8 A pre-app took place before submission of the current scheme:

21/00137/PRE: Demolition of the existing property and erection of 4 x houses and a 3-storey block of 5 flats with associated access and parking.

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.
- The proposal includes a mix of different types and sizes of units including 3 houses and a total of 37.5% 3-bedroom (or more) units. All units provide a good quality of accommodation for future residents.
- The design and appearance of the development responds successfully to the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

5.0 CONSULTATIONS

5.1 Discussion with internal consultees within the Planning Service including Spatial Planning (Design), Highways, Trees and Ecology has taken place and is referred to within the report as appropriate.

5.2 Thames Water was consulted following representations from residents raising concerns around the impact of the development on flooding in the area. Thames Water stated that they had no objection to the proposal subject to use of appropriate informatives. Informatives will be attached to require the applicant to:

- Demonstrate which measures will be undertaken to minimise groundwater discharges into the public sewer.
- Follow the sequential approach to the disposal of surface water

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 6 letters of notification to neighbouring properties. The number of representations received in response to the 2 public consultations are as follows.

6.2 No of individual responses: 37; Objecting: 36; Supporting: 1

6.3 The following objections were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Character and design</i>	
Too large, too dense, too many dwellings, overdevelopment	Addressed in paragraphs 8.5-8.17 of this report
Contemporary design not in keeping	
Development at the rear should not be allowed. Rear houses are not subservient	
Height of front building at 10.13m will dwarf neighbouring properties and those opposite. 3 storeys is incongruous in the street.	
The rear houses overlook Sanderstead Recreation Ground which would detract from the visual amenity of the Rec.	
Bin store screening inadequate	The proposed bin store has been relocated from the original plans, and would be screened from the street by hedging. A green roof is also recommended.
<i>Highways impacts</i>	
Inadequate car parking provided	Addressed in paragraphs 8.44-8.52 of this report
Adverse impact on traffic, parking and pollution on this busy road	
The site is on a bend. Egress sightlines compromised at crossover so causes risk to pedestrians and school children crossing the road and other vehicles	The crossover is to be retained in the same place as existing. Appropriate sightlines are achieved. A condition will require no obstructions above 0.6m in the sightlines (within the site).
Transport assessment inadequate as it does not assess additional demand on public transport	The submitted assessment is proportionate to the impacts and size of the scheme. The proposal is unlikely to create significant additional demand on public transport.
Refuse collection point close to road which will mean servicing from road and congestion	Servicing will take place from the road, as is currently the case. This is not unusual and would not cause congestion out of the ordinary.
<i>Impacts on landscape and biodiversity</i>	
Will destroy mature gardens and trees	

Potential for bats and nesting birds to be present in the trees and badgers on the site.	Addressed in paragraphs 8.34-8.43 of this report
Concreting over the back garden	
<i>Flooding impacts</i>	
No SUDS details	Addressed in paragraphs 8.56-8.58 of this report
No consideration of impact on water supply or pressure to neighbours	
Area at risk of flooding and sewage overflow	
<i>Impacts on neighbouring amenity</i>	
Noise and overlooking to neighbours	Addressed in paragraphs 8.27-8.33 of this report
The rear houses look towards neighbours	
The road to the recreation ground will become overcrowded	
Light pollution	
Refuse collection lorries on the access road will cause noise and disturbance to neighbours	
<i>Other</i>	
Will set precedent for overdevelopment	Each application is assessed on its own merits
Crime	The proposal benefits from passive surveillance, lighting is to be secured by a condition, and it is not likely to introduce new opportunities for crime.
No need for flats	The Croydon Plan identifies a significant need for new homes, which includes flats.
Impacts on local infrastructure such as educational and medical facilities	A CIL contribution will be required
Area is an archaeological priority area	This is acknowledged, but the house has previously been redeveloped for housing, and this designation does not in itself prevent development.
Area is in the green belt	The site is not in the Green Belt. The recreation ground to the rear is Metropolitan Open Land.

6.4 The Riddlesdown Residents Association objects to the proposal on the following grounds. Objections were received on 8th August 2021 and 5th January 2022

- Flood Risk Assessment is limited
- There is a foul sewer in the centre of Rectory Park which flows in a southerly direction down Rectory Park and a smaller sewer in Brancaster Lane. Sewage flooding often takes place in a property at the southern end

of Brancaster Lane. Regular surface water flooding takes place under the rail bridge in Lower Barn Road and on Mitchley Avenue.

- This development will increase pressure on the foul water sewer system in Riddlesdown and the Council and Thames Water are not improving this.
- There are a number of new flats draining into this sewer (net gain of 134 or 179 if all undetermined are approved).
- The applicant has not undertaken percolation tests for the soakaways. This should not be left as a planning condition.
- All planning applications that drain into the Brancaster Lane sewer should be refused until the matter is resolved.
- An application at 77 Rectory Park (21/02875/FUL) was recently refused and one of the refusal reasons was flood risk

The Sanderstead residents association objects to the proposal on the following grounds:

- An application at 20 Rectory park (20/01098/OUT) was refused in June 2020 on grounds of its massing.
- The pre-app report states that 23m between the front block and rear block does not raise concerns in terms of inter-overlooking. What is the different between this site and number 20?
 - *Officer note: Planning Officers regularly refuse applications for development which does not comply with the development plan. Application 20/01098/OUT (20 Rectory Park), proposed 6 units at the rear with significantly increased hard standing, which was materially different to the proposed development.*
- Sanderstead has reached saturation point in terms of flats
- No assessment of additional transport demand. Concern about overspill parking on Rectory Park which could cause accidents.
- Flood Risk Assessment is limited and shows no information from Thames Water

6.5 Cllr Lynne Hayle has objected to the application on the following grounds and referred it to committee:

- Inadequate local foul water sewers will cause further foul water discharge flooding in Riddlesdown
- Overdevelopment of this site
- The proposed scheme fails to respect local street scene and local character
- Loss of trees and mature hedges

6.6 Cllr Yvette Hopley has objected to the application on the following grounds and referred it to committee:

- Impacts on flooding, sewage and surface water
- Unclear if the ground floor flat meets M4(3) standards
- A lift should be introduced as occupiers may be elderly people downsizing in the area.

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 London Plan (2021), 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) (2021). 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:

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- 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
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

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)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Biodiversity
- Access, parking and highways impacts
- Flood risk and energy efficiency

Principle of Development

8.2 The existing use of the site is residential and as such the principle of redeveloping the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the site to provide a total of 8 units (5 flats and 3 houses) is acceptable.

8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to ensure that the borough's

need for family sized units is met, and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes. The proposal is for 3 x 3b6p houses and 2 x 1b2p, 2 x 2b3p and 1 x 2b4p flats for a total of 8 units. This mix comprises 37.5% 3-beds and offers a good mix of different sizes and types of units.

- 8.4 The proposed scheme on the site for 8 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

Design and impact on the character of the area

- 8.5 The existing building on the site is a 2 storey detached property in white render and hung tile with a pitched roof including a front facing gable and a hipped element. There are single storey side projections on either side. The building itself does not hold special architectural merit and there is no in principle objection to its demolition (subject to replacement to avoid net loss of housing).
- 8.6 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. Proposals 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. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 8.7 The proposal is for 1 building at the front of the site which would comprise a flatted block and an annexed house, and 2 detached dwellings at the rear. The principle of backland development in suburban locations would comply with the Suburban Design Guide provided it is not detrimental to the character of the area, and this must be assessed on a site by site basis. In this instance, the site is relatively large and it is considered that sufficient open / green space is retained around the edge of the properties and in the centre of the site to maintain the verdant character of the area. The proposed properties at the rear are subservient to the front block and there is a separation distance of 20.5m between the front block and the rear dwellings, which would accord with guidance in the Suburban Design Guide which suggests a minimum of 15m.
- 8.8 The quantity of development at the rear of the site has been reduced as part of the assessment of the application, down from 3 houses to 2, alongside a reduction in the amount of hard standing. The rear houses are 2 storey detached houses with ridge heights approximately 1.65m lower than the front block and smaller footprints. They are therefore considered to be appropriately subservient.
- 8.9 There are examples of backland development in the vicinity. For example, the properties at 28, 34, 34A and 34B to the east are a form of backland development as these properties are set behind the street facing properties (numbers 30 to 36) on land that would historically have formed part of the frontage properties. Opposite the application site, construction is underway on a backland scheme at the rear of 57A and 59 Rectory Park for the construction of a block of 6 flats (ref: 18/05383/FUL). The principle of backland development is therefore already

partially established in this location. It is considered that the site is large enough to be able to accommodate the proposal. The size of the private gardens for the 3 houses are clearly smaller than the immediately neighbouring gardens however they are not dissimilar in size to the gardens for 28-38 Rectory Gardens where there are backland units present (28, 34, 34A and 34B). The proposed backland development is not considered to be out of character in this location.

- 8.10 The separation distance from the rear of the houses to the site boundary at the rear, where the site adjoins Sanderstead Recreation Ground, is 6m. The houses are 2 storeys plus roof with a total height of 8.7m and are not considered to have a detrimental impact on the openness of the Recreation Ground (Metropolitan Open Land) at the rear. The separation distance to the northern side site boundary from H2 is 1.6m and the separation distance to the southern side site boundary from H3 is around 3.5m across the car parking space.
- 8.11 Access to the rear houses would be via a new access road on the south side of the site. H3 will be visible from Rectory Park when viewed down the access road at an angle which will create an appropriate degree of passive surveillance. An area of hard standing and car parking would be positioned in the centre of the site. The access road and car parking introduce a notable amount of additional hard standing to the site, however locating the majority of the car parking in the centre of the site means that it does not dominate the frontage and allows the retention of a green frontage facing Rectory Park. As mentioned, it is considered that a sufficient green space is retained across the site as a whole, with each house having access to a reasonable sized private garden and a sufficient amount of communal amenity space for the flats.
- 8.12 In terms of height and massing, the front flatted block, including the annexed house, is proposed to be 3 storeys in height with the third floor contained within the roof. The ridge height is approximately 1.4m higher than number 20 to the north (which is a bungalow with and a large roof), and 1.9m to 2.8m higher than the ridge height of number 16 to the south. The block respects the height of neighbouring properties on Rectory Park which are generally 2 storey detached properties plus roof, although they vary in size, styles and materials. The set back of the annexed house on the front block means that the proposed front building line responds to neighbouring properties and the angle of the road, and also makes the attached house appear subservient which is supported in principle. 45 degree lines from the closest ground floor windows of neighbouring properties are not breached in plan or elevation by the proposed building at the front.
- 8.13 Properties along the street are generally separated by single storey garages. The existing property on the application site has a wide frontage at ground floor level of over 20m in total including the single storey, pitched roof side projections on either side. The proposed building at the front has a reduced width of 16m. The spaciousness on the site that is characteristic of the area is retained in the proposed scheme; the separation distance to number 16 would 7.8m across the access road. The building mass would be closer to number 20 than the existing situation as there would no longer be single storey side projection on this side, however the separation distance would be 5.8m (not including the garage of number 20) which is generous. The building is considered to sit comfortably within the street scene and to comply with the Suburban Design Guide.



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 (surrounding buildings 2 storey detached)



Proposed street scene elevation – Rectory Road

- 8.14 In terms of the proposed site layout, car parking is concentrated in the centre of the site so would not be obtrusive within the street scene. Hard standing is proposed to be permeable. There is one parking space at the front of the site serving the annexed house. The shared frontage area would comprise grass, hedging and 2 new trees. The vehicle crossover would be retained in its existing position and widened (away from the street tree). The access road has a segregated pedestrian zone of 1.2m in width, and there is a separate pedestrian path from the pavement to the front door of the flatted block. The bin store for the flatted block is on the front forecourt in an enclosure with a pitched roof but this is screened from the road by hedging, and the cycle store is in the central paved part of the site. Each of the 3 houses have individual cycle and bin stores in their gardens. Access to the rear amenity space for the flats would be through the central core of the block. The front boundary treatment is proposed to be a low wall, as per the existing.
- 8.15 The proposed design approach is a contemporary reinterpretation. The roof design, materiality and fenestration is informed by local characteristics. The proposed brown multi brick as the main facing material is appropriate and the reconstituted stone window cills and lintels are supported. The front facing balconies to the flatted block and the glazed gable windows are more contemporary features however these have been well integrated into the design. Final details and samples of the materials and detailed drawings of the windows, including reveals of at least 225mm, and entrance porches will be required by condition.
- 8.16 A Topographical survey has been provided, which shows that the site is relatively flat, and varies in height by no more than 0.5m across the majority of the site, with overall variation of approximately 1m across the whole site. The proposal

would retain the existing site levels along the boundaries, and there are therefore no requirements for excavation or retaining walls.

- 8.17 The proposal is considered to comply with policies SP4.1 and DM10 and London Plan policy D3 as it is of an appropriate height and mass and a suitably high design quality which responds appropriately to its context and contributes positively to the street scene.

Quality of Accommodation

- 8.18 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments.
- 8.19 Within the front flatted block, each of the proposed units complies with space standards and internal layouts are sensible with adequate storage areas and hallways. All are dual aspect although flats 3 and 4 on the first floor would have their second aspect obscured, both of which are secondary kitchen windows, in order to protect neighbouring amenity. They could still provide ventilation and daylight. This is acceptable.
- 8.20 The house annexed to the front flatted block provides an open plan living and kitchen area and 3 bedrooms. Triple aspect is provided with a private garden and a parking space at the front. The 2 rear houses provide 2 reception spaces at ground floor level and 3 bedrooms on upper floors. They would be dual or triple aspect with private gardens and 2 car parking spaces each. A good quality of accommodation would be provided.
- 8.21 Accessibility requirements have been considered in accordance with London Plan Policy D7. Within the flatted block, unit F1 (1b2p) on the ground floor would be a M4(3) wheelchair accessible unit and a wheelchair accessible parking space is provide for flat F1 at the rear in close proximity to the door. A representation has raised concern that this unit may not actually be M4(3) compliant. This will need to be assessed in full by Building Control but it will be a requirement of any permission on this site (by condition) that unit 1 fully complies with M4(3) requirements. Flat 2 on the ground floor would be accessible in a step-free manner and would therefore be M4(2) compliant. Units 1 and 2 would also have step-free access to the facilities of the site, including the rear amenity space and play space, bin store and bike store.
- 8.22 No lift is provided so the upper level flats (units 3, 4 and 5) would not be M4(2) compliant. London Plan policy allows some flexibility in the application of this policy on small sites. In this instance, a lift would serve only 3 units and it is not considered pragmatic to require inclusion of a lift as it would not only be hugely

expensive for the 3 occupiers (due to increased service charges) but would also require an increase in the size of the building, which is unlikely to be supported. The 3 upper floor flats would therefore achieve M4(1) building regulations standards only. A wider car parking bay is also provided for house 1 at the front. Step-free access to the front door of the rear houses is provided via the pedestrian path alongside the access road.

- 8.23 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. The proposed ground floor units of the flatted blocks have private terraces and upper floor units have inset balconies (flat 5 in the roof has 2 balconies). The proposed houses each have private gardens which vary in size from around 36sqm (H1) to around 90sqm (H2). Hedging is shown on the site plan to indicate separation between private amenity spaces and the central car parking space, however full details will be required as part of the landscaping condition.
- 8.24 A communal garden of around 66sqm for the flatted block is also provided, incorporating around 12sqm of children's play space in accordance with Local Plan policies DM10.5 and DM10.4. The amenity space is shown to be grassed and bounded by a hedge; full details of this and the play space will be required as part of the landscaping condition.
- 8.25 A Fire Statement has been provided in line with London Plan policy D12. This demonstrates that a fire appliance can access all units including those at the rear via the road, evacuation assembly points are on the hard standing outside of the buildings, internal measures such as fire detection and alarm systems, escape lighting and an openable vent at the head of the stair enclosure within the block, plus passive precautions such as the use of appropriate fire resistant construction techniques, materials, doors, wiring etc. Details are acceptable in principle and will be assessed in full as part of any building regulations approval.
- 8.26 The proposal would provide a good quality of accommodation for future occupiers in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

Impacts on neighbouring residential amenity

- 8.27 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 20 Rectory park to the north and 16 Rectory Park to the south. The property adjoins Sanderstead Recreation Ground to the rear.
- 8.28 In terms of the front block, it has already been mentioned that there is no breach of 45 degree lines in plan or elevation from the front and rear facing windows of the neighbours on either side.
- 8.29 At the sides of the front block, there would be a separation distance of 5.8m to the boundary with number 16 and 1.0m to the boundary with number 20 (which

has a garage adjacent to the boundary, resulting in a 6.2m distance from the proposed block to the house at number 20). These separation distances comply with the Suburban Design Guide and would maintain visual gaps in the street scene. The front building is not considered to have an overbearing impact on neighbouring properties or impact unacceptably on their outlook.

- 8.30 Number 20 has a side dormer facing the site at first floor level. This is assumed to be a bedroom window. The roof space at no.20 has several windows providing additional views and outlook, and although the side facing window is not afforded significant protection (in line with para. 2.9.3 of the Suburban Design Guide), it would be approximately 8m from the proposal, which is sufficient to maintain some daylight and outlook. There are 2 side facing windows proposed in the front block at first floor level looking towards number 20 however these are obscure bathroom windows. This does not raise overlooking or privacy concerns. On the opposite side, number 16 does not have windows facing the site. There is one first floor window proposed facing number 16 which similarly is an obscured bathroom window. The front block does not raise any overlooking concerns.
- 8.31 The proposed boundary treatment on the south side, adjacent to the new access road, is a new 1.8m high hedge. This is considered to provide adequate screening between the application site and number 16 and to mitigate noise and fumes.
- 8.32 In terms of the rear houses, these have their main outlook towards the recreation ground at the rear and towards the front block. Care has been taken to ensure there are no side facing habitable windows facing towards the rear gardens of the neighbours. Side facing windows at first and second floor level are to the stairs only, and house 4 also has an obscure bathroom window at first floor level. It will be possible to look out of the front bedroom window at first floor level towards neighbouring gardens at an angle. The closest window-to-window distances from the rear houses and the adjacent neighbours would be 25m (to no.20) and 24.5m (to no.16) which significantly exceeds the guidance in the London Plan Housing SPG (of 18-21m). This is a long separation distance and it is not unusual to be able to see into neighbouring gardens from upper floor windows in suburban locations so this does not raise significant concerns. The roof level windows do not raise overlooking concerns.
- 8.33 Any potential amenity impacts on neighbouring properties have been adequately mitigated so the proposal complies with Local Plan policy DM10.6.

Trees and landscaping

- 8.34 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. An arboricultural report has been submitted assessing impacts on trees on and adjacent to the site. There are no prominent trees of arboricultural merit within the site boundaries.
- 8.35 There are a total of 9 trees/groups proposed for removal, all of which have been classified as category C trees. Trees proposed for removal include 2 small holly

trees, the front boundary hedge and a small group on the frontage (T2, T3, G1 & H1). At the rear, 4 trees and 1 hedge are proposed for removal (T12, 13, 14, 16 & H4). T16 (for removal) is a large ash tree but is suffering from ash dieback.

- 8.36 The loss of these trees/hedges is to be mitigated by replanting of 9 new trees and a new 1.8m high hedge on the southern boundary. The new trees are proposed to be located on the southern boundary (5 trees), the frontage (2 trees) and in the rear garden of H1 (2 trees).
- 8.37 Retained trees on the boundaries (outside the site) would experience a small amount of root incursion by the proposed development on the site, however 'no dig' principles plus a cellular confinement system would be used. No objection has been raised by the council's Tree Officer.
- 8.38 There is a large street tree (T1) outside the site and the proposal involves widening the existing vehicle crossover away from the tree so there is no impact on its RPA.
- 8.39 The proposed landscaping is limited in detail currently. On the northern boundary, existing hedging and trees are to be retained, and new hedging is proposed on the southern boundary. At the rear, close board fencing and hedging would be used. New trees are identified and areas of new grass and play space are shown on the plan. Full details of landscaping will be required by condition.
- 8.40 The proposal is considered, subject to conditions, to comply with Local Plan policy DM10.8 and DM28.

Ecology

- 8.41 Local Plan policy DM27 seeks to protect and enhance biodiversity in the borough. A Preliminary Ecological Appraisal and Bat Survey Report has been undertaken. The Extended Phase 1 Habitat Survey was carried out on 19th August 2021. No evidence of badgers, dormice or birds' nests was found on the site. It is stated that the site is likely to be used by commuting hedgehogs so it is recommended that clearance is carried out outside of hedgehog hibernation periods. It is also recommended that a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) is submitted to outline protection measures for habitats during construction and this will be required by condition.
- 8.42 The property was identified as being of moderate potential to support roosting bats. Therefore bay emergence surveys were carried out on 30th August and 20th September 2021. During the emergence surveys no bats were identified emerging from the property, and very low activity was recorded by common pipistrelle bats with a single brown long-eared call recorded. The results confirm that the property does not support any roosting bats. No bats were identified in the outbuilding either. However, given the potential for roosting bats nearby, and the potential loss of habitat arising from the redevelopment, bat boxes and crevice ridges are proposed to mitigate the impact (to be secured by conditions).

8.43 London Plan policy DM27 states that development proposal should aim to secure net biodiversity gain. The existing site has biodiversity unit score of 0.14 and without mitigation, the proposed scheme will also result in a biodiversity score of 0.14. However due to the time it takes for new habitats to be of value to a site, the overall result is of a -1.18% of habitats on site. It is therefore recommended within the PEA that a green roof is provided on the bin stores with flat roofs (those for the houses) in order to provide habitats for invertebrates and pollinators which could result in a net biodiversity gain with an overall score of +0.18 biodiversity units. Other enhancements are recommended including bat and bird boxes, hedgehog holes and bee bricks. It is further recommended by the Council's ecologist that native species are incorporated in the planting scheme, plus bug and hedgehog boxes. Submission of a Biodiversity Enhancement Strategy will be required by condition.

Access, Parking and Highway Safety

Access arrangements

8.44 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates very poor access to public transport. Two bus routes are within the TFL guidance walking distance from the site (640m); routes 412 (with connections to Purley Station and Croydon Town Centre) and 403 (with connections to West Croydon and Sanderstead stations) which both have at least 4 buses per hour. These routes provide regular commuter services to town centres, stations and workplaces and are useful for regular journeys, but residents are not likely to be able to wholly depend on these bus services.

8.45 There is an existing vehicle crossover on the south side of the site, closest to number 16. The proposal is to re-use this crossover to create the new access road. The access point would be widened to 4.5m wide, away from the street tree (T1), and the Tree Protection Plan outlines the methods that will be used to ensure the street tree is not damaged during construction. The width of the road would be 5m where it meets the pavement with adequate space for 2 cars to pass each other, then 4.8m wide for the rest of its length. The proposed width and location of crossover complies with highways guidance and would be agreed as part of a S278 agreement. A 1.2m wide pedestrian path would also be delineated alongside the vehicle access.

8.46 Vehicle and pedestrian sightlines are shown on the site plan to the required standards. A condition will be attached to ensure that planting in the sightlines remains below 0.6m in height.

Car parking

8.47 London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit and 1 space per 1-2 bed unit which equates to a maximum of 9.5 (10) spaces. 10 spaces are proposed on site; 2 each for the houses at the rear, 1 for the house at the front and 1 for each of the flats. It is unlikely therefore that the development would lead to overspill car parking.

- 8.48 The tracking diagrams confirm that manoeuvring into and out of the parking spaces can be achieved safely. The front parking space is shown as a wide bay and the space designated for F1 (the M4(3)) unit is also shown to be wheelchair accessible, although details of this space will be required by condition to ensure adequate widths are achieved. Electric vehicle charging points are shown on the plans and a condition would be attached to ensure that 20% active and 80% passive points are provided in line with policy DM30 and London Plan policy T6.1.
- 8.49 A financial contribution of £12,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.
- 8.50 A condition will be attached to require submission of a Construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of works on site.

Cycle parking

- 8.51 Policy DM30 and London Plan policy T5 would require provision of a total of 15 cycle parking spaces (6 for the houses and 9 for the flats) plus 2 visitor spaces. Each of the houses have their own cycle storage enclosures in the rear garden (with external access) which is acceptable. The cycle parking for the flats is external, within a wooden enclosure on the hard standing behind the parking spaces. 5 sheffield stands are proposed which provides space for parking 10 bikes. This is acceptable.
- 8.52 Visitor cycle parking is shown on the front forecourt (1 sheffield stand providing space for 2 bikes).

Waste / Recycling Facilities

- 8.53 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The refuse store for the flats is located on the front forecourt. It would be an adequate size for 3 bins required for recycling, general waste and food waste, however final details of the size and design / materiality of the enclosure can be secured by condition. Each house has its own bin store. There is also a location on the south side of the site, on the access road, for the rear houses to deposit their bins on collection day. This collection point is appropriately located for collection by operatives, within 20m of the carriageway.
- 8.54 Although it would be passed by the occupiers on their way in and out of the site, the collection point would be located further from the front door of H2 and H3 than guidance would suggest is an appropriate walking distance for residents (25m) at over 30m from H3 and over 40m from H2. Therefore those homes would have private bin stores for day-to-day use (within their gardens, and will within the 25m guidance) which they would then take to the collection point on collection days.

- 8.55 A condition will be attached requiring submission of final details of the bin enclosures and bin sizes including materials, and green roofs as described above in the ecology section.

Flood Risk and Energy Efficiency

Flood risk

- 8.56 The site is within flood zone 1 and at very low risk of surface water flooding. It is acknowledged that development increases the amount of hard standing and therefore the amount of surface water runoff. A basic flood risk assessment has been submitted stating that appropriate SUDS would be used on site, including permeable paving, and that this would be detailed at detailed design stage
- 8.57 Representations have raised concern about sewage flooding in the area. Thames Water have been consulted and have raised no specific concern about development in this location.
- 8.58 Full surface water drainage details will be required by condition in accordance with Local Plan policy DM25 and London Plan policy SI13. Liaison with Thames Water will also be required to ensure confirmation of adequate sewage capacity.

Energy efficiency

- 8.59 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

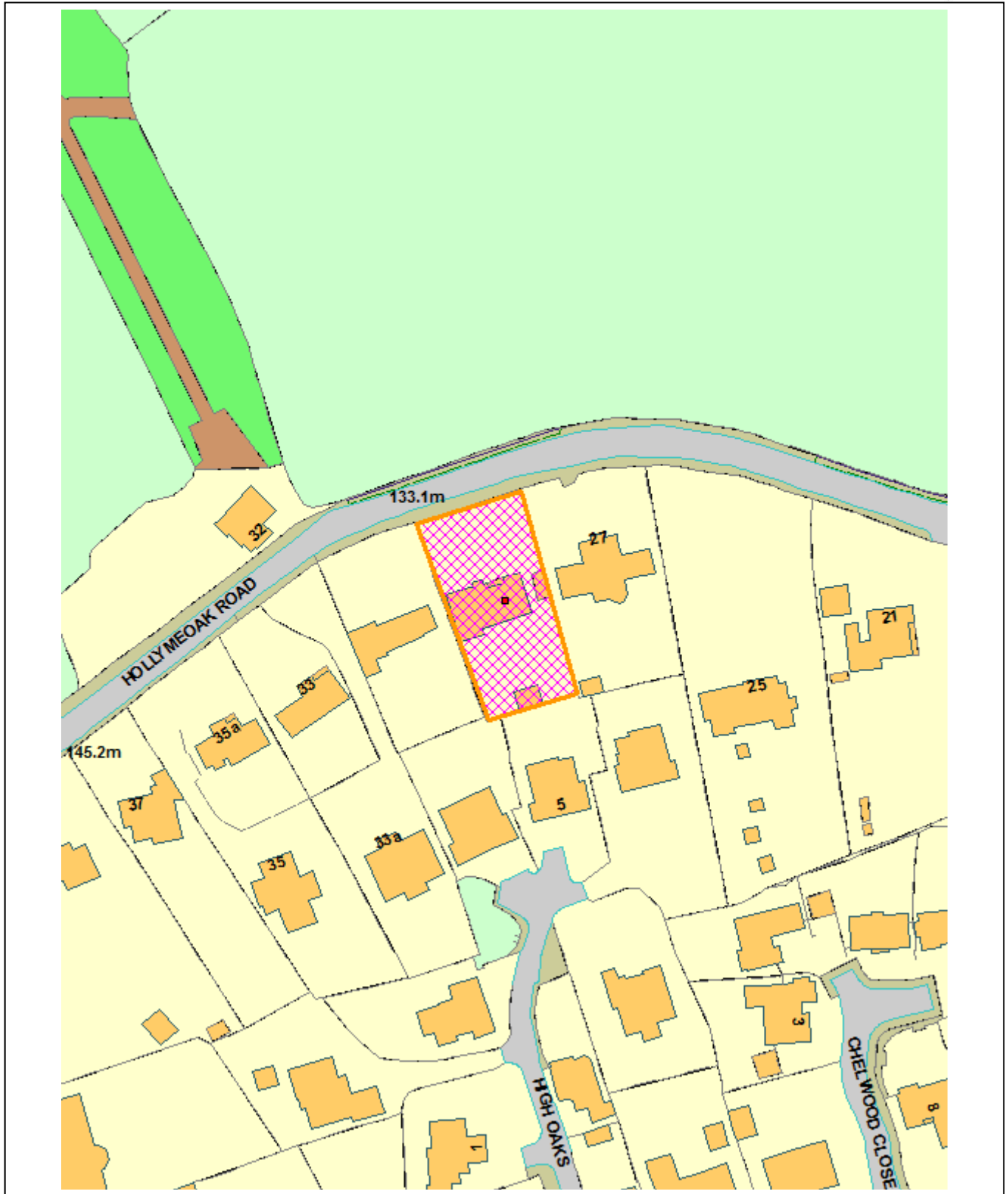
Conclusion

- 8.60 The provision of 8 new residential units in this location is acceptable in principle. The site is considered to large enough to support backland development and sufficient green/open space is retained on the site. The access arrangements to the rear are acceptable and wider site layout works well. The proposed design is considered to be a positive contribution to the street scene, and the massing is considered to sit well within the street scene. The quality of accommodation is acceptable. The quantum of car parking spaces complies with the maximum requirements of the London Plan so it is unlikely that there will be overspill parking on the street. Impacts on trees and ecology are acceptable. Landscaping and SUDS details will be required by condition, and sufficient areas of green space are proposed for retention to facilitate this.
- 8.61 All material considerations have been taken into account, including responses to the public consultation. 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

- 8.62 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.63 All other planning considerations including equalities have been taken into account.

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1.0 APPLICATION DETAILS

Ref: 21/05084/FUL
 Location: 29 Hollymeoak Road, Coulsdon, CR5 3QA
 Ward: Coulsdon
 Description: Demolition of existing dwelling. Erection of a two-storey building with roof accommodation comprising 6 flats; provision of new access, parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space
 Drawing Nos: 29 HR P4 Rev L, 29 HR P3 Rev F, 29 HR P2 Rev P
 Applicant: Mr T Carvall of Carvall Homes
 Case Officer: Georgina Betts

	2 beds	3 beds	4 bed	5 bed	TOTAL
Existing	0	0	0	1	1
Proposed (all market housing)	2	4	0	0	6

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

1.1 This application is being reported to Planning Committee in accordance with the following Committee Consideration Criteria:

- Objections above the threshold
- Application referred by Local Ward Councillor, Mario Creatura

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:

- A financial contribution of £9,000 for sustainable transport improvements and enhancements.

2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.

2.3 That the Director of Planning and Sustainable Regeneration 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. Carried out in accordance with the approved drawings and reports

3. Carried out in accordance with the approved tree protection plan
4. Carried out in accordance with the approved ecological surveys and reports

Pre-commencement conditions

5. Submission of Construction Management Plan and Construction Logistics Plan
6. Biodiversity mitigation and enhancement measures
7. Materials / details to be submitted
8. Submission of landscaping details and refuse storage details
9. Submission of SUDS details
10. Construction environmental plan for biodiversity

Pre-Occupation Conditions

11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Submission of visibility splays
13. Installation of Electric Vehicle Charging Points at 20% active and 80% passive
14. Development in accordance with accessible homes requirements M4(2) with one M4(3) home
15. Compliance with energy and water efficiency requirements
16. Window restrictions
17. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

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. Construction Logistics Informative (in relation to condition 5)
7. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 2.4 That, if by 10th May 2022 the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the demolition of the existing dwelling and the erection of a two-storey building with roof accommodation comprising 6 flats, provision of new access, parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space.



Figure 1-CGI of proposed development at 29 Hollymeoak Road

3.2 During the course of the application amendments have been received. The main reduction was the number of units going from 8 to 6 to ensure that adequate levels of parking were provided. The parking provision now accords with maximum standards set out within the London Plan 2021 and given the change in the description of the development the Council went back out to consultation; the time period for any further comments have now passed and these are included within section 6.0 below.

3.3 Further amended plans were received on the 25th January 2022 as follows:

- Sight lines shown at 25m and accurately depicted
- Increase in the width of the pedestrian path leading to the bin store
- Provision of a swept path analysis
- Confirmation of the dimensions of the disabled bay
- Provision of sections to show the gradient of the front forecourt parking area

3.4 As the above amendments could have been sought through condition and do not alter the nature of the development re-consultation was not deemed necessary on this occasion.

Site and Surroundings

3.5 The application site is located on the southern side of Hollymeoak Road and is currently occupied by a two storey detached property. The land rises from the east to west and the area is predominantly residential and comprises of number of single and two storey dwellings. The proposed area is traditional in terms of the architectural style and is suburban in character.

- The site has a Public Transport Accessibility Level (PTAL) of 0 which is considered to be very poor.
- The site is at very low risk of surface water flooding.
- There are no protected trees on the site.
- There are no specific local plan policy designations against the site however the land to the north lies within the metropolitan green belt and as such has an open character.



Figure 2-Aerial view of site

Planning History

- 3.6 21/02659/FUL – An application was withdrawn for the demolition of existing dwelling; erection of a two-storey building with roof accommodation comprising 9 flats; provision of new access and parking spaces, refuse and recycling stores, cycle parking and associated works.
- 3.7 20/00762/PRE – a pre-application enquiry was considered for the demolition of existing single storey detached dwelling (including detached garage) and erection of a two storey building with roof accommodation comprising 9 self-contained flats (5x3 bed and 4x2 bed); hard and soft landscaping; vehicular parking; amenity space; refuse/recycling storage and formation of new vehicular crossover.

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 provides an appropriate mix of family units and offers good quality accommodation for future residents.
- The design and appearance of the development would not harm the character of the surrounding area.

- The proposed landscaping scheme seeks to deliver an enhancement to the biodiversity of the site and wider area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.
- The proposal would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATIONS

5.1 The views of the planning service are set out below in material considerations.

PLACE SERVICES (Council's ecological advisor)

5.2 No objection subject to conditions [*Officer Comment: the conditions are recommended be attached to the planning permission*].

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 8 letters of notification to neighbouring properties as well as a site notice which was erected outside of the site. The number of representations received in response to the consultation are as follows.

6.2 No of individual responses: 130; Objecting: 130; Supporting: 0

6.3 The following issues were raised in representations; a further 19 representations (now totalling 130) were received as part of the re-consultation however these representations raised no new matters. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Character and design</i>	
Overdevelopment of the site Building is overbearing, too tall, out of character / not in keeping with the area/loss of garden/ internal layout	Acknowledged and addressed in paragraphs 8.7-8.12.
<i>Neighbouring amenity impacts</i>	
Overlooking and privacy concerns	Acknowledged and addressed in paragraphs 8.17-8.23
Impact on daylight/sunlight/loss of light to gardens	
Noise	
<i>Parking and highways</i>	
Insufficient parking will lead to overspill parking on surrounding road	Acknowledged and addressed in paragraphs 8.29-8.38

Highway safety and traffic congestion/transport assessment contains errors	
Insufficient refuse and bulky goods storage	
Other	
No improvement to supporting infrastructure or public transport is proposed	A CIL contribution will be provided.
Impact due to construction traffic	Construction Traffic to be dealt with through condition
Increased fire risk	Acknowledged and addressed in paragraph 8.42-8.46
Surface water flooding	Acknowledged and addressed in paragraph 8.39-8.41
Impact on wildlife/biodiversity	Acknowledged and addressed in Paragraph 8.27-8.28
Impact on trees	Acknowledged and addressed in Paragraph 8.24-8.26

6.4 Local Ward Councillor, Mario Creatura, objected to the proposed development and referred the planning application to planning committee, raising the following concerns:

- Design is out of keeping with the area;
- The density is too large;
- Footprint, size, scale and massing do not suit the site.

6.5 Following consultation Chipstead Residents' Association (CRA) objected on the following grounds:

- The adverse impact on the character and appearance of the area and the visual amenity of the street scene;
- The adverse impact on the amenities of the occupiers of the adjoining and neighbouring properties;
- The inappropriate nature of the proposed development for this site.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan (2021), 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) (2021). 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:
London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

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 flood risk
- SP7 Green Grid
- 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)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)
- Croydon SPG 12: Landscape Design

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Ecology and Biodiversity
- Access, parking and highways impacts
- Flood risk and energy efficiency

Principle of Development

- 8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site is acceptable.
- 8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposed scheme would provide four 3-bedroom homes and two 2-bedroom homes so this strategic policy requirement is met.
- 8.4 The Croydon Local Plan has identified that some existing residential areas have the capacity to accommodate growth without significant change to its character. Several approaches have been outlined within the Suburban design Guide SPD (SDG). The proposal would see the replacement of single family dwelling housings with a flatted development that would increase the existing density, massing and footprint.

- 8.5 This approach optimises the development potential across the site and allows for better use of previously developed land. Therefore, the principle of development in terms of land use is acceptable and would be supported in policy terms.
- 8.6 The proposed scheme on the site for 6 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

Design and impact on the character of the area

Height, scale, massing

- 8.7 The proposed building would respect the existing building lines of the neighbouring properties which front Hollymeoak Road in terms of their orientation and siting.
- 8.8 The height of the proposed building fronting Hollymeoak Road is considered to be acceptable and in line with the objectives of the Croydon Local Plan and the Suburban Design Guide. Local Plan Policy DM10.1 states that new developments should be of at least three storeys. The height of the development would be two full floors with accommodation in the roofspace therefore complying with the aims and objectives of the guidance and policy.
- 8.9 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form is acceptable. The proposals are set away from the neighbouring side boundaries maintaining a separation distance between the proposed building and the existing neighbouring properties. This development pattern is consistent with the surrounding built form which contributes to the suburban character of the area.

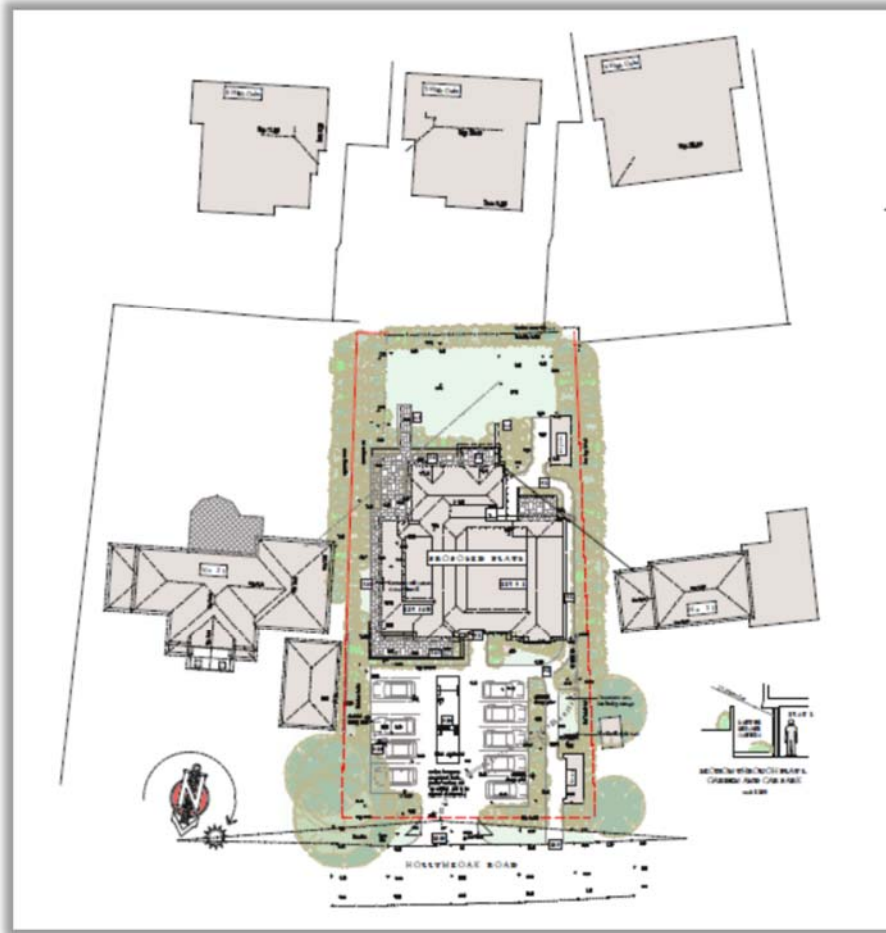


Figure 3-Proposed Site Plan

8.10 Overall it is considered that the height, massing, scale and site layout of the proposed development, would be in line and consistent with the aims and objectives of Policy DM10 and the Suburban Design Guide.

Detailed design

8.11 The design principles of the building fronting onto Hollymeoak Road have been drawn from the contextual character analysis to provide an asymmetrical design which responds to topographical changes. The design approach has altered considerably from the previous application and now seeks to provide a building of less bulk, utilising lower land levels and providing a drop and variation in the roof height.



Figure 4-Elevations fronting Hollymeoak Road



Figure 5 – Previous iterations of the proposals

8.12 The proposal takes a traditional approach in terms of design and materiality on the front elevation of the building which would be in keeping with the traditional architectural styles of the existing dwellings within the local area. The use of render and tile hanging is considered appropriate and sympathetic given the character and appearance of the surrounding area.

Quality of Accommodation and internal layout

8.13 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. London Plan Policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units comply with the minimum space standards and internal layouts provide hallways and adequate storage space.

8.14 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area. Each flat would be dual aspect, which will improve cross ventilation, providing greater flexibility in the use of rooms whilst also being better equipped for future adaptability. This would also provide sufficient daylight to enter the units whilst also providing a good level of outlook for the future occupiers of the development.

8.15 Each unit would be provided with either private amenity area on the ground floor or a private balcony on the upper floors in excess of the minimum standards. All units would have access to a communal garden which is of a sufficient size to incorporate playspace exceeding the 7.2m² required by the Croydon Local Plan

- 8.16 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort, safety and security. In terms of accessibility, all of the units would be M4(2) compliant with step free access, gradients to the frontage area of no greater than 1:12 and provision of a lift. Flat 1 shows tracking for a wheelchair and would be secured as an M4(3) home via condition, with the blue badge car parking space in front of their unit secured for their use.
- 8.17 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*. The fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can be located to the front of the property on Hollymeoak Road, further to this the building benefits from an extensive rear garden and to the front that would offer easily accessible refuge for occupiers.
- 8.18 The buildings have been designed in such a way to minimise the spread of fire as outlined in paragraphs 7.47 to 7.52 of the Design and Access Statement while appropriate evacuation routes and fire engine waiting areas have been identified. The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.
- 8.19 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

Impacts on neighbouring residential amenity

- 8.20 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.
- 8.21 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy and amenity. Officers have assessed the impact on directly affected neighbours on Hollymeoak Road and High Oaks. The properties with the potential to be most affected are the neighbouring properties at numbers 27 and 31 Hollymeoak Road and 4, 5 and 6 High Oaks. The site is situated immediately opposite the metropolitan green belt which is open in character so there would be no neighbouring impacts in this regard.

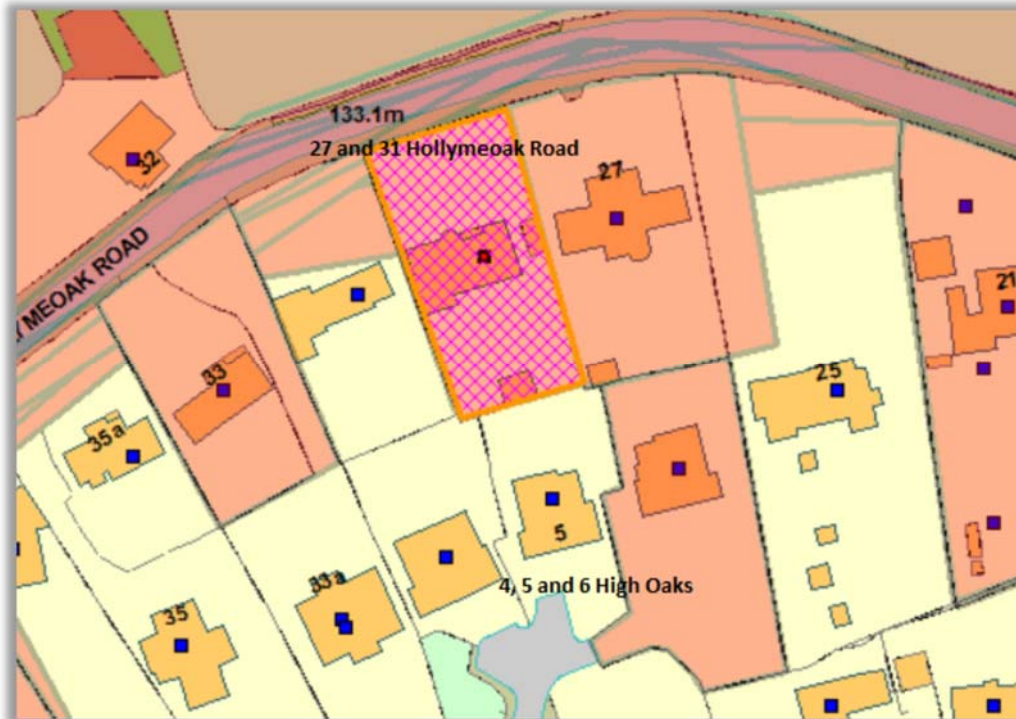


Figure 6-Neighbouring Properties

27 and 31 Hollymeoak Road

8.22 The new building would be situated at the front of the site in a similar location to that of the existing dwelling. Based on the submitted drawings, it has been demonstrated that the proposals do not intersect the 45 degree lines in plan when measured from the nearest ground floor neighbouring habitable room windows.

8.23 With regards to the proposed height of the building and as noted previously, the built form is arranged over two stories with accommodation within the roof space which steps up in height to reduce the impact on no.27 which is set at lower level. The Local Plan and the Suburban Design Guide encourage development of this height within such locations. Based on this policy position, it is considered that the proposed height of the dwellings would be acceptable and in accordance with local policy and would therefore have a minimal impact on the outlook or the amenity of the neighbouring dwellings. Windows in the flank elevations above ground floor either serve non-habitable rooms or are secondary in nature so could be conditioned as obscure glazed to prevent overlooking, whilst rear balconies would be suitable screened.

8.24 Given the developments compliance with the separation distances and heights set out within the Local Plan and the Suburban Design Guide, overall the proposals are not considered to result in significant harm to the outlook, privacy and amenity of the neighbouring properties along Hollymeoak Road.

4, 5 and 6 High Oaks

8.25 High Oaks is situated to the rear of the application site to the south These existing dwellings are situated on the road which runs along the rear of the application site, set away from the proposed building to the rear of the site by approximately 25m in distance. Given the guidance set out within the Suburban Design Guide (18m between habitable room windows) and due to the scale, size, subservient

design and typology of the building, in conjunction with the separation distance, it is considered that there will be minimal harm caused to the outlook and amenity of the neighbouring properties along High Oaks as a result of the proposed development.

- 8.26 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful in respect of general noise and disturbance. Overall it is considered that the proposal complies with the requirements of Policy DM10.6 of the Local Plan.

Trees and landscaping

- 8.27 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. Objections have been raised in relation to the felling of trees however there is no evidence to suggest this.
- 8.28 The scheme would involve the loss of one Flowering Cherry tree (U grade), one group (Yew/Laurel C grade) and the removal of a Privet hedge (C grade), as well as cutting back of two hedges (both C grade). The redevelopment provides an opportunity to plant a number of new trees as part of a comprehensive landscaping scheme. It is proposed to plant 18 trees and various shrubs introduced to the site as part of the landscaping proposals. The proposed development will result in some slight incursions into the root protection areas of the retained trees however, a tree protection plan has been submitted and the mitigation and protection measures are considered appropriate in relation to minimising the harm to the health of the existing trees. A condition has been recommended that the development is carried out in accordance with this plan. This has been reviewed by the Tree Officer who has raised no objection.
- 8.29 It is considered that the landscaping proposals would positively contribute to the suburban character of the surrounding area. Overall the proposed landscaping proposals are acceptable whilst also seeking to enhance the biodiversity of the site.



Figure 7-Proposed Landscaping Plan

8.30 Further details on landscaping and tree protection will be required by condition for the proposal to be considered to comply with Local Plan policy DM10.8.

Ecology and Biodiversity

8.31 This application was accompanied by an Ecological Appraisal and Bat Emergence Surveys. Whilst no objections were received, conditions have been recommended by the council's ecology specialist. The information is contained within the Ecological Appraisal and Bat Survey – Emergence and Activity Surveys by Quantock Ecology. The submitted documentation gives an indication of how the scheme seeks to achieve biodiversity net gain on site, such as design of wildlife friendly lighting, bird boxes, inclusion of plant species of known value to wildlife, insect hotels.

8.32 Officers are satisfied that the information provided gives certainty of the likely impacts on protected and Priority species and habitats, with appropriate mitigation measures secured. Subject to the recommended conditions the development is considered acceptable in terms of mitigating the impact to wildlife and biodiversity.

Access, Parking and Highway Safety

8.33 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates extremely poor access to public transport. The road is sinuous and narrow while there is no separate public footpath. The site is approximately 355m away from bus stops (No 405) located on Brighton Road. The London Plan requires *up to* 1.5 spaces per dwelling for outer London location with a PTAL of 0.

Access arrangements and car parking

- 8.34 The access to the site would be from Hollymeoak Road and would be realigned to enable the required visibility splays to be provided. The vehicular crossover would provide access to 9 car parking spaces to the front. Each space would measure 2.4 metres by 4.8 metres, with those adjacent to walls 3 metres in width. Gradients of the front forecourt area have been provided which show a gentle incline from east to west and north to south (all shallower than 1:12) which are still capable of providing access under M4(2) of the 2019 Building Regulations and as such this arrangement is acceptable.
- 8.35 The scheme proposes 9 on-site parking spaces, this would provide 1 to 1.5 parking ratio. The *maximum* requirement within the London Plan for a PTAL 0 area would be *up to* 1.5 spaces per dwelling and so, the proposed provision meets the policy requirements in terms of not going above the maximum car parking provision allowed by the London Plan. Representation raised concern over inadequate provision of parking spaces for 9 family dwellings given the number of bedrooms; however as stated, the proposal meets the London Plan maximum requirements. Furthermore as a response to climate change and sustainable development, new developments should not provide excessive car parking, especially given that there is public transport provision on Brighton Road.
- 8.36 A condition has been recommended that requires the submission of details relating to the visibility splays of the development; the applicant however at this time has demonstrated that such is achievable. A condition will be attached to ensure 20% active vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan. A Construction Logistics Plan has been submitted however the information that has been submitted is incomplete and so a condition will be recommended.
- 8.37 A financial contribution of £9,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units and will help promote alternative, sustainable transport modes.
- 8.38 Accordingly, the car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.39 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 12 long stay and 2 short stay cycle parking spaces for residents. Long stay cycle parking has been located within the rear garden area and the short stay spaces are provided towards the frontage; this arrangement is considered acceptable and full details will be secured at the condition stage.

Refuse / Recycling Facilities

- 8.40 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin stores are located to the front of the development site and are of an appropriate size to accommodate the

required bins. Their location would be an appropriate location for collection by operatives. The location of bulky waste storage has also been provided within the site layout plan and is acceptable. Again, gradients have been provided to ensure that the refuse store is accessible while the indicative stores are acceptable, with full details to be secured at the condition stage.

SuDs, Flood Risk and Energy Efficiency

- 8.41 The site is within flood zone 1 and is at very low risk of surface water flooding. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area and hardstanding will incorporate permeable paving which drain to adjacent soft landscaping areas and soakaways.
- 8.42 A condition requiring details of a Surface Water Drainage Strategy have been recommended and should be submitted to comply with Local Plan policy DM25 and London Plan policy SI13. Finally, SUDS details will be required by condition.
- 8.43 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.
- 8.44 Representations have raised concerns that local services will be unable to cope with additional families moving into the area. The development would be liable for a charge under the Community Infrastructure Levy (CIL).

Conclusion

- 8.45 The principle of residential development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. All material considerations have been taken into account, including responses to the public consultation. 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.
- 8.46 All other relevant policies and considerations, including equalities, have been taken into account.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

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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Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

03.01.2022 to 14.01.2022

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

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

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

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

Ref. No. :	21/05249/HSE	Ward :	Addiscombe East
Location :	105 Bingham Road Croydon CR0 7EL	Type:	Householder Application
Proposal :	Erection of out building in rear garden.		
Date Decision:	06.01.22		

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06332/PDO
Location : Fire Station
2 Long Lane
Croydon
CR0 7AL

Ward : Addiscombe East
Type: Observations on permitted development

Proposal : Removal and replacement of 3no. antennas and ancillary works thereto.

Date Decision: 05.01.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/03315/FUL
Location : 104 Clyde Road
Croydon
CR0 6SW

Ward : Addiscombe West
Type: Full planning permission

Proposal : Retrospective change of use from a single dwelling C3 to a 7-bed HMO (Sui Generis)

Date Decision: 14.01.22

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 21/05019/FUL
Location : Tara
Chisholm Road
Croydon
CR0 6UP

Ward : Addiscombe West
Type: Full planning permission

Proposal : Change of use from a 6 room House of Multiple Occupation (HMO) (Use Class C4) to an HMO (Use Class Sui Generis), comprising 7 bedrooms with shared kitchen facilities

Date Decision: 13.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05336/LP
Location : 110 Turnpike Link
Croydon
CR0 5NY

Ward : Addiscombe West
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Conversion of garage to habitable room. Erection of a single storey rear extension.
Insertion of a side window into the garage.

Date Decision: 06.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05649/LP

Ward : Addiscombe West

Location : 2 Albert Terrace
Dartnell Road
Croydon
CR0 6JA

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion including the formation of a dormer in the rear roof slope and two
rooflights to the front roof slope.

Date Decision: 07.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05682/FUL

Ward : Addiscombe West

Location : 1 Park Hill Road
Croydon
CR0 5NA

Type: Full planning permission

Proposal : Erection of 2/3 storey dwelling attached to No.1 Park Hill Road and single storey
extension to serve host dwelling.

Date Decision: 06.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05727/LE

Ward : Addiscombe West

Location : 18 Jesmond Road
Croydon
CR0 6JR

Type: LDC (Existing) Operations
edged

Proposal : Erection of rear extension (retrospective).

Date Decision: 11.01.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/05797/LP

Ward : Addiscombe West

Location : 74 Warren Road
Croydon
CR0 6PF

Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Conversion of loft to habitable space, erection of rear dormer and rooflight to front roof slope.

Date Decision: 14.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06159/CAT
Location : 116A Lower Addiscombe Road
Croydon
CR0 6AD

Ward : Addiscombe West
Type: Works to Trees in a
Conservation Area

Proposal : T1 and T2 Lime - prune roots and install root barrier.

Date Decision: 11.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03850/HSE
Location : 27 Ecclesbourne Road
Thornton Heath
CR7 7BQ

Ward : Bensham Manor
Type: Householder Application

Proposal : Conversion of loft to habitable space with erection of L shaped rear dormer. Erection of single storey rear and side extensions.

Date Decision: 13.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05388/GPDO
Location : 361 - 363 Bensham Lane
Thornton Heath
CR7 7ER

Ward : Bensham Manor
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of lower ground floor level from commercial/business/service space (Use Class E) to two (2) self-contained dwellings (Use Class C3), and Associated alterations including demolition of existing rear addition (Prior Approval Notification -- Schedule 2, Part 3, Class MA)

Date Decision: 06.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05580/LP

Ward : Bensham Manor

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 34 Langdale Road
Thornton Heath
CR7 7PP
Type: LDC (Proposed) Operations
edged
Proposal : Erection of rear dormer and provision of rooflights in front roofslope.

Date Decision: 11.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06266/PDO
Location : O/S Warwick Gardens
London Road
Thornton Heath
CR7 7NA
Ward : **Bensham Manor**
Type: Observations on permitted
development

Proposal : Removal of 2no side-by-side equipment cabinets to be replaced with 1no new cabinet and other associated ancillary works thereto including the installation of 1no GPS node.

Date Decision: 04.01.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/04974/ADV
Location : Bus Shelter Opposite 68 Mitcham Road
Croydon
CR0 3RG
Ward : **Broad Green**
Type: Consent to display
advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 11.01.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05517/FUL
Location : 23 Kidderminster Road
Croydon
CR0 2UF
Ward : **Broad Green**
Type: Full planning permission

Proposal : Replacement of existing single glazed timber framed windows with double glazed uPVC window frames

Date Decision: 07.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05673/LP
Location : 23 Ringwood Avenue
Croydon
CR0 3DT
Ward : **Broad Green**
Type: LDC (Proposed) Operations
edged
Proposal : Use as a house of multiple occupation for a maximum of 5 people including staffing
facilities.
Date Decision: 05.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05796/GPDO
Location : 40 Miller Road
Croydon
CR0 3JY
Ward : **Broad Green**
Type: Prior Appvl - Class A Larger
House Extns
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the
original house with a height to the eaves of 2.8 metres and a maximum height of 3.4
metres
Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05989/GPDO
Location : 22 Kidderminster Road
Croydon
CR0 2UE
Ward : **Broad Green**
Type: Prior Appvl - Class A Larger
House Extns
Proposal : Erection of single storey rear extensions projecting out 6 metres with a maximum height
of 3.2 metres
Date Decision: 12.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06048/GPDO
Location : 573 Mitcham Road
Croydon
CR0 3AE
Ward : **Broad Green**
Type: Prior Appvl - Class A Larger
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

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: 11.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05128/LP

Ward : Crystal Palace And Upper Norwood

Location : Harris Academy Upper Norwood
Spurgeon Road
Upper Norwood
London
SE19 3UG

Type: LDC (Proposed) Operations edged

Proposal : Installation of roof mounted solar photovoltaic system on existing roof

Date Decision: 14.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05757/LP

Ward : Crystal Palace And Upper Norwood

Location : 2 Orleans Road
Upper Norwood
London
SE19 3TA

Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable loft conversion with a dormer extension on the rear elevation. The insertion of 2 velux windows in front elevation.

Date Decision: 11.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05802/FUL

Ward : Crystal Palace And Upper Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 284 Beulah Hill
Upper Norwood
London
SE19 3HF

Type: Full planning permission

Proposal : Alterations, conversion of single dwelling to form 1x 3bed flat and 1x 2bed flat, erection of single-storey side/rear extension and provision of associated cycle and refuse storage.

Date Decision: 14.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05803/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 284 Beulah Hill
Upper Norwood
London
SE19 3HF

Type: LDC (Proposed) Operations edged

Proposal : Erection of L-shaped rear dormer extension.

Date Decision: 14.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/06084/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 88 Beulah Hill
Upper Norwood
London
SE19 3EW

Type: Works to Trees in a Conservation Area

Proposal : (T1) Group of ash trees: remove stem over entrance, crown reduce remaining tree by 30%, Height Reduction from 8.2m to 5.7m, Crown Reduction from 4.1m to 2.9m.
(T2) X2 dead privet on front fence line: fell.
(T3) all self seeded saplings on front fence line: fell.
(T4) X2 Cypress trees: reduce height to 2 metres.
(T5) Hawthorn: crown reduce and reshape by 30%, height reduction from 4.9m to 3.4m, crown reduction from 2.1m to 1.5m
(T6) Apple: Fell
(T7) Ash: crown reduce and reshape by 40% - Height Reduction from 7.1m to 4.3m, Crown Reduction up to 3 metres
(T8) Purple Plum: crown reduce and reshape by 30% - Height reduction from 7.9m to 5.5m, crown reduction up to 3 metres
(T9a _ T9b) X2 Ash: crown reduce and reshape by 40% - Height reduction from 7.2m and 6.9m to 2.8m, Crown reduction from 3.5m and 2.5m to 1.8m
(T10) Dead ash: fell

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 11.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05782/DISC
Location : 4 Tickners Way
Coulsdon
Croydon
CR5 3GG

Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (External materials) attached to planning application 20/05962/HSE for the Erection of a single storey side extension

Date Decision: 11.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06158/TRE
Location : 24 Portnalls Close
Coulsdon
CR5 3DB

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

Proposal : Lime - T1 - To reduce the over hanging branches of the neighbouring mature lime tree by 2.0m on customers garden side only. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained.

Date Decision: 11.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/06207/NMA
Location : 34 Warwick Road
Coulsdon
CR5 2EE

Ward : Coulsdon Town
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/04159/HSE for the demolition of conservatory and erection of single storey side rear extension and the installation of solar panels in the front roof slopes.

Date Decision: 05.01.22

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01188/FUL **Ward : Fairfield**
Location : 43 Tamworth Road **Type: Full planning permission**
Croydon
CR0 1XU

Proposal : Roof and rear extensions along with other alterations to facilitate the conversion of the office building into three flats

Date Decision: 11.01.22

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

Level: Delegated Business Meeting

Ref. No. : 21/01214/DISC **Ward : Fairfield**
Location : Development Site Former Site Of **Type: Discharge of Conditions**
5 - 9 Surrey Street
Croydon
CR0 1RG

Proposal : Discharge of condition 2 (Materials) and condition 32 (design detailing) pursuant to planning permission 18/01211/FUL.

Date Decision: 14.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03222/FUL **Ward : Fairfield**
Location : Pavement O/S 34-36 Church Street **Type: Full planning permission**
Croydon
CR0 1RB

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 04.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03227/ADV **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : O/S 35 High Street
Croydon
CR0 1QB
Type: Consent to display
advertisements

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit

Date Decision: 13.01.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04450/ADV
Location : Bus Shelter Outside 277 High Street
Croydon
CR0 1QH
Ward : **Fairfield**
Type: Consent to display
advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 14.01.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05272/FUL
Location : Land At The Rear Of 48-50 Sydenham Road
Croydon
CR0 2EF
Ward : **Fairfield**
Type: Full planning permission

Proposal : Construction of three storey building accommodating seven self-contained residential homes with associated cycle parking, refuse storage and landscaping (following demolition of existing garages).

Date Decision: 12.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05348/FUL
Location : 8 - 10 George Street
Croydon
CR0 1PA
Ward : **Fairfield**
Type: Full planning permission

Proposal : Change from betting office to 24 hour adult gaming centre.

Date Decision: 07.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05581/ADV
Location : 8 - 10 George Street
Croydon
CR0 1PA

Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : Installation of display of signage for shop front

Date Decision: 07.01.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05718/LE
Location : 202 - 204 St James's Road
Croydon
CR0 2BW

Ward : **Fairfield**
Type: LDC (Existing) Use edged

Proposal : Certificate of lawfulness (Existing) for the use of the property as 8no. flats

Date Decision: 10.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05841/ADV
Location : Fold Building
44 Park Lane
Croydon

Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : Display of internally illuminated entrance canopy signage

Date Decision: 13.01.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/06250/OUT
Location : 46 Welcomes Road
Kenley
CR8 5HD

Ward : **Kenley**
Type: Outline planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : The erection of a frontage block of six flats and a pair of semi-detached house; and the demolition of the existing detached bungalow.

Date Decision: 06.01.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03751/GPDO
Location : 43 Mosslea Road
Whyteleafe
CR3 0DR

Ward : Kenley
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 2.8 metres and a maximum overall height of 3 metres

Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05520/PA8
Location : Land At Recreation Ground
Higher Drive
Purley
CR8 2HN

Ward : Kenley
Type: Telecommunications Code
System operator

Proposal : Installation of a 20.0m monopole supporting 6 no. antennas, 2 no dishes ground based equipment cabinets and ancillary development thereto.

Date Decision: 11.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05772/HSE
Location : 260 Old Lodge Lane
Purley
CR8 4AP

Ward : Kenley
Type: Householder Application

Proposal : Alterations, erection of porch, erection of single/two storey side, single/two storey rear extension including a balcony and wrap around dormer extension on side/rear roof slope including a balcony.

Date Decision: 11.01.22

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05868/TRE
Location : 247 Hayes Lane
Kenley
CR8 5HN
Proposal : T1 Beech - Monolith tree to 6ft standing stem as it is half dead and has Beech bark disease.
(TPO 10, 1978)
Date Decision: 11.01.22

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05915/TRE
Location : 23 Hermitage Road
Kenley
CR8 5EA
Proposal : T1 Pine - Reduce single branch by 3.5metres.
(TPO 32, 2008)
Date Decision: 11.01.22

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05968/LP
Location : 13 Oaks Way
Kenley
CR8 5DT
Proposal : Erection of hip to gable roof extension and installation of 3 x rooflights on front roof slope and 1 x on rear slope
Date Decision: 14.01.22

Ward : Kenley
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06078/TRE
Location : 17 Valley Road
Kenley
CR8 5DJ
Proposal : T1 Sycamore - Reduce back to neighbouring boundary and reduce lower canopy from the front of the house by 2 metres.
(TPO 70, 2008)

Ward : Kenley
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 11.01.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/06189/LP
Location : 260 Old Lodge Lane
Purley
CR8 4AP
Proposal : Erection of a building in the rear garden.

Ward : Kenley
Type: LDC (Proposed) Operations edged

Date Decision: 07.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/00081/NMA
Location : 132A Welcomes Road
Kenley
CR8 5HH
Proposal : Non-material amendment to planning permission ref. 20/06577/HSE for the conversion of existing garage into a habitable room with new single storey side extension to provide new garage with kitchen space to the rear. Infill of existing covered area to rear elevation to create increased habitable space to ground floor and provision of new sliding folding patio doors. Internal room layout alterations to the ground and first floors. Enlarged front porch. Construction of habitable space within loft area to include skylight windows and 1No balcony style skylight window.

Ward : Kenley
Type: Non-material amendment

Date Decision: 14.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05127/LP
Location : 106 Applegarth
Field Way
Croydon
CR0 9DH
Proposal : Alterations to include a new window at rear; use of dwelling as supported living accommodation for up to 3 adults within Use Class C3b

Ward : New Addington North
Type: LDC (Proposed) Use edged

Date Decision: 14.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05290/LP
Location : 76 Fairchildes Avenue
Croydon
CR0 0AN
Ward : **New Addington South**
Type: LDC (Proposed) Operations
edged
Proposal : Alterations to dwelling to include installation of windows and doors, replacement of flat roof and removal of chimney; Use of dwelling as supported living accommodation for up to 5 adults within Use Class C3(b)

Date Decision: 13.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05735/FUL
Location : Shell Parkway Service Station
Parkway
Croydon
CR0 0LA
Ward : **New Addington South**
Type: Full planning permission
Proposal : The removal of existing underground fuel tanks and replacement with new tanks

Date Decision: 11.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04149/HSE
Location : 8 Ryecroft Road
Norbury
London
SW16 3EG
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of outbuilding comprising home office, gym and shower room

Date Decision: 07.01.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Ref. No. : 21/05686/HSE **Ward : Norbury Park**
Location : 21 Granville Gardens Type: Householder Application
Norbury
London
SW16 3LN
Proposal : Demolition of rear extension, erection of rear extension and dormer.

Date Decision: 04.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05786/HSE **Ward : Norbury Park**
Location : 54 Maryland Road Type: Householder Application
Thornton Heath
CR7 8DF
Proposal : First floor side and single storey rear extensions to the house

Date Decision: 13.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05872/GPDO **Ward : Norbury Park**
Location : 90 Ingram Road Type: Prior Appvl - Class A Larger
Thornton Heath House Extns
CR7 8ED
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.4 metres

Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05928/GPDO **Ward : Norbury Park**
Location : 78 Biggin Hill Type: Prior Appvl - Class A Larger
Upper Norwood House Extns
London
SE19 3HU

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Erection of a single storey rear extension projecting out 3.8 metres from the rear wall of the original house with a maximum height of 3 metres.

Date Decision: 12.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06153/CAT

Location : 2 Hollies Close
Norbury
London
SW16 3EF

Ward : **Norbury Park**

Type: Works to Trees in a
Conservation Area

Proposal : Silver birch (T1): 30% reduction, light pruning.

Date Decision: 11.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04822/HSE

Location : 14 Dunbar Avenue
Norbury
London
SW16 4SD

Ward : **Norbury And Pollards Hill**

Type: Householder Application

Proposal : Erection of single storey side/rear extension, porch and side extension

Date Decision: 14.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05703/LP

Location : 87 Dalmeny Avenue
Norbury
London
SW16 4RR

Ward : **Norbury And Pollards Hill**

Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space and erection of rear dormer. Installation of rooflights.

Date Decision: 13.01.22

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05959/GPDO
Location : 5 Cranbourne Close
Norbury
London
SW16 4NG

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

Proposal : Erection of additional storey over dwelling (Application under Class AA of the General Permitted Development Order 2015).

Date Decision: 13.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02522/FUL
Location : 92 & 94 Mead Way
Coulsdon
CR5 1PH

Ward : Old Coulsdon
Type: Full planning permission

Proposal : Alterations, erection of a hip to gable extensions and rear dormers to both semi detached properties

Date Decision: 11.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03052/HSE
Location : 20 Inwood Avenue
Coulsdon
CR5 1LN

Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of existing garage and rear utility area. Erection of a single storey side/rear extension and front porch.

Date Decision: 14.01.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05942/TRE
Location : The Holt
8 Canon's Hill
Coulsdon
CR5 1HB
Ward : **Old Coulsdon**
Type: Consent for works to protected trees

Proposal : T1. Lime
To reduce crown height by up to 2m
To reduce crown radial spread by up to 1.5m
To remove suspended or broken branches
To remove epicormic growths

T2. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths

T3. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths

T4. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths

T5. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths

T6. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths

T7. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths

T8. Lime
To reduce crown height by up to 2.5m
To reduce crown radial spread by up to 2m
To remove epicormic growths
(TPO 1, 1969)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05963/CAT

Ward : Old Coulsdon

Location : The Holt
8 Canon's Hill
Coulsdon
CR5 1HB

Type: Works to Trees in a
Conservation Area

Proposal : 20, Apple

To crown reduce to previous reduction points.
To crown thin by 30%
To remove water shoots and dead wood where present.
Reason - To allow additional light to the vegetable garden.

22, Hawthorn

To reduce by circa 6ft below previous reduction points and shape to reduce canopy size.
Reason - To allow additional light to the vegetable garden.

23, Crab Apple

To crown reduce by 1 - 1.5m and shape.
To crown thin by 25%
To remove basal sprouts.
Reason - To allow additional light to the vegetable garden.

27, Aspen

To reduce crown height by up to 3.5m,
To reduce crown radial spread by up to 2m.

31, Yew

To tightly clip to a compact form and remove trunk epicormics
Reason - repeat works

20, 22 & 23 are not visible from a public view point.

Date Decision: 11.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04466/HSE

Ward : Park Hill And Whitgift

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 38 Fitzjames Avenue
Croydon
CR0 5DD
Type: Householder Application

Proposal : Erection of single/two storey side/rear/front extensions; Extension to the existing roof/ridge to include a dormer extension in the rear roofslope and installation of rooflights in the front roofslope; proposed landscaping treatment in front garden and formation of additional vehicular access.

Date Decision: 06.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04973/LP
Location : 17 Upfield
Croydon
CR0 5DR
Ward : **Park Hill And Whitgift**
Type: LDC (Proposed) Operations edged

Proposal : Erection of outbuilding for use as a garden room with a garden store.

Date Decision: 13.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05408/HSE
Location : The Lookout
27 Mapledale Avenue
Croydon
CR0 5TG
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Extensions and alterations to a two-storey detached house including a two-storey rear extension, a single-storey rear extension and an alteration to a portion of the roof.

Date Decision: 14.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05888/HSE
Location : 69 Park Hill Road
Croydon
CR0 5NG
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing conservatory (Retrospective).

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 13.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06114/TRE
Location : 5 Rushmead Close
Croydon
CR0 5JG
Proposal : G1 - 5 x Hornbeam - Reduce crowns by 2.5m and raise crown to 4m
(TPO 3, 1968)

Ward : Park Hill And Whitgift
Type: Consent for works to protected trees

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00274/FUL
Location : Riddlesdown Car Park
Riddlesdown Road
Purley
CR8 1DF
Proposal : Installation of 2 x 500mm x 500mm x 500mm concrete plinths for the erection of 2 x Hectronic Citea car park ticketing machines Erection of 2 x pole for the siting of ANPR cameras and associated signages, poles and wooden structures (retrospective) (revised description to cover all works undertaken).

Ward : Purley Oaks And Riddlesdown
Type: Full planning permission

Date Decision: 04.01.22

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 21/03178/DISC
Location : Car Showroom And Premises
139 Sanderstead Road
South Croydon
CR2 0PJ

Ward : Purley Oaks And Riddlesdown
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Discharge of condition 6 (materials and details) attached to permission 20/05098/FUL for the demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area

Date Decision: 10.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04425/ADV **Ward : Purley Oaks And Riddlesdown**

Location : Bus Shelter Outside Simpson Court
178 Pampisford Road
South Croydon
CR2 6GS **Type: Consent to display advertisements**

Proposal : Advertising as part of a new bus shelter.

Date Decision: 11.01.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05181/HSE **Ward : Purley Oaks And Riddlesdown**

Location : 9 Copperfield Close
South Croydon
CR2 0RX **Type: Householder Application**

Proposal : Alterations including conversion of existing garage to habitable accommodation and erection of single storey rear extension.

Date Decision: 12.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05316/DISC **Ward : Purley Oaks And Riddlesdown**

Location : 443A Brighton Road
South Croydon
CR2 6EU **Type: Discharge of Conditions**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Discharge of Condition 11 (Details of a cleaning and maintenance strategy for the building) of 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 07.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05519/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : Riddlesdown Lawn Tennis Club
Lower Barn Road
Purley
CR8 1HQ

Type: Full planning permission

Proposal : Installation of floodlighting on court 1

Date Decision: 11.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05730/GPDO

Ward : **Purley Oaks And Riddlesdown**

Location : Midway House
564 Brighton Road
South Croydon
CR2 6AW

Type: Prior Appvl - Class E to (dwellings) C3

Proposal : Notification for prior approval under the GPDO 2015 for the change of use under Class MA from financial and professional services (Class E, formerly Class A2) to residential (Class C3) to create a 1-bedroom flat.

Date Decision: 12.01.22

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/05980/GPDO

Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 77 Norman Avenue
South Croydon
CR2 0QH

Type: Prior Appvl - Class A Larger
House Extns

Proposal : The erection of a single storey rear extension projecting out 5.25 metres with a maximum height of 3.772 metres

Date Decision: 12.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/00407/DISC

Location : 17A Hartley Down
(Formerly Known As Land R/o 14 Hartley Old Road)
Purley
CR8 4EF

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (materials), 4 (CLP) and partial discharge of condition 10 (parts 1, 2 and 3) attached to planning permission ref. 18/03430/FUL. (Erection of a two storey four bedroom detached house with internal garage, including associated landscaping and formation of vehicular access onto Hartley Down).

Date Decision: 13.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02283/DISC

Location : Development Site Former Site Of
37 Pampisford Road
Purley
CR8 2NG

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 13 (flood risk assessment/drainage strategy and 14 (construction logistics plan) attached to planning permission 19/01886/FUL for Demolition of the existing building and garage. Erection of two storey building with accommodation in the roof space and single storey building at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 14.01.22

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03264/OUT
Location : 56 Smitham Downs Road
Purley
CR8 4NE
Ward : **Purley And Woodcote**
Type: Outline planning permission
Proposal : Erection of a 3 storey building with accommodation within the roof space containing 3 x 3 bedroom and 6 x 2 bedroom apartments with associated parking.

Date Decision: 04.01.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03344/FUL
Location : 47 Graham Road
Purley
CR8 2EN
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of existing property and erection of 5 x 3 bedroom two storey units and associated refuse and parking.

Date Decision: 06.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03493/DISC
Location : Belvoir Heights
14 Russell Green Close
Purley
CR8 2NR
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 4 (landscaping) attached to permission 19/04607/FUL dated 31/01/20 for the construction of a four-storey building, including habitable roof-space, to accommodate seven flats with associated car parking spaces, cycle and bin stores, soft and hard landscaping; following the demolition of existing dwellinghouse.

Date Decision: 07.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03900/FUL
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 18 Rose Walk
Purley
CR8 3LG
Type: Full planning permission

Proposal : Demolition of existing house and outbuildings; erection of two storey 8 bedroom detached house with accommodation in roofspace and garage

Date Decision: 13.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04117/FUL
Location : 79 Downs Court Road
Purley
CR8 1BJ
Type: Full planning permission
Ward : **Purley And Woodcote**

Proposal : Demolition of existing residential building (Use Class C3) and the erection of a 3 storey building plus roof level comprising 6- residential dwellings (Use Class C3) together with associated car parking, cycle and refuse provision, external landscaping and associated works

Date Decision: 05.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04293/TRE
Location : 44A Selcroft Road
Purley
CR8 1AD
Type: Consent for works to protected trees
Ward : **Purley And Woodcote**

Proposal : T.1. - Whitebeam - Reduce crown by approx 1.5m, remove low stem over drive.
T.2. - Oak - Reduce lower lateral branches over highway by approx 2m, clear branches touching BT line by 0.5m, raise crown to 4m.
T.4. - Beech tree - Reduce crown by approx 2.5m, crown thin by 10%, raise crown to 4m. (TPO 10, 1972)

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04811/LP
Location : 69 Hartley Hill
Purley
CR8 4EQ
Type: LDC (Proposed) Operations edged
Ward : **Purley And Woodcote**

Proposal : Proposed hip to gable roof extension with rear dormer

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 05.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04869/HSE
Location : 53 Smitham Bottom Lane
Purley
CR8 3DF
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Existing vehicular crossing refilled and new proposed re-positioned vehicular crossover.

Date Decision: 07.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05244/DISC
Location : Flat 1
Belvoir Heights
14 Russell Green Close
Purley
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of Condition 12 (Surface Water Drainage) attached to permission 19/04607/FUL dated 31/01/20 for the construction of a four-storey building, including habitable roof-space, to accommodate seven flats with associated car parking spaces, cycle and bin stores, soft and hard landscaping; following the demolition of existing dwellinghouse.

Date Decision: 07.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05266/NMA
Location : 29 Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Non-material amendment (alterations to the ground floor internal layout including the relocation of the Doctors Surgery within the ground floor; removal of Flat 1; Flat 2 to change from a 2-bed to a 3-bed unit; and amended description of development) linked to planning application 17/02795/FUL for alterations, erection of single/two storey rear extension, dormer extensions in front and rear elevations and conversion to form 5 two bedroom and 4 one bedroom flats. Provision of associated parking, cycle and refuse stores.

Date Decision: 07.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05295/GPDO
Location : 6 Roke Lodge Road
Kenley
CR8 5NA

Ward : Purley And Woodcote
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 2.93 metres and a maximum height of 3.41 metres

Date Decision: 11.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05671/LE
Location : 8 Purley Hill
Purley
CR8 1AN

Ward : Purley And Woodcote
Type: LDC (Existing) Use edged

Proposal : Erection of rear dormer, hip to gable extension and extension of soil vent pipe.

Date Decision: 06.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05756/LP
Location : 35 Stoats Nest Road
Coulsdon
CR5 2JJ

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

Proposal : Hip to gable and rear dormer roof extensions

Date Decision: 11.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05775/DISC
Location : 22 Hartley Down
Purley
CR8 4EA
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Detuials pursuant to conditiion 3 (SUDS) of p.p. 20/04128/FUL granted for Demolition of the existing dwelling and erection of a three storey building containing 7 flats.

Date Decision: 11.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05875/CAT
Location : 26 Furze Lane
Purley
CR8 3EG
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area
Proposal : T1 Beech - Fell

Date Decision: 11.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05907/CAT
Location : 7 Furze Hill
Purley
CR8 3LB
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area
Proposal : T1 Prunus: Fell

Date Decision: 11.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/06092/TRE
Location : Reedham Court
Aveling Close
Purley
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Hornbeam (T1) crown reduction by 2m, 25mm max cut size.
Hornbeam(T2) crown reduction by 2m, 25 mm max cut size.
Ash (T3) crown reduction by 2m 25 mm max cut size overhanging a railway line.
Holly (T4) 1m or less 0.5m crown reduction trim up to 25mm.
(TPO 30 1979)

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/06125/TRE
Location : Foxley Hall
Higher Drive
Purley
CR8 2HP
Proposal : G1 Cherry: Crown reduction up to 2 metres.
G2 Elder: Fell
G2 Yew: Crown reduction up to 1 metre.
G2 Sycamore: Reduce lateral branches overhanging neighbours garden up to 2 metres.
(TPO 6, 1971)

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

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03327/FUL
Location : 103 Church Way
(Formerly Land Rear Of 7 - 9 Addington Road)
South Croydon
CR2 8RF
Proposal : Demolition of garage, alterations to land levels and erection of 3No. new two storey dwellinghouses on land fronting Church Way at the rear of 9 & 11 Addington Road. Subdivision of the rear garden of No. 11 Addington Road.

Ward : Sanderstead
Type: Full planning permission

Date Decision: 04.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04317/HSE **Ward : Sanderstead**
 Location : 2 Harewood Gardens **Type: Householder Application**
 South Croydon
 CR2 9BG
 Proposal : Single storey rear extension and alteration of garage to form a granny annexe

Date Decision: 07.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04761/NMA **Ward : Sanderstead**
 Location : 96 Beechwood Road **Type: Non-material amendment**
 South Croydon
 CR2 0AB

Proposal : Non material application to planning permission 21/00547/HSE to Change to first floor rear elevation window openings

Date Decision: 13.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05216/HSE **Ward : Sanderstead**
 Location : 21 Broadway Close **Type: Householder Application**
 South Croydon
 CR2 9EP

Proposal : Construction of first floor side and rear extension, including alteration of existing garage roof and associated internal alterations

Date Decision: 05.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05224/HSE **Ward : Sanderstead**
 Location : 1 Stanley Gardens **Type: Householder Application**
 South Croydon
 CR2 9AH

Proposal : Erection of two storey rear extension and single storey side/rear extension; increase in main roof ridge height with crown roof and loft conversion to include rear dormer and insertion of 3 no. rooflights in the roof slope.

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 06.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05414/HSE **Ward : Sanderstead**
Location : 13 Kingswood Lane **Type: Householder Application**
Warlingham
CR6 9AE
Proposal : Erection of single storey front/side/rear extensions and alterations.

Date Decision: 14.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05640/HSE **Ward : Sanderstead**
Location : 9 Sanderstead Hill **Type: Householder Application**
South Croydon
CR2 0HB
Proposal : Alterations including erection of hip to gable roof extensions, front dormer and rear dormer, including four rooflights to the front roofslope, front porch and an outbuilding to the rear garden.

Date Decision: 05.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05839/TRE **Ward : Sanderstead**
Location : 132 Purley Downs Road **Type: Consent for works to protected trees**
South Croydon
CR2 0RE
Proposal : T1 Ash - Cut back to within 3m of boundary all overhanging branches.
(TPO 65, 2009)

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05964/GPDO **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 61 Rectory Park
South Croydon
CR2 9JR

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 4 metres

Date Decision: 12.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/04382/HSE

Ward : **Selsdon And Addington
Village**

Location : 67 Croham Valley Road
South Croydon
CR2 7JG

Type: Householder Application

Proposal : Erection of a two-storey side and rear extension, new roof form with raised roof ridgeline and associated external alterations to the front elevation and front garden area to provide two car parking spaces using existing crossover.

Date Decision: 05.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04972/LP

Ward : **Selsdon And Addington
Village**

Location : 27 Farnborough Avenue
South Croydon
CR2 8HF

Type: LDC (Proposed) Operations
edged

Proposal : Siting of a mobile home in the rear garden

Date Decision: 13.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06050/TRE

Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 38 Kersey Drive
South Croydon
CR2 8SX
Type: Consent for works to protected trees

Proposal : T3 Cherry - Fell
(TPO 21, 1972)

Date Decision: 11.01.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/05144/FUL
Location : 73 St Saviour's Road
Croydon
CR0 2XF
Type: Full planning permission
Ward : Selhurst

Proposal : Erection of single-storey rear extension (following demolition of existing addition) and dormer extensions on rear of main roofslope and over outrigger element with associated alterations. Change of use of resulting building from dwellinghouse (Use Class C3) to provide six-bedroom, six-person small house in multiple occupation (Use Class C4) with associated amenity space, cycle and refuse storage.

Date Decision: 14.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05508/FUL
Location : 93 Northcote Road
Croydon
CR0 2HZ
Type: Full planning permission
Ward : Selhurst

Proposal : Change of use of existing dwelling (Class C3) into 4-bed House of Multiple Occupation (HMO) (Class C4).

Date Decision: 10.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05667/FUL
Location : 14 Clarence Road
Croydon
CR0 2EN
Type: Full planning permission
Ward : Selhurst

Proposal : Conversion of dwelling to create 2 three-bedroom flats and alterations to outside facade (part retrospective)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 06.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06163/GPDO
Location : 4 Clarence Road
Croydon
CR0 2EN

Ward : Selhurst
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extensions projecting out 5.35 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: 14.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/04935/LP
Location : 1 Russet Drive
Croydon
CR0 7DS

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

Proposal : Use of garage as a habitable room; erection of dormer extension in rear roofslope and installation of rooflight in front roofslope and a new window in the side elevation.

Date Decision: 13.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05733/HSE
Location : 78B Primrose Lane
Croydon
CR0 8YS

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single-storey rear extension and conversion of garage to habitable space.

Date Decision: 14.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05752/LP

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 119 Shirley Avenue
Croydon
CR0 8SQ

Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extension, rear roof dormer, 3 x roof lights in the front roof slope

Date Decision: 14.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05799/HSE
Location : 221 Long Lane
Croydon
CR0 7TF

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

Proposal : Erection of single-storey rear extension.

Date Decision: 14.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05822/GPDO
Location : 54B Longheath Gardens
Croydon
CR0 7TD

Ward : **Shirley North**
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 2.5 metres and a maximum height of 3.45 metres

Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05897/GPDO
Location : 64 Lorne Gardens
Croydon
CR0 7RY

Ward : **Shirley North**
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 2.5 metres and a maximum height of 3.65 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06113/TRE
Location : 12 Burrell Close
Croydon
CR0 7QL
Proposal : T1 Oak - Reduce crown by 2.5m back to previous pruning points.
(TPO 26, 1977)

Ward : Shirley North
Type: Consent for works to protected trees

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02467/DISC
Location : Mills Court
59 Upper Shirley Road
Croydon
CR0 5HE
Proposal : Discharge of condition 4 (SUDS) attached to permission 20/03291/FUL dated 18/12/20 for Demolition of existing building and erection of a two storey building with accommodation at both basement and roof levels to provide a total of 9 residential units with 6 car parking spaces, and associated cycle parking, refuse storage, outdoor amenity space and landscaping

Ward : Shirley South
Type: Discharge of Conditions

Date Decision: 14.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04666/LP
Location : 35 Shirley Hills Road
Croydon
CR0 5HQ
Proposal : Erection of single-storey side and rear extensions of dwellinghouse
Erection of 2x detached outbuildings for purposes incidental to the enjoyment of the dwellinghouse

Ward : Shirley South
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 11.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05271/HSE
Location : 16 The Lees
Croydon
CR0 8AR
Ward : **Shirley South**
Type: Householder Application
Proposal : Erection of a first floor side extension and single storey side / rear extension. Conversion of the internal garage into a habitable room with associated alterations

Date Decision: 11.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05362/TRE
Location : 1 Farrer's Place
Croydon
CR0 5HB
Ward : **Shirley South**
Type: Consent for works to protected trees
Proposal : T1 Twin stemmed Ash tree - Remove 1 long lateral bough growing out of shape and over house
T2 Ash: Fell
T3 Small Ash tree - Remove 1 low bough
T7 Sycamore tree - Remove 2 low boughs
(TPO 09, 2012)

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05924/GPDO
Location : 142 Shirley Way
Croydon
CR0 8PF
Ward : **Shirley South**
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 2.3 metres and a maximum height of 3.2 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Date Decision: 11.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05941/GPDO
Location : 59 Laurel Crescent
Croydon
CR0 8JP

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

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 12.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06008/LP
Location : Gairnshiel
15 Pine Coombe
Croydon
CR0 5HS

Ward : Shirley South
Type: LDC (Proposed) Operations
edged

Proposal : Roof alteration and erection of rear dormer with installation of 4 rooflights to the front slope.

Date Decision: 14.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04199/FUL
Location : 1A Brighton Road
South Croydon
CR2 6EA

Ward : South Croydon
Type: Full planning permission

Proposal : Demolition of existing showroom, erection of a four storey development consisting of two ground floor commercial units (A1) and 17 residential units with ancillary landscaping, play space, cycle and refuse storage.

Date Decision: 13.01.22

Approved subject to 106 Ag. (3 months)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Ref. No. : 21/01638/CONR **Ward : South Croydon**
Location : Land Rear Of And Tudor House **Type: Removal of Condition**
2 - 4 Birdhurst Road
South Croydon
CR2 7EA
Proposal : Minor Alterations Application S73 to permission variation of Condition 1 (in accordance with approved drawings) in relation to planning permission REF 17/04437/FUL granted for demolition of two existing residential units (Class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road

Date Decision: 04.01.22

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

Level: Delegated Business Meeting

Ref. No. : 21/03198/FUL **Ward : South Croydon**
Location : Pavement O/S 111-115 South End **Type: Full planning permission**
Croydon
CR0 1BJ
Proposal : Replacement of an existing telephone kiosk with a multifunction Hub unit featuring an integral advertisement display and defibrillator

Date Decision: 04.01.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/05052/HSE **Ward : South Croydon**
Location : 1 Witherby Close **Type: Householder Application**
Croydon
CR0 5SU
Proposal : Construction of part two storey side extension and part single storey side/rear extension.

Date Decision: 06.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05156/HSE **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 75 Blenheim Park Road Type: Householder Application
South Croydon
CR2 6BH
Proposal : Alteratons, including rear basement extension and construction of terrace area.

Date Decision: 07.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05514/DISC Ward : **South Croydon**
Location : 4 Ballards Rise Type: Discharge of Conditions
South Croydon
CR2 7JT

Proposal : Discharge of condition 9 (1) electric charging points and 9 (2) lighting on the building attached to planning permission 19/04615/FUL for erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces

Date Decision: 14.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05763/DISC Ward : **South Norwood**
Location : Garage Block And Forecourt South Of 27 - 32 Type: Discharge of Conditions
Avenue Gardens, Warminster Road, South
Norwood
London, SE25 4EB

Proposal : Details pursuant to the discharge of condition 15 (validation report) from planning application 17/05954/FUL for 'Demolition of existing garages and the erection of a three storey building to provide six units together with landscaping and other associated works.'

Date Decision: 14.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05857/TRE Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : Little Oaks Court
39 Warminster Road
South Norwood
London
SE25 4DE
Type: Consent for works to protected trees

Proposal : T1 Oak Tree - Crown reduction to previous pruning points
(TPO, 31, 1985)

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/06224/PDO
Location : O/S 29 Oliver Grove
South Norwood
London
SE25 6EJ
Ward : **South Norwood**
Type: Observations on permitted development

Proposal : Installation of water supply apparatus.

Date Decision: 04.01.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04288/DISC
Location : Development Land Formerly Known As
36 Beulah Road
Thornton Heath
CR7 8JE
Ward : **Thornton Heath**
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 - Contaminated Land - attached to Planning Permission 17/05399/FUL 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: 05.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04912/FUL
Ward : **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 23 Foulsham Road
Thornton Heath
CR7 8LQ
Type: Full planning permission

Proposal : Alterations, conversion of existing dwellinghouse to form 1x 2 bedroom flat and 1x 3 bedroom flat and installation of ground floor windows in side elevation.

Date Decision: 13.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05454/DISC
Location : 2 Cuthbert Gardens
South Norwood
London
SE25 6SS
Ward : **Thornton Heath**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (materials/screening) attached to planning permission ref. 19/04840/HSE for alterations to dwelling to include a single storey front extension and use of existing garage as a habitable space, extension to existing rear balcony and installation of new staircase at rear.

Date Decision: 05.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05612/DISC
Location : Land R/O 19 Burlington Road
Thornton Heath
CR7 8PG
Ward : **Thornton Heath**
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Arboricultural Impact Assessment & Method Statement) attached to planning permission 19/03621/FUL for the demolition of existing garage buildings and the erection of a residential terrace comprising 4 x 2 storey, 3 bedroom dwellings and 2 x 2 storey 2 bedroom flats with associated amenity space, parking and landscaping.

Date Decision: 04.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01105/FUL
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 80 Warham Road
South Croydon
CR2 6LB

Type: Full planning permission

Proposal : Erection of two storey rear extension, raising of ridge height of main roof including roof infill and two rear dormer windows. Erection of pitched roof over existing side extension, alterations to external openings and installation of 10 roof windows. Conversion of resulting building to form 5 No. self contained flats with associated landscaping, refuse/cycle storage and parking (amended description).

Date Decision: 05.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05153/FUL

Location : Security House
138-140 Epsom Road
Croydon
CR0 4PY

Ward : **Waddon**

Type: Full planning permission

Proposal : Erection of an additional storey on existing one storey building, to create a 1no. residential dwelling (1x2bedroom), with associated terrace on roof of proposed extension.

Date Decision: 14.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06135/TRE

Location : Whitgift House
76 Brighton Road
South Croydon
CR2 6AB

Ward : **Waddon**

Type: Consent for works to protected trees

Proposal : Lime trees T10,11,13,14,15,16,18 and T17 Sycamore pollarded to previous pruning points.
(TPO 9, 1970)

Date Decision: 11.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04830/FUL

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 1A And 1B Central Place
South Norwood
London
SE25 4PR

Type: Full planning permission

Proposal : Alterations, Retention of use of units as two self contained dwellings, and provision of associated refuse storage and cycle storage.

Date Decision: 05.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05700/LP

Location : 43 Birchanger Road
South Norwood
London
SE25 5BA

Type: LDC (Proposed) Operations edged

Ward : **Woodside**

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

Date Decision: 13.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05806/CONR

Location : Land Adjacent To 105 Meadvale Road
Croydon CR0 6JZ And Land To The Rear Of
21-29 Malcolm Road CR0 6JZ

Type: Removal of Condition

Ward : **Woodside**

Proposal : Variation of Condition 2 (external materials) attached to permission reference 18/01692/FUL dated 12/02/2019 for 'Erection of detached 1-bed dwelling.'

Condition Number(s): Condition 2

"No works above ground level on site shall commence until details and samples of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details."

Reason: To ensure that the appearance of the development is satisfactory

Conditions(s) Removal:

The condition was discharged with the Quartz Zinc cladding
The condition needs to be changed as due to covid the project has suffered financial loss and can not afford zinc roof due to the high cost therefore the applicant would like to propose Thrutone Sooth : colour Blue- Black from Cedral which is a close match to the approved materials (details are attached in the application)

Date Decision: 14.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05927/TRE
Location : 37 Westbourne Road
Croydon
CR0 6HQ
Proposal : Low amenity
Date Decision: 11.01.22

Ward : Woodside
Type: Consent for works to protected trees

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05962/GPDO
Location : 37 Westbourne Road
Croydon
CR0 6HQ
Proposal : Erection of single storey rear extension projecting out 6metres with a maximum height of 3 metres
Date Decision: 12.01.22

Ward : Woodside
Type: Prior Appvl - Class A Larger House Extns

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06225/PDO
Location : O/S 169 Portland Road
South Norwood
London
SE25 4UY
Proposal : Installation of water supply apparatus.
Date Decision: 04.01.22

Ward : Woodside
Type: Observations on permitted development

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/00871/FUL
Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Location : 110 Canterbury Road
Croydon
CR0 3HA
Type: Full planning permission

Proposal : Conversion of 110 Canterbury Road from an office into a dwelling and the demolition of existing storage buildings to rear and erection of 4 x 2 storey houses, with other associated alterations.

Date Decision: 14.01.22

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

Level: Delegated Business Meeting

Ref. No. : 21/05601/DISC
Location : Pond House
745 London Road
Thornton Heath
CR7 6FF
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of Condition 18 - Contaminated Land - attached to Planning Permission 16/05856/FUL for Demolition of existing public house and erection of four / five storey mixed use development comprising use within A1 (retail) or B1 (business) on part ground floor and 4 one bedroom, 8 two bedroom, 8 three bedroom flats in remainder of building, formation of part basement storage / plant room and associated parking

Date Decision: 05.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05764/LP
Location : 22 Goldwell Road
Thornton Heath
CR7 6HS
Ward : **West Thornton**
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer.

Date Decision: 11.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05821/GPDO
Location : 6 Limpsfield Avenue
Thornton Heath
CR7 6BE
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.3 metres and a maximum height of 3.64 metres

Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05896/GPDO
Location : 40 Wharfedale Gardens
Thornton Heath
CR7 6LA

Ward : West Thornton
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 2.86 metres and a maximum height of 3.94 metres

Date Decision: 06.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05898/GPDO
Location : 101 Leander Road
Thornton Heath
CR7 6JZ

Ward : West Thornton
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 3.2 metres

Date Decision: 10.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05961/GPDO
Location : 25 Mayfield Road
Thornton Heath
CR7 6DN

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

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.5 metres

Date Decision: 12.01.22

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th January 2022

Level: Delegated Business Meeting

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

17.01.2022 to 28.01.2022

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

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

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

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

Ref. No. :	21/04945/FUL	Ward :	Addiscombe East
Location :	19 Ashburton Road Croydon CR0 6AP	Type:	Full planning permission

Proposal : Alterations to the building at the rear of the site as part of the proposed change of use from storage and leisure into a self-contained dwelling (amended description)

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 28.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/05948/LP	Ward :	Addiscombe East
Location :	11 Green Court Avenue Croydon CR0 7LD	Type:	LDC (Proposed) Operations edged
Proposal :	Conversion from Hip to Gable and erection of rear dormer. Installation of two rooflights.		

Date Decision: 24.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/05982/CONR	Ward :	Addiscombe East
Location :	1A Sherwood Road Croydon CR0 7AF	Type:	Removal of Condition
Proposal :	Application to remove condition 3 (Construction Logistics Plan) from planning application 18/04373/FUL for 'Erection of a two storey two bedroom house with associated landscaping (fronting Sherwood Road) following demolition of existing garage.' The development has already been completed.		

Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00055/DISC	Ward :	Addiscombe West
Location :	Land Adjacent To East Croydon Station And Land At Cherry Orchard Road, Cherry Orchard Gardens, Billington Hill, Croydon.	Type:	Discharge of Conditions
Proposal :	Partial discharge of conditions 3 (Landscaping) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses		

Date Decision: 25.01.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/03732/FUL **Ward : Addiscombe West**
 Location : 130 Addiscombe Court Road **Type: Full planning permission**
 Croydon
 CR0 6TS
 Proposal : Demolition of garage at rear and erection of a detached two bedroom house over three floors, with associated site alterations
 Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05104/FUL **Ward : Addiscombe West**
 Location : 14 Davidson Road **Type: Full planning permission**
 Croydon
 CR0 6DA
 Proposal : Proposed front and rear roof additions, rear extensions including a basement with lightwell to create a new self contained basement flat and converting the rest of the building from a small HMO (C4) to a large HMO for 8 persons (sui generis), with associated site alterations
 Date Decision: 27.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05413/HSE **Ward : Addiscombe West**
 Location : 15 Jesmond Road **Type: Householder Application**
 Croydon
 CR0 6JR
 Proposal : Erection of hip to gable and rear dormer.
 Date Decision: 24.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05436/DISC **Ward : Addiscombe West**
 Location : 41 Clyde Road **Type: Discharge of Conditions**
 Croydon
 CR0 6SY
 Proposal : Discharge of condition 5 (cycle and refuse storage) attached to planning permission ref. 17/05909/FUL for roof and rear extensions to provide additional bedrooms for existing HMO.
 Date Decision: 27.01.22

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05530/DISC **Ward : Addiscombe West**
Location : Ark Blake Academy **Type: Discharge of Conditions**
6 Morland Road
Croydon
CR0 6NA
Proposal : Details pursuant to the discharge of condition 12 (BREEAM certificate) from planning permission '17/03709/FUL for Demolition of existing buildings & erection of a part four/part five storey building to create a 1200 place (900 pupils & 300 6th Form Post-16 Pupils) six form entry secondary school with associated access and landscaping (incorporating a roof top multi use games area (MUGA)'
Date Decision: 21.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05648/HSE **Ward : Addiscombe West**
Location : 2 Albert Terrace **Type: Householder Application**
Dartnell Road
Croydon
CR0 6JA
Proposal : Erection of side/rear infill extension
Date Decision: 20.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05905/LP **Ward : Addiscombe West**
Location : 43 Lower Addiscombe Road **Type: LDC (Proposed) Use edged**
Croydon
CR0 6PQ
Proposal : Proposed change of use of the existing ground floor unit from a shop to a restaurant.
Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06043/LP **Ward : Addiscombe West**
Location : 198 Morland Road **Type: LDC (Proposed) Operations edged**
Croydon
CR0 6NF

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Partial demolition and replacement of existing rear and side infill extensions. Conversion of loft to habitable space and erection of rear dormer, with installation of 2 front facing windows.

Date Decision: 27.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06193/DISC **Ward : Addiscombe West**
Location : Development Site Former Site Of **Type: Discharge of Conditions**
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Proposal : Discharge of Conditions 9 (cleaning and maintenance strategy) and 13 (water network upgrades) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 21.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06197/NMA **Ward : Addiscombe West**
Location : Development Site Former Site Of **Type: Non-material amendment**
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Proposal : Non-material amendment to planning permission ref. 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements to allow for a phased completion of the scheme.

Date Decision: 24.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06291/NMA **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And **Type: Non-material amendment**
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Non Material Amendment (relating to planning approval 17/05046/FUL) for the erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses (as amended by previous NMA's)

Date Decision: 25.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05499/HSE
Location : 25 Brook Road
Thornton Heath
CR7 7RD
Ward : **Bensham Manor**
Type: Householder Application
Proposal : Erection of single storey rear extension, rear dormer window and front roof lights

Date Decision: 20.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05805/FUL
Location : 11 Langdale Road
Thornton Heath
CR7 7PS
Ward : **Bensham Manor**
Type: Full planning permission
Proposal : Erection of single storey side/rear extension. Change of use of resulting building from 3-bed dwelling (Class C3) to provide 6-bed House of Multiple Occupation (HMO).

Date Decision: 19.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05826/LP
Location : 3 Penshurst Road
Thornton Heath
CR7 7EE
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged
Proposal : Conversion of loft to habitable space and erection of two rear dormers and installation of two rooflights to front roof slope.

Date Decision: 17.01.22

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03834/FUL **Ward : Broad Green**
Location : Griffin House Type: Full planning permission
399 London Road
Croydon
CR0 3FH
Proposal : Replacement of cladding, rendered masonry walls, balcony decking and pergola framing with non-combustible materials
Date Decision: 18.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04345/HSE **Ward : Broad Green**
Location : 174 Sumner Road South Type: Householder Application
Croydon
CR0 3LY
Proposal : Erection of a hip to gable roof extension and rear dormer window.
Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04764/FUL **Ward : Broad Green**
Location : 222 - 224 London Road Type: Full planning permission
Croydon
CR0 2TF
Proposal : Construction of first and second floor and roof extensions to create 3 additional flats
Date Decision: 20.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05259/HSE **Ward : Broad Green**
Location : 42 Midhurst Avenue Type: Householder Application
Croydon
CR0 3PR
Proposal : Erection of two storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 24.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05260/LP

Ward : Broad Green

Location : 42 Midhurst Avenue
Croydon
CR0 3PR

Type: LDC (Proposed) Operations
edged

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

Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06037/PA8

Ward : Broad Green

Location : O/S Zodiac Court
London Road
Croydon
CR0 2TF

Type: Telecommunications Code
System operator

Proposal : 19m high Phase 8 3HG street pole and associated 3no. equipment cabinets

Date Decision: 26.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/06055/DISC

Ward : Broad Green

Location : Praise House
145 - 151 London Road
Croydon
CR0 2RG

Type: Discharge of Conditions

Proposal : Discharge of Condition 19 (SUDS) of planning permission reference 17/02181/FUL for
the 'Demolition of the existing buildings and the erection of a mixed use development
comprising 72 flats of up to 9 storeys in height and a community use (D1) and one retail
unit (A3) on the ground floor with associated parking, servicing and landscaping.'

Date Decision: 26.01.22

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Ref. No. : 21/06241/GPDO **Ward : Broad Green**
Location : 14 Miller Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 3JY

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.05 metres

Date Decision: 27.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02428/CAT **Ward : Crystal Palace And Upper**
Norwood
Location : 1A _ 1B Fox Hill Gardens **Type: Works to Trees in a**
Upper Norwood **Conservation Area**
London
SE19 2XB

Proposal : I am applying for ongoing consent for five years for regular maintenance (twice a year) of the trees growing in the gardens of 1A and 1B Fox Hill Gardens along the boundary with 10 Copper Close. I wish to cut back the overhanging growth to the boundary line and to maintain them as a hedge to gutter height.

Date Decision: 25.01.22

Objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02706/HSE **Ward : Crystal Palace And Upper**
Norwood
Location : 76 Harold Road **Type: Householder Application**
Upper Norwood
London
SE19 3SW

Proposal : Alterations to existing boundary wall and fence, new enlarged openings to front and rear of property, addition of 2 new timber frame sash windows, new front door and porch to property at first floor, new external planted store, planting to boundary edge, soft landscaping and erection of outbuilding.

Date Decision: 18.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05147/DISC **Ward : Crystal Palace And Upper Norwood**
Location : 49-51 Beulah Hill **Type: Discharge of Conditions**
Upper Norwood
London
SE19 3DS
Proposal : Partial discharge (Part D) of Condition 24 (Contaminated Land) attached to planning permission ref. 17/03208/FUL for Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats and a 2-storey building (Block C) comprising 3 townhouses with the provision of car parking spaces, cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access

Date Decision: 25.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05319/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 130 Church Road **Type: Full planning permission**
Upper Norwood
London
SE19 2NT
Proposal : Erection of single storey rear extension to the doctors surgery

Date Decision: 20.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05523/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 23 Wakefield Gardens **Type: Householder Application**
Upper Norwood
London
SE19 2NR
Proposal : Conversion of garage to habitable space and erection of front in-fill extension with alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 28.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05533/GPDO

Ward : **Crystal Palace And Upper Norwood**

Location : Georgina Court, 316 Beulah Hill
Upper Norwood
London
SE19 3HF

Type: Prior Appvl - up to two storeys flats

Proposal : Erection of two storey upwards extension to form six self contained flats

Date Decision: 21.01.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05543/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 2 High View Close
Upper Norwood
London
SE19 2DS

Type: Householder Application

Proposal : Proposed conversion of garage with window to front elevation

Date Decision: 19.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05755/TRE

Ward : **Crystal Palace And Upper Norwood**

Location : Empire Court
357 Grange Road
Upper Norwood
London
SE19 3BL

Type: Consent for works to protected trees

Proposal : T5 Oak: 10% thin
T6 Oak: 10% thin
(TPO 27, 1992)

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 17.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05946/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 64 Grecian Crescent **Type: Householder Application**
Upper Norwood
London
SE19 3HH
Proposal : Alterations, erection of hip to gable and rear dormer extension with increased ridge height and provision of 2 rooflights in front roofslope.

Date Decision: 24.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05999/DISC **Ward : Crystal Palace And Upper Norwood**
Location : 130 Church Road **Type: Discharge of Conditions**
Upper Norwood
London
SE19 2NT
Proposal : Details pursuant to the discharge of condition 3 (materials) from planning permission 21/02556/FUL 'Erection of single storey rear extension to the doctors surgery'

Date Decision: 27.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06295/CAT **Ward : Crystal Palace And Upper Norwood**
Location : Normanhurst **Type: Works to Trees in a Conservation Area**
140 Auckland Road
Upper Norwood
London
SE19 2RQ
Proposal : T1 Lime - Pollard back to previous pruning points.
T2 Sycamore - Pollard back to previous pruning points.

Date Decision: 25.01.22

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : Unit C
Redlands
Coulsdon
CR5 2UH
Type: Full planning permission

Proposal : Retrospective application for a change of use from B1b & B1c to Office (Class E(g)(i))
and Storage Space (B8)

Date Decision: 24.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05494/TRE
Location : 48 The Netherlands
Coulsdon
CR5 1ND
Ward : Coulsdon Town
Type: Consent for works to protected trees

Proposal : T1 Beech Tree: Crown Lift to 8m and thin excess growth by 20%.
(TPO no. 52, 2008)

Date Decision: 25.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/06089/HSE
Location : 2 Yew Tree Cottage
Brighton Road
Coulsdon
CR5 3ES
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06094/HSE
Location : 93 Woodcote Grove Road
Coulsdon
CR5 2AN
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey rear/side extension, first floor extension over existing structure
and internal alterations

Date Decision: 28.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/02376/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House Type: Discharge of Conditions
Park Lane
Croydon
CR9 3JS
Proposal : Discharge of condition 33 (lighting 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: 26.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02548/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House Type: Discharge of Conditions
Park Lane
Croydon
CR9 3JS
Proposal : Discharge of conditions 4 (hard and soft landscape details) and 6 (tree protection plan) attached to planning permission 20/04114/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: 26.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02870/ADV **Ward : Fairfield**
Location : 77 - 81 North End Type: Consent to display
Croydon advertisements
CR0 1TJ

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Installation of two fascia, projecting sign and dibond panel

Date Decision: 20.01.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03076/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Discharge of Conditions**
College Road
Croydon, CR0 1PF

Proposal : Part Discharge of condition 47 (co-living details PARTS 3 and 6 ONLY) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 25.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04121/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House **Type: Discharge of Conditions**
Park Lane
Croydon
CR9 3JS

Proposal : Discharge of condition 35 (CCTV) attached to planning permission 20/04114/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: 26.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04324/ADV **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : First Floor Offices
31 George Street
Croydon
CR0 1LB
Type: Consent to display advertisements

Proposal : Installation of internally illuminating projecting sign.

Date Decision: 24.01.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04793/FUL
Location : Unit 2
The Pilton Estate
46 Pitlake
Croydon
CR0 3RY
Ward : **Fairfield**
Type: Full planning permission

Proposal : Change of use to B8 (Storage and distribution use) and Class E(g) (commercial, business and services)

Date Decision: 17.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04931/ADV
Location : Turtle Bay
16 High Street
Croydon
CR0 1GT
Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : Illuminated fascia and projecting signs

1 X NEW PROJECTING SIGN - TO REPLACE EXISTING ONE. TO BE INTERNALLY ILLUMINATED

2 X MENU BOXES TO EXISTING PILASTERS EITHER SIDE OF SHOPFRONT ENTRANCE DOORS. TO BE INTERNALLY ILLUMINATED
Illuminated fascia and projecting signs

Date Decision: 28.01.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05050/DISC
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : Development Site Former Site Of Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF Type: Discharge of Conditions

Proposal : Details pursuant to Condition 13 (suds report) of p.p 19/04764/ful granted for 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: 26.01.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05263/DISC Ward : **Fairfield**
Location : Development Site Former Site Of Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF Type: Discharge of Conditions

Proposal : Details pursuant to Condition 4 (landscaping), 7 (parking) of p.p. 19/04764/ful granted for 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

old planning discharge application number 21/02249/DISC

Date Decision: 28.01.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05607/DISC Ward : **Fairfield**
Location : Development Site Former Site Of Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Discharge of Condition 3 (hours of construction only) pursuant to planning permission 19/04987/FUL.

Date Decision: 25.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06471/OUT
Location : 2 And 4 Kenley Lane
Kenley
CR8 5DE

Ward : Kenley
Type: Outline planning permission

Proposal : Demolition of two residential dwellings and erection of a development comprising a new Doctor's surgery with 25 flats with associated access and parking.

Date Decision: 28.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01177/TRE
Location : 3 Summerswood Close
Kenley
CR8 5EY

Ward : Kenley
Type: Consent for works to protected trees

Proposal : 3. 1 x Ash Tree - Fell to ground level. The tree is overhanging the rear garden of No. 2 (TPO NO.53, 1987)

Date Decision: 25.01.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/04112/TRE
Location : 9 Driftwood Drive
Kenley
CR8 5HT

Ward : Kenley
Type: Consent for works to protected trees

Proposal : Fell Cherry Tree.
(TPO no. 10, 1974)

Date Decision: 25.01.22

Consent Refused (Tree application)

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/04280/TRE
Location : 1 Bader Close
Kenley
CR8 5DQ

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T17 Holly: Sever ivy at base and remove two small shoots at base on E side
T27 Raywood Ash: Reduce crown to former pruning points, leave all internal growth
T35 Sycamore: Reduce defective stem orientated North/East by 5m
G1 Yew, Cherry, Laurel: Cut back from highway footpath and match into sides of crown
T28 Raywood Ash: Reduce crown to former pruning points
T30 Raywood Ash: Reduce crown to former pruning points
T46 Hawthorn: Reduce tree to 8m, Crown.
(TPO 149)

Date Decision: 25.01.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05335/GPDO
Location : 123 Hayes Lane
Kenley
CR8 5JR

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

Proposal : Demolition of the existing conservatory and erection of a single storey rear extension which projects out 4 metres from the rear wall of the original house with an eaves height of 3 metres and a maximum height of 3.7 metres

Date Decision: 17.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05890/LP
Location : 27 Godstone Road
Kenley
CR8 5AJ

Ward : Kenley
Type: LDC (Proposed) Operations edged

Proposal : Erection of loft conversion with dormers in the rear roof slope.

Date Decision: 24.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 72 Virginia Road
Thornton Heath
CR7 8EJ
Type: Householder Application
Proposal : Alterations, erection of single-storey rear extension and front porch extension

Date Decision: 21.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05157/HSE
Location : 158 Norbury Avenue
Thornton Heath
CR7 8AG
Type: Householder Application
Ward : **Norbury Park**
Proposal : Alterations, erection of outbuilding in rear garden for use as a self-contained granny annexe

Date Decision: 25.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05883/HSE
Location : 31 Virginia Road
Thornton Heath
CR7 8EL
Type: Householder Application
Ward : **Norbury Park**
Proposal : Alterations, erection of first-floor side extension.

Date Decision: 19.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05891/HSE
Location : 2 Jerviston Gardens
Norbury
London
SW16 3EL
Type: Householder Application
Ward : **Norbury Park**
Proposal : Replacement of steel-framed single-glazed windows with steel-framed double-glazed windows.

Date Decision: 21.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05960/HSE
Location : 92 Ingram Road
Thornton Heath
CR7 8ED
Proposal : Erection of two-storey side extension

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

Date Decision: 25.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06030/LP
Location : 117 Biggin Hill
Upper Norwood
London
SE19 3HX
Proposal : Conversion of loft to habitable space. Erection of rear dormer. Insertion of two windows to the rear roof slope.

Ward : **Norbury Park**
Type: LDC (Proposed) Operations edged

Date Decision: 21.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02700/HSE
Location : Hilltop Cottage
Pollards Hill East
Norbury
London
SW16 4UU
Proposal : Alterations, erection of two-storey side and part-single/two-storey rear extension

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

Date Decision: 26.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04535/HSE
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 1201 London Road
Norbury
London
SW16 4UY
Type: Householder Application
Proposal : Proposed dropped kerb to the front of the property into a classified road (1201 London Road, SW16 4UY).

Date Decision: 17.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04571/FUL
Location : Bank, 1432 - 1434 London Road
Norbury
London
SW16 4BZ
Type: Full planning permission
Ward : **Norbury And Pollards Hill**

Proposal : Alterations, removal of internal glass partitions, internal self-service machines and counters and external ATM and signage.

Date Decision: 19.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04572/LBC
Location : Bank, 1432 - 1434 London Road
Norbury
London
SW16 4BZ
Type: Listed Building Consent
Ward : **Norbury And Pollards Hill**

Proposal : Alterations, removal of internal glass partitions, internal self-service machines and counters and external ATM and signage.

Date Decision: 19.01.22

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 21/05278/DISC
Location : 17 Norbury Crescent
Norbury
London
SW16 4JS
Type: Discharge of Conditions
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Discharge of Conditions 4 (Refuse and Recycling Stores), Condition 5 (CLP), Condition 6 (Landscaping), 7 (Visibility Splays) and 8 (ECVP) of LPA ref: 21/01386/FUL (Erection of front roof lights and rear dormer and ground floor rear extension and conversion of dwelling into two flats (amended description)).

Date Decision: 21.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05347/FUL **Ward : Norbury And Pollards Hill**

Location : 1509 London Road
Norbury
London
SW16 4AE
Type: Full planning permission

Proposal : Alterations, change of use of ground floor unit from class E(c)(ii) (professional services) to Sui Generis use (hot food takeaway), erection of single-storey rear extension and installation of a plant/extraction system and flue on rear elevation.

Date Decision: 17.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05807/HSE **Ward : Norbury And Pollards Hill**

Location : 5 Craignish Avenue
Norbury
London
SW16 4RN
Type: Householder Application

Proposal : Erection of a single storey side/ rear extension

Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05997/FUL **Ward : Norbury And Pollards Hill**

Location : 152 Norbury Crescent
Norbury
London
SW16 4JZ
Type: Full planning permission

Proposal : Hip to gable and rear dormer roof extensions, a single storey rear extension and conversion of the house into three flats

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 26.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/06106/GPDO
Location : 30 Pollards Hill East
Norbury
London
SW16 4UT

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.96 metres and a maximum height of 4 metres

Date Decision: 21.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06327/CAT
Location : 36 Isham Road
Norbury
London
SW16 4TJ

Ward : Norbury And Pollards Hill
Type: Works to Trees in a
Conservation Area

Proposal : T1 Ash - Fell and treat stump with eco plugs to combat subsidence

Date Decision: 25.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03832/TRE
Location : 9 Shelley Close
Coulson
CR5 2LT

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

Proposal : Oak tree (T1) to have a 10-15% crown thinning to include epicormic growth and dead wood.
(TPO: T4 of 34, 1991)

Date Decision: 25.01.22

Consent Refused (Tree application)

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05934/HSE **Ward : Old Coulsdon**
Location : 18 Coulsdon Court Road **Type: Householder Application**
Coulsdon
CR5 2LL
Proposal : Demolition of existing extension at rear, alterations, erection of single storey rear extension and patio area with steps

Date Decision: 20.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06021/HSE **Ward : Old Coulsdon**
Location : 93 Tollers Lane **Type: Householder Application**
Coulsdon
CR5 1BG
Proposal : Erection of a detached ancillary granny annexe

Date Decision: 19.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02450/FUL **Ward : Park Hill And Whitgift**
Location : 98 Addiscombe Road **Type: Full planning permission**
Croydon
CR0 5PQ
Proposal : Proposed new metal electric sliding gate to front drive way

Date Decision: 21.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04135/LBC **Ward : Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : Water Tower Disused
Water Tower Hill
Croydon
CR0 5SX
Type: Listed Building Consent

Proposal : Structural repairs to masonry including stabilising turrett

Date Decision: 25.01.22

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 21/04496/HSE
Location : 106 Addiscombe Road
Croydon
CR0 5PQ
Type: Householder Application
Ward : **Park Hill And Whitgift**

Proposal : Alterations to front boundary to include erection of retaining wall and steps; formation of hardstanding area (Retrospective Application)

Date Decision: 20.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04819/LP
Location : 8 Delmey Close
Croydon
CR0 5QD
Type: LDC (Proposed) Operations edged
Ward : **Park Hill And Whitgift**

Proposal : Conversion of garage to form a habitable room.

Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05420/HSE
Location : 3 Rowan Gardens
Croydon
CR0 5QP
Type: Householder Application
Ward : **Park Hill And Whitgift**

Proposal : Alterations, demolition of existing garage and erection of two-storey side extension, single-storey side/rear extension and front porch extension.

Date Decision: 26.01.22

Withdrawn application

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 20.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02572/CAT
Location : Wittsend
Promenade De Verdun
Purley
CR8 3LN

Ward : Purley And Woodcote
Type: Works to Trees in a
Conservation Area

Proposal : T1 - Horse Chestnut Tree : Crown Lift over drive to approximately 4m.

Date Decision: 25.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03283/TRE
Location : Purley Dental Practice
21 Foxley Lane
Purley
CR8 3EH

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

Proposal : Five Scotch Pines. Healthy, but overgrow and in need of loping and pruning to preserve health. Some branches overhang the car park.

Date Decision: 25.01.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/03573/FUL
Location : 172 Foxley Lane
Purley
CR8 3NF

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of building to provide 9 residential units, with associated landscaping, parking, cycle, refuse storage and associated works.

Date Decision: 21.01.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Ref. No. : 21/03616/FUL **Ward : Purley And Woodcote**
Location : Cygnus Court **Type: Full planning permission**
850 Brighton Road
Purley
CR8 2FB

Proposal : Replacement of cladding, balcony and terrace decking, balcony soffits and metal feature wall materials with non-combustible materials and external alterations

Date Decision: 18.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03922/TRE **Ward : Purley And Woodcote**
Location : 8 Woodland Way **Type: Consent for works to protected trees**
Purley
CR8 2HU

Proposal : T1 Oak: 3 metre crown reduction up to a max cut size of 25mm.
T2 Oak remove 1 x large dead stem.
T3 Oak to pollard the crown by by 6 meters
This tree is in poor condition and appears to be deteriorating works to encourage somefresh regrowth and perlong the life of the tree
(TPO 31, 1974)

Date Decision: 25.01.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/04101/DISC **Ward : Purley And Woodcote**
Location : Development Site Formere Site Of **Type: Discharge of Conditions**
22 Purley Knoll
Purley
CR8 3AE

Proposal : Discharge of Conditions 4 (SUDS), 6 (Landscaping), 7 (Vehicular access), 8 (Cycle parking and ramp) pursuant to planning permission: 19/03410/FUL dated 30.09.2020
Demolition of existing buildings; Erection of 7no. apartments and 2no. dwellings and associated works

Date Decision: 28.01.22

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Variation of condition 1 (in accordance with approved plans) attached to planning permission ref. 20/00965/CONR for the erection of two buildings to provide 9 residential units (9 x 3 bedrooms) with associated access road, garages, parking, bin and cycle stores, and landscaping.

Date Decision: 20.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04985/HSE

Ward : **Purley And Woodcote**

Location : 3 Rose Walk
Purley
CR8 3LJ

Type: Householder Application

Proposal : Demolition of existing garage and existing pool pump room and sauna. Erection of a new two storey garage and outbuilding to accomodate a pump room and gym.

Date Decision: 26.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05417/HSE

Ward : **Purley And Woodcote**

Location : 19 Grovelands Road
Purley
CR8 4LB

Type: Householder Application

Proposal : Alterations including alterations to land levels at rear and front porch, erection of single storey rear extension and first floor side dormer extension.

Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05490/HSE

Ward : **Purley And Woodcote**

Location : 43 Green Lane
Purley
CR8 3PQ

Type: Householder Application

Proposal : Erection of single storey side and rear extension and conversion of garage into habitable room

Date Decision: 18.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05690/FUL
Location : 33A Foxley Lane
Purley
CR8 3EH
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of existing garage. Erection of a three storey building comprising 4 flats, with associated landscaping and car parking and other site alterations.

Date Decision: 20.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05743/OUT
Location : 41 Woodcrest Road
Purley
CR8 4JD
Ward : **Purley And Woodcote**
Type: Outline planning permission
Proposal : Outline application for demolition of existing dwelling and erection of a 3-4 storey building with accommodation in the roof, comprising 8 flats plus 1 house at the rear (9 units total), with associated vehicular access, undercroft car parking and landscaping. Access, Layout and Scale only.

Date Decision: 21.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05843/LP
Location : 25 Musgrove Close
Purley
CR8 4ES
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Use edged
Proposal : Use of one room as office for running taxi business.

Date Decision: 18.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06001/HSE
Location : 59 Woodside Road
Purley
CR8 4LQ
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Erection of lower ground floor level garden room including associated landscaping works, alterations to land levels, amendments to the front facade and removal of existing rear chimney.

Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06002/HSE
Location : Willow End
3 Badgers Walk
Purley
CR8 3PX
Proposal : Extension to the existing roof of the dwelling house with an increase in height and pitch; erection of a new glazed lobby area and external colonnade.
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 26.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06392/CAT
Location : 20 Silver Lane
Purley
CR8 3HG
Proposal : T1 Beech currently 8m - to reduce to approx 5m in height and reduce to sides match & remove any dead limbs due to poor prior pruning
T2 Beech currently 8m - to reduce to approx 5m in height and reduce to sides match & remove any dead limbs due to poor prior pruning
T3 Conifer currently 7m - to reduce in height by 2-2.5m
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Date Decision: 25.01.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/06645/FUL
Location : Garages Rear Of 31 - 49 Elmfield Way
South Croydon
Ward : **Sanderstead**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Demolition of existing garages and redevelopment of the site to provide 8no. semi-detached dwellings and 1no. detached dwelling, provision of vehicular and pedestrian access, vehicle and cycle parking, landscaping and refuse storage areas.

Date Decision: 27.01.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03341/HSE
Location : 102 Arundel Avenue
South Croydon
CR2 8BH

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of single storey side extension and first floor side extension following demolition of existing rear conservatory extension.

Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05120/FUL
Location : Land Adjoining 7 Heathurst Road
South Croydon

Ward : Sanderstead
Type: Full planning permission

Proposal : Construction a two storey dwelling on land adjacent to 7 Heathurst Road.

Date Decision: 26.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05379/HSE
Location : 33 Arundel Avenue
South Croydon
CR2 8BJ

Ward : Sanderstead
Type: Householder Application

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

Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Ref. No. : 21/05484/DISC **Ward : Sanderstead**
Location : Development Site Former Site Of Type: Discharge of Conditions
11 Briton Hill Road
South Croydon
CR2 0JG

Proposal : Discharge of conditions 5 (Geocellular root protection system), 10 (evcp), 11 (construction logistics plan) and 12 (SUDs strategy) attached to application 20/06509/FUL for demolition of existing chalet style dwelling house and the erection of two pairs of four bed semi's with associated vehicular access, parking, refuse and recycling stores and cycle stores and private amenity space.

Date Decision: 19.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05790/DISC **Ward : Sanderstead**
Location : 89 Hyde Road Type: Discharge of Conditions
South Croydon
CR2 9NS

Proposal : Discharge of condition 5 (Construction Logistics Plan) for Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage dated 22.02.2021

Date Decision: 28.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05818/LP **Ward : Sanderstead**
Location : 34 Norfolk Avenue Type: LDC (Proposed) Operations
South Croydon edged
CR2 8BN

Proposal : Installation of roof lights on front roof slope, erection of gable end roof extension and dormer extension on rear roof slope

Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05991/HSE **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 37 Langley Oaks Avenue
South Croydon
CR2 8DL
Type: Householder Application
Proposal : Erection of single storey rear extension

Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06003/HSE
Location : 61 Rectory Park
South Croydon
CR2 9JR
Type: Householder Application
Ward : **Sanderstead**
Proposal : Demolition of conservatory and part of building, external alterations, alterations to roof including enlargement of roof incorporating a barn hip roof extension at side and a dormer extension on the rear roof slope, erection of single storey side and rear extensions

Date Decision: 25.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06033/LP
Location : 3 Wisborough Road
South Croydon
CR2 0DR
Type: LDC (Proposed) Operations edged
Ward : **Sanderstead**
Proposal : Erection of first floor side dormer roof extension, alterations to front porch and internal conversion of garage into kitchen.

Date Decision: 21.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06177/GPDO
Location : 12 Field Close
South Croydon
CR2 9BH
Type: Prior Appvl - Class A Larger House Extns
Ward : **Sanderstead**
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 2.8 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 27.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03494/LP

**Ward : Selsdon And Addington
Village**

Location : 20 Crest Road
South Croydon
CR2 7JQ

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with hip-to-gable, rear dormer extension and velux window.

Date Decision: 25.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04050/HSE

**Ward : Selsdon And Addington
Village**

Location : 52 Farley Road
South Croydon
CR2 7ND

Type: Householder Application

Proposal : Demolition of existing conservatory and side entrance, erection of a single-storey rear extension and single-storey side extension.

Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04391/HSE

**Ward : Selsdon And Addington
Village**

Location : 157 Selsdon Park Road
South Croydon
CR2 8JJ

Type: Householder Application

Proposal : Conversion of garage to habitable room; erection of a single-storey side/rear extension.

Date Decision: 25.01.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 157 Sundale Avenue
South Croydon
CR2 8RS
Type: Householder Application
Proposal : Erection of a single storey rear extension

Date Decision: 24.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05261/HSE
Location : 8 Osprey Gardens
South Croydon
CR2 8TB
Type: Householder Application
Ward : **Selsdon Vale And Forestdale**
Proposal : Demolition and erection of a single storey side and rear extension

Date Decision: 28.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02940/FUL
Location : 2 Mayo Road
Croydon
CR0 2QP
Type: Full planning permission
Ward : **Selhurst**
Proposal : Demolish existing house and rebuild to convert to 2 x 3 bedroom flats and 3 studio flats

Date Decision: 25.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03619/DISC
Location : Ye Olde Clocktower Public House
35 Whitehorse Road
Croydon
CR0 2JG
Type: Discharge of Conditions
Ward : **Selhurst**
Proposal : Details pursuant to the discharge of conditions 1 (materials), 2 (landscaping, land levels, balconies), 3 (CLP) and 8 (contaminated land) from planning permission 19/01026/FUL for 'Retention and extension of the existing Pub (A3) on the ground floor; extension of the first floor residential unit and the erection of two additional floors for residential use (C3) providing a total of 5 No. 2 bedroom flats; associated works.'

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 20.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04886/FUL **Ward : Selhurst**
Location : 73 St Saviour's Road **Type: Full planning permission**
Croydon
CR0 2XF
Proposal : Conversion of dwellinghouse into two (2) self-contained dwellings with associated amenity, cycle parking and waste storage spaces, Erection of single-storey rear/side extension (following demolition of existing addition), and Alterations

Date Decision: 27.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05338/CONR **Ward : Selhurst**
Location : Ye Olde Clocktower Public House **Type: Removal of Condition**
35 Whitehorse Road
Croydon
CR0 2JG
Proposal : Variation of condition 11 (approved plans) from planning permission 19/01026/FUL for 'Retention and extension of the existing Pub (A3) on the ground floor; extension of the first floor residential unit and the erection of two additional floors for residential use (C3) providing a total of 5 No. 2 bedroom flats; associated works' to provide an alternative ground floor layout and changes to the elevations, with other minor site alterations

Date Decision: 20.01.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05889/FUL **Ward : Selhurst**
Location : Unit 18 **Type: Full planning permission**
Tait Road Industrial Estate
Tait Road
Croydon
CR0 2DP
Proposal : Change of use from Class E(g) (light industrial) to mixed use Class B8 (Storage and distribution use) and Class E(g) (commercial, business and services).

Date Decision: 20.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/06149/GPDO
Location : 8 Gladstone Road
Croydon
CR0 2BQ

Ward : Selhurst
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.7 metres

Date Decision: 27.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02212/FUL
Location : 34 Woodmere Avenue
Croydon
CR0 7PB

Ward : Shirley North
Type: Full planning permission

Proposal : Demolition of the existing property and the erection of two storey terraced houses with accommodation in the roof space, comprising six dwellings with six off street car parking spaces.

Date Decision: 21.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04835/HSE
Location : 47 Wickham Avenue
Croydon
CR0 8TZ

Ward : Shirley North
Type: Householder Application

Proposal : Erection of a single storey rear extension including enlarged rear patio.

Date Decision: 18.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05637/LP

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 12 Woodland Way
Croydon
CR0 7UB
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single-storey side extension (following demolition of existing outbuilding in side garden) and dormer to east-facing (side) roofslope, and Alteration to rear fenestration involving replacement of window opening with glazed door opening (Lawful Development Certificate - Proposed)

Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05685/HSE
Location : 165 The Glade
Croydon
CR0 7UL
Ward : **Shirley North**
Type: Householder Application
Proposal : Erection of single-storey rear extension.

Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05776/HSE
Location : 34 Wickham Avenue
Croydon
CR0 8TY
Ward : **Shirley North**
Type: Householder Application
Proposal : Erection of two storey side extension, single storey front extension, single storey rear extension and internal alterations.

Date Decision: 25.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05820/HSE
Location : 40 Tower View
Croydon
CR0 7PU
Ward : **Shirley North**
Type: Householder Application
Proposal : Erection of single storey rear extension and first floor side extension; use of existing garage as a habitable room.

Date Decision: 24.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05864/HSE
Location : 3 Barnfield Avenue
Croydon
CR0 8SF
Ward : **Shirley North**
Type: Householder Application
Proposal : Part one, part two storey side and rear extension, first floor side extension and two storey side and front extension, roof extension with rear dormer window, including associated alterations.

Date Decision: 20.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06128/LP
Location : 34 Spring Lane
South Norwood
London
SE25 4SU
Ward : **Shirley North**
Type: LDC (Proposed) Operations edged
Proposal : Erection of single-storey rear extension

Date Decision: 24.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06453/LP
Location : 7 Mead Way
Croydon
CR0 8BQ
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged
Proposal : Erection of single storey rear extension.

Date Decision: 26.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04141/HSE
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 18 Lime Tree Grove
Croydon
CR0 8AU
Type: Householder Application

Proposal : Conversion of existing garage to habitable room. Alterations and erection of a two storey side/rear extension.

Date Decision: 20.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04595/LP
Location : 9 Shirley Church Road
Croydon
CR0 5EF
Type: LDC (Proposed) Operations edged
Ward : Shirley South

Proposal : Side dormer extension, roof extension and 4x rooflights to facilitate a loft conversion.

Date Decision: 20.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05318/HSE
Location : 18 Lime Tree Grove
Croydon
CR0 8AU
Type: Householder Application
Ward : Shirley South

Proposal : Single-storey side/rear extension, extension and conversion of existing garage.

Date Decision: 20.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05687/HSE
Location : 15 Worcester Close
Croydon
CR0 8HT
Type: Householder Application
Ward : Shirley South

Proposal : Proposed single storey rear, two storey side and front porch extension and garage conversion, with internal and external alterations and demolitions to facilitate the works.

Date Decision: 27.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/06061/HSE
Location : 133 Shirley Way
Croydon
CR0 8PN
Ward : Shirley South
Type: Householder Application
Proposal : Erection of single-storey rear/side extension following demolition of conservatory.
Conversion of garage to habitable room.

Date Decision: 21.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03754/FUL
Location : 7 Ledbury Road
Croydon
CR0 1EP
Ward : South Croydon
Type: Full planning permission
Proposal : Erection of a new single storey dwelling at the rear of the site

Date Decision: 18.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03335/DISC
Location : 15A Campden Road
South Croydon
CR2 7EQ
Ward : South Croydon
Type: Discharge of Conditions
Proposal : Discharge of Condition 6 (Construction Logistics Plan) attached to planning permission ref. 19/04297/FUL for erection of two/three storey building with accommodation at roof and basement level to provide five residential units with associated car parking, cycle, refuse storage and landscaping.

Date Decision: 21.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03766/DISC
Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : 27 Haling Park Road
South Croydon
CR2 6NJ
Type: Discharge of Conditions

Proposal : Discharge Condition 4 (Materials) attached to planning permission ref. 20/05973/CONR for Variation of condition 1 attached to planning permission ref. 19/01254/FUL (Demolition of existing dwelling and the erection of 9 flats. Provision of associated parking, landscaping and refuse store)

Date Decision: 26.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04096/HSE
Location : 25 Manor Way
South Croydon
CR2 7BT
Ward : **South Croydon**
Type: Householder Application

Proposal : Alterations and erection of a lower ground, ground and first floor rear extension; Conversion of garage to habitable room.

Date Decision: 26.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05192/FUL
Location : Flat 3, 62 Coombe Road
Croydon
CR0 5SG
Ward : **South Croydon**
Type: Full planning permission

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

Date Decision: 27.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05510/HSE
Location : 42 Bynes Road
South Croydon
CR2 0PR
Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of a single storey outbuilding in the rear garden

Date Decision: 18.01.22

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Date Decision: 21.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00082/NMA
Location : Montello Apartments
23 South Park Hill Road
South Croydon
CR2 7DZ

Ward : **South Croydon**
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 20/03992/FUL for the erection of two, 3 bedroom semi-detached houses to the rear of the existing building. Redesign of the communal garden. Provision of new bin & bike store.

Date Decision: 19.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03548/FUL
Location : 23A High Street
South Norwood
London
SE25 6EZ

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

Proposal : Rear roof extension on the second floor level to accommodate a new studio flat, including other minor alterations to the building

Date Decision: 19.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03986/HSE
Location : 43 Sunny Bank
South Norwood
London
SE25 4TJ

Ward : **South Norwood**
Type: Householder Application

Proposal : Erection of an outbuilding at the rear of property.

Date Decision: 25.01.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Level: Delegated Business Meeting

Ref. No. : 21/04020/LBC
Location : Stanley Hall
South Norwood Hill
South Norwood
London
SE25 6AB

Ward : **South Norwood**
Type: Listed Building Consent

Proposal : Alterations, external repair works to assembly hall parapet and dumbwaiter lift shaft, cupola, clock tower and lobby ceiling, gallery roof, ventilation works to assembly hall, repair works to external ramp and provision of handrails, window refurbishment, internal repairs including accessibility and circulation improvements, provision of hearing loops, refurbishment of WCs, automation of internal doors and installation of internal door to auditorium, internal reconfiguration including installation of bar, fitted bench and counter, provision of mezzanine floor with access door and internal door and steps, mechanical, plumbing and electrical works including installation of radiators, fans and replacement lighting and fire safety upgrades.

Date Decision: 21.01.22

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 21/04478/HSE
Location : 16 Howden Road
South Norwood
London
SE25 4AS

Ward : **South Norwood**
Type: Householder Application

Proposal : Erection of a single/two-storey rear extension involving excavation to form partial basement level and ground floor roof terrace (following demolition of existing rear addition), Erection of a hip-to-gable end extension to side roofslope and dormer extension to rear roofslope, Alterations to forecourt involving soft landscaping, provision of bin stores, changes to uneven ground level and hard landscaping to provide two (2) vehicle parking space, and Alterations to interior and exterior spaces/surfaces

Date Decision: 18.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05481/LBC
Location : Stanley Hall
South Norwood Hill
South Norwood
London
SE25 6AB

Ward : **South Norwood**
Type: Listed Building Consent

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Interior alterations, internal refurbishment works to Assembly Hall, including installation of performance quality sprung floor and underfloor heating.

Date Decision: 21.01.22

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 21/01336/TRE
Location : 55 Ross Road
South Norwood
London
SE25 6SB
Ward : **Thornton Heath**
Type: Consent for works to protected trees

Proposal : T1 Lime tree - Crown thin by 25% and remove deadwood
T2 Horse Chestnut multi stemmed - Crown thin by 25% and remove deadwood
T3 Ash tree - Crown thin by 25% and remove deadwood
(TPO 9, 1980)

Date Decision: 25.01.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/05529/HSE
Location : 28 Kitchener Road
Thornton Heath
CR7 8QL
Ward : **Thornton Heath**
Type: Householder Application

Proposal : Demolition of existing lean-to, erection of ground floor side infill extension, and alterations.

Date Decision: 17.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05916/LP
Location : 10 Michael Road
South Norwood
London
SE25 6RL
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations edged

Proposal : Conversion of loft to habitable space and erection of rear dormer. Erection of single storey rear extension. Installation of three velux windows.

Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06186/GPDO
Location : 86 Camden Gardens
Thornton Heath
CR7 8AY

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

Proposal : Erection of single-storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 27.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/01587/FUL
Location : 60 - 62 Southbridge Road
Croydon
CR0 1AE

Ward : Waddon
Type: Full planning permission

Proposal : Change of use and division of unit from 1 x retail unit (Class Ea) to 1 x takeaway (Sui Generis) and 1 x restaurant/takeaway (Class Eb/Sui generis)

Date Decision: 21.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04706/HSE
Location : 7 Siddons Road
Croydon
CR0 4JR

Ward : Waddon
Type: Householder Application

Proposal : Erection of single storey side/rear extension and first floor rear extension.

Date Decision: 28.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04707/HSE
Location : 7 Siddons Road
Croydon
CR0 4JR

Ward : Waddon
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Location : Makro
Peterwood Way
Croydon
CR0 4UQ
Type: Non-material amendment

Proposal : Non material amendment to planning permission 21/01092/FUL for 'Erection of a canopy to the west elevation of the building' to change the position of the canopy as well as the addition of a new bridge between the existing canopy and building.

Date Decision: 28.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06056/GPDO

Ward : Waddon

Location : 23 Eland Road
Croydon
CR0 4LJ

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 2.7 metres

Date Decision: 21.01.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/04743/DISC

Ward : Woodside

Location : Development Site At
113 - 121 Portland Road
South Norwood
London
SE25 4UN

Type: Discharge of Conditions

Proposal : Discharge of Condition 1 - External Facing Materials - Attached to Planning Permission Ref 18/06013/CONR for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear; provision of associated parking, provision of associated refuse and cycle storage

Date Decision: 24.01.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st January 2022

Proposal : Conversion of first floor flat into two self-contained flats facilitated by rear roof extension and external alterations

Date Decision: 19.01.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04445/DISC

Ward : **West Thornton**

Location : Clermont House
280 Thornton Road
Croydon

Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (Lighting) attached to planning permission ref. 18/03278/FUL for demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping)

Date Decision: 20.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05751/LP

Ward : **West Thornton**

Location : 86 Silverleigh Road
Thornton Heath
CR7 6DW

Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer roof extension, rooflights in the front roof slope and single storey rear extension.

Date Decision: 17.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05815/LP

Ward : **West Thornton**

Location : 6 Limpsfield Avenue
Thornton Heath
CR7 6BE

Type: LDC (Proposed) Operations edged

Proposal : Hip to gable loft conversion erection of dormer to the rear roof and roof lights to the front slope.

Date Decision: 20.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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