

# 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, 28 April 2022** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 20 April 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 record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

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

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

If you require any assistance, please contact  
Jayde Watts 020 8726 6000 x52729  
Tariq Aniemeka-Bailey 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 - 10)**

To approve the minutes of the meeting held on Thursday 7 April 2022 as an accurate record.

### **3. Disclosure of Interest**

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider in advance of each meeting whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer in good time before the meeting.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

**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 11 - 12)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 13 - 16)**

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

**6.1 6.1 21/01208/FUL - 34A, 34B and Rear of 34 Arkwright Road South Croydon CR2 0LL (Pages 17 - 50)**

Demolition of 2 dwellings and erection of a 3/4 storey building comprising 19 flats with associated car parking, cycle and refuse storage and landscaping. Alterations to existing vehicular access/road.

Ward: Sanderstead

Recommendation: Grant permission

**6.2 6.2 21/03703/FUL - 18 Rectory Park, South Croydon CR2 9JN (Pages 51 - 74)**

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

**6.3 6.3 20/02863/FUL - 270 Selsdon Road, South Croydon, CR2 7AA (Pages 75 - 106)**

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

Ward: South Croydon

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 107 - 182)**

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 28 March 2022 and 15 April 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, 7 April 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, Gareth Streeter,  
Scott Roche, Ian Parker and Lynne Hale

### PART A

13/22 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 24 March 2022 be signed as a correct record.

14/22 **Disclosure of Interest**

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

15/22 **Urgent Business (if any)**

There was none.

16/22 **Development presentations**

There were none.

17/22 **Planning applications for decision**

18/22 **21/03908/FUL - 66 Pollards Hill North, Norbury, SW16 4NY**

Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with

associated landscaping, refuse and recycling storage and cycle and car parking.

Ward: Norbury and Pollards Hill

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

Ms Margaret Robson spoke against the application.

*Mr Simon Erland was unable to attend the Planning Committee meeting in time to speak in objection to the application. The Chair used his discretion to allow another resident (Ms Margaret Robson) to read out Mr Erlands' written statement to the committee in his absence.*

Mr Richard Quelch & Mr Alex Wythe spoke in support of the application.

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

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

The motion to grant the application was taken to a vote and carried with four Members voting in favour, four Members voting against and one Member abstained their vote.

The chair used his casting vote to vote in favour of the application.

The Committee **RESOLVED** to **GRANT** the application for the development at 66 Pollards Hill North, Norbury.

19/22      **21/05562/FUL - 48 Maberley Road, Upper Norwood, London, SE19 2JA**

Demolition of existing dwelling house and construction of new replacement building comprising 8 residential flats with associated cycle parking, waste stores and landscaping.

Ward: Crystal Palace and Upper Norwood

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

Mr Jon Head spoke against the application.

Mr Chris Scarr spoke in support of the application.



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

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

Councillor Fraser proposed the motion to refuse the application due to the proposed development by reason of its height, depth, scale and mass would represent an overdevelopment of the site which would have a harmful impact on the amenities of adjoining occupiers by reason of overlooking and its overbearing nature. This was seconded by Councillor Hale.

The motion to refuse the application was taken to a vote and carried with seven Members voting in favour, no Members voting against and two Members abstaining their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at 48 Maberley Road, Upper Norwood, London.

20/22 **Items referred by Planning Sub-Committee**

There were none.

21/22 **Other planning matters**

There were none.

22/22 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8.04 pm

**Signed:**

**Date:**

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

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

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

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

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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

## **8. BACKGROUND DOCUMENTS**

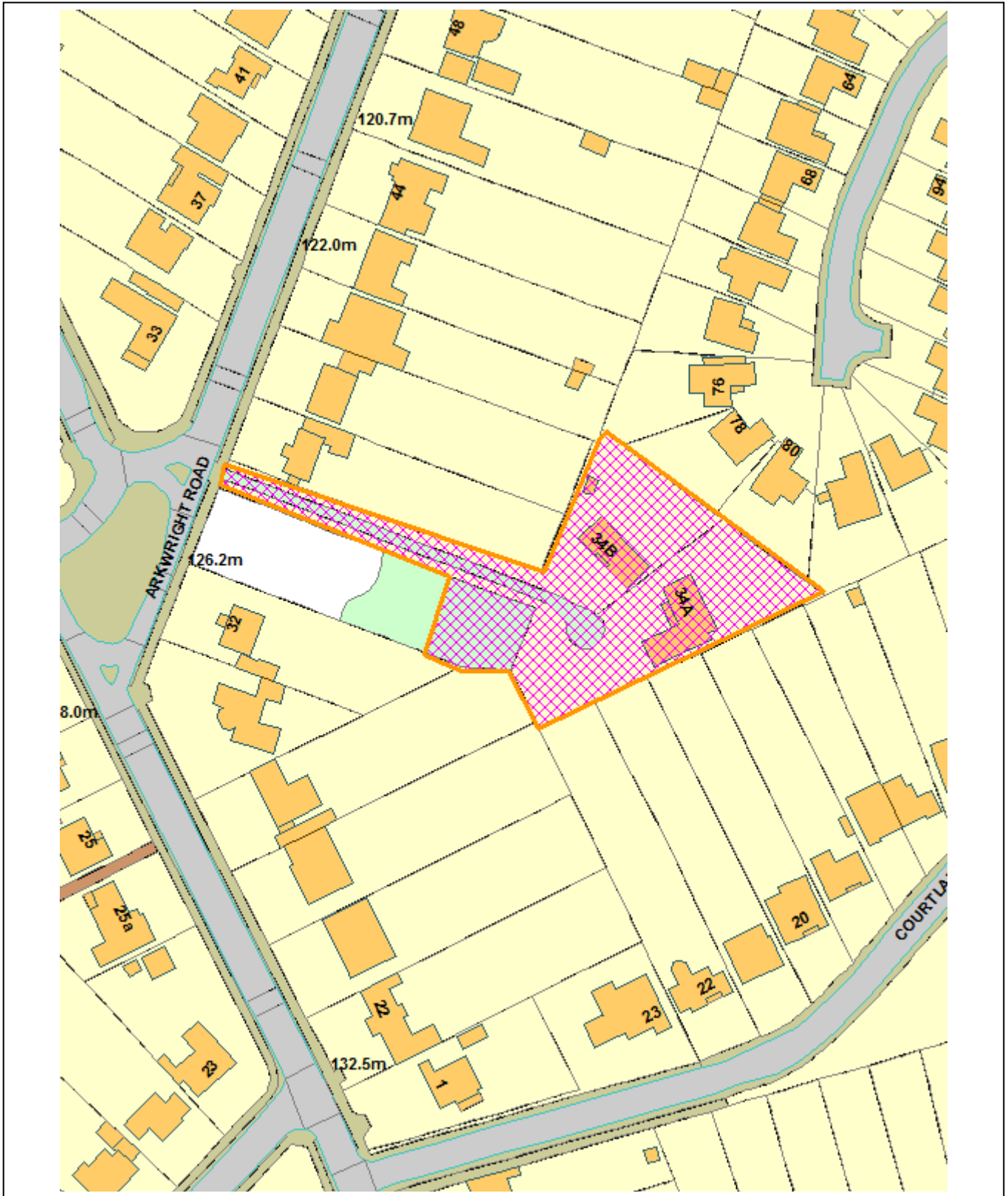
- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application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

## **9. RECOMMENDATION**

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

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**1.0 APPLICATION DETAILS**

Ref: 21/01208/FUL  
 Location: 34A, 34B and Rear of 34 Arkwright Road South Croydon CR2 0LL  
 Ward: Sanderstead  
 Description: Demolition of 2 dwellings and erection of a 3/4 storey building comprising 19 flats with associated car parking, cycle and refuse storage and landscaping. Alterations to existing vehicular access/road.  
 Drawing Nos: 20-540-P01A; P02A; P03E; P04A; P05A; P06E; P07E; P08E; P09F; P10D; P11E; P12E; P13E; P14E; P24E; P25A; P25B0400/21/B/1D  
 Agent: N/A  
 Applicant: Mr Martyn Avery, Chartwell Property Group  
 Case Officer: Yvette Ralston

	<b>1 bed</b>	<b>2 beds</b>	<b>3 bed</b>	<b>TOTAL</b>
<b>Existing</b>	0	0	2	<b>2</b>
<b>Proposed Market housing</b>	2	2	9	<b>13</b>
<b>Proposed London Affordable Rent</b>	1	2	1	<b>4</b>
<b>Proposed London Living Rent</b>	1	0	1	<b>2</b>
<b>Total proposed</b>	<b>4</b>	<b>4</b>	<b>11</b>	<b>19</b>

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
19	38

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

- Objections above the threshold in the Committee Consideration Criteria
- Referral to committee from Cllr Tim Pollard

**2.0 RECOMMENDATION**

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

- Affordable housing – 6 units on site plus review mechanisms.
- Sustainable transport contribution of £28,500
- Carbon offset contribution of £46,000
- Air quality contribution of £1,900

- Local employment and training (construction phase) contribution of c.£12,500 plus Local Employment and Training Strategy
- S.278 agreement to secure highways works
- Monitoring fee
- Payment of the Council's reasonable legal costs.

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

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

#### Pre-commencement

3. Submission of Construction Logistics Plan
4. Construction Environmental Management Plan for Biodiversity

#### Prior to above ground works

5. Submission of materials and design details
6. Landscaping in accordance with plans including specification of mature trees to be planted on the rear boundary, details of retaining wall; submission of details of child play and communal amenity space details
7. Submission of final SUDS details
8. Submission of an Air Quality Dust Risk Assessment (AQDRA)

#### Pre-occupation

9. Wildlife sensitive lighting design scheme
10. Submission of a Delivery and Servicing Plan
11. Detail of cycle store layout
12. Secure by Design accreditation

#### Compliance

13. Obscure glazing on flank windows above ground floor level (unit 10)
14. Compliance with bin store layout
15. Compliance with Arboricultural Assessment and Tree Protection Plan
16. Compliance with Ecological Appraisal recommendations
17. Compliance Fire Statement
18. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines and installation of EVCPs at 20% active and 80% passive
19. Development in accordance with accessible homes requirements (units 3 and 4 M4(3) and the rest M4(2))
20. Compliance with energy assessment

21. Water use target of 105l/p/d
22. Noise from mechanical equipment to not exceed background noise
23. Internal acoustic standards
24. Light pollution to not cause a nuisance to local residents
25. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Thames Water advice
4. Code of practice for Construction Sites
5. Highways informative in relation to s278 and s38 works required
6. Compliance with Building/Fire Regulations
7. Construction Logistics Informative
8. Refuse and cycle storage Informative
9. Inclusion of ultra-low NOx boilers
10. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

#### **Proposal**

- 3.1 Full planning permission is sought for the demolition of the two dwellings on the site and the erection of a replacement building of 3 storeys plus lower ground floor at the rear comprising 19 flats. Affordable housing would be provided on site. 19 car parking spaces are proposed along with 38 long stay cycle parking spaces, communal and private amenity space, play space and hard and soft landscaping. The existing access road leading to the backland site would be upgraded.



- 3.2 During the assessment of the application, amendments to the scheme have been made and these have comprised predominantly changes to the materiality. A protruding lift overrun was also removed from the roof and tweaks



were made to the proposed landscaping. No other changes to the mass, form, overall design approach or unit mix were made.

### **Site and Surroundings**

- 3.3 The application site is a backland site to the south of Rectory Park. The site comprises 2 dwellings (34A and 34B Arkwright road) and part of the rear garden of 34 Arkwright Road (which hosts a flatted block of 7 units). The land to the rear of 34 Arkwright Road is separated from the amenity space of number 34 by a fence and is currently unused. The existing properties on the site are 2 storey brick/render buildings with attached garages. The site is accessed via a vehicular pathway from Arkwright Road.
- 3.4 . The surrounding area is suburban in character, comprising detached dwellings and flatted blocks. There are some trees on the site boundaries, none of which are protected by TPOs. The site has a Public Transport Accessibility Level (PTAL) of 1a.



*Aerial view of site*

### **Planning History**

- 3.5 Site history at 34A, 34B and 34 Arkwright Road is set out below.
- 19/03643/OUT: Demolition of existing dwellings. Erection of a three/four storey building comprising 23 flats (6 x 1 bedroom, 14 x 2 bedroom and 3 x 3

bedroom units). Alterations to existing vehicular access/road and creation of parking area, amenity space, cycle and refuse storage – application withdrawn 06.11.2019

### 3.6 Pre-application history on the site:

- 20/00149/PRE: Proposed demolition of existing houses. Erection of block comprising 21 flats with associated access, parking, landscaping

### 3.7 Site history at 34 Arkwright Road is set out below. The rear part of the amenity space of number 34 forms part of the application site. The development itself at number 34 is separate.

- 18/00749/FUL: Demolition of existing building: erection of a two-storey building with accommodation in roof space comprising 6 two bedroom and 1 three-bedroom flats: formation of associated access and provision of 7 parking spaces, cycle storage and refuse store. – permission granted 28.09.2018
- 19/04165/CONR: Section 73 application seeking to vary conditions 1 (Approved drawings), 3 (Refuse/Cycles/Boundary/Floor levels etc -(Refuse storage and Cycle storage only), 7 (CO2 Emissions) and 12 (Provision of M4(2) and M4(3) units) attached to 18/00749/FUL For the demolition of existing building: erection of a two storey building with accommodation in roof space comprising 6 two bedroom and 1 three bedroom flats: formation of associated access and provision of 7 parking spaces, cycle storage and refuse store. – permission granted 18.05.2020

## 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 19 residential units would make a positive contribution to housing delivery.
- 28% affordable housing (by habitable room, 32% by units) is proposed (6 units on the ground floor) of which 4 would be London Affordable Rent and 2 London Living Rent.
- The proposal includes a mix of different sized units including 58% 3-bed units and provides a decent quality of accommodation for residents.
- The design and appearance of the development is of a high quality and would be a positive contribution to the character of the area. A high quality landscaping scheme is proposed.
- The proposed development would not have an unacceptable impact on neighbouring properties' living conditions.
- The access arrangements have been scrutinised and would not have an unacceptable impact on highway safety.
- 19 car parking spaces would be provided on site, which strikes an appropriate balance between avoiding parking stress on surrounding roads and encouraging sustainable modes of transport. Cycle parking is also proposed.
- Suitable planning obligations and conditions have been recommended.

## 5.0 CONSULTATIONS

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

5.2 Comments from external consultees have been received as follows:

### Lead Local Flood Authority

5.3 No objection subject to appropriate conditions. More detail is provided in paragraphs 8.71-8.74 of this report.

### Ecology

5.4 No objection subject to conditions securing biodiversity mitigation and enhancement measures. More detail is provided in paragraphs 8.52-8.56 of this report.

### Building Control (Fire safety)

5.5 No objection. More detail is provided in paragraph 8.29 of this report.

### Energy and sustainability

5.6 No objection subject to S106 contribution for carbon offsetting. More detail is provided in section 8.75 of this report.

### Thames Water

5.7 No objection subject to conditions / informatives:

- The applicant must follow the sequential approach to the disposal of surface water.
- The applicant must demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer and apply for a Groundwater Risk Management Permit.
- A Piling Method Statement must be submitted as the development is located within 15 metres of a strategic sewer.

### Designing out Crime

5.8 No objection subject to a condition requiring the applicant to achieve Secure by Design Accreditation, considering the following suggestions:

- The access road should be gated to avoid anti-social behaviour
- Doors to cycle and bin stores should lock automatically when shut
- Outdoor seating should be removable so it can be moved in case it causes anti-social behaviour
- Lighting should achieve BS5489



- Use of appropriate security products for doors and windows, Defensible space in front of windows, and Communal doors should sit no more than 600mm recessed into the building to reduce areas that can be used to congregate

*Officer response: a gate at the bottom of the access lane is not considered suitable. The other suggestions are achievable as part of Secured by Design accreditation.*

### Pollution Control

5.9 No objection subject to conditions as follows:

- The noise level from air handling units, mechanical plant, or other fixed external machinery should not increase the background noise level when measured at the nearest sensitive residential premises
- The 'good' standard for acoustic design criteria under the British Standards Institute BS8233:2014 must be achieved in living rooms and bedrooms
- Adherence to the requirements of Croydon Council's Interim Policy Guidance on Air Quality
- Observe the Council's Code of Practice regarding 'Control of Pollution and Noise from Demolition and Construction Sites'
- Submission of a Construction Environmental Management Plan (to include control of noise and dust from construction and demolition activities) and a construction logistics plan (CLP)
- Submission of an Air Quality Dust Risk Assessment (AQDRA)
- Submission of a Delivery and Servicing Plan
- Light from the proposed illuminations should not cause a nuisance to local residents
- Inclusion of ultra-low NOx boilers

## **6.0 LOCAL REPRESENTATION**

6.1 The application was publicised by 26 letters of notification to neighbouring properties. A site notice was displayed and a press notice was published in the Croydon Guardian on 08.04.21.

6.2 The number of representations received in response to the consultation are as follows.

6.3 No of individual responses: 213; Objecting: 213; Supporting: 0

6.4 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.

<b>Objection</b>	<b>Officer comment</b>
<b>Character and design</b>	
Overdevelopment. Fails to respect local development pattern and dominates the plot	Addressed below in this report

Incongruous in this setting	
Scale and massing out of proportion, overbearing	
Not in keeping with the character of the area – modern design, appearance, flat roof and materials. Do not like the metal cladding	It does not replicate the design in the area but is complementary and appropriate to its context.
There is nothing of this scale and design in the local area. Other intensifications are more in keeping	
Will be visible from Ridge Langley, Selsdon Road and Croham Hurst due to its elevated position	It may be visible but it is not overbearing and the design is of a high quality.
Design is not 'sympathetic and faithful' or 'contemporary reinterpretation'. If it is meant to be 'innovative and original' it does not work due to amenity impacts and will not enhance the neighbourhood.	The high quality design is contemporary and is considered to be an enhancement.
<b>Transport and Highways impacts</b>	
Poor access to public transport so will result in pressure on local roads and infrastructure	Addressed below in this report
The 412 bus is not frequent and the area is not accessible	
Insufficient on-site parking will lead to increased vehicle parking on Arkwright Road	
No visitor parking provided	Visitor parking is not a policy requirement
The 1m pedestrian path is within the road / there is no pedestrian path. This is unsafe.	Addressed below in this report
Entrance on a small mini roundabout would be dangerous	
Access and turning for emergency, commercial and refuse vehicles difficult	
Will be congestion on and near the access road	
The access road is not adequate width for cars to pass each other	
Swept paths do not show vehicles turning right as they leave	
Extra traffic will impact on children travelling to and from Ridgeway Primary School	
Alterations to the access junction (reduced width of central island) to allow vehicles to turn right when exiting the site will be detrimental to highway and would require removal of screen planting at 34 Arkwright Road.	
3 roads meet here and there is a small one way system. New flats will create more traffic and overspill parking	

The Stage 1 road safety audit refers to the previous withdrawn scheme on this site so is not valid in relation to this proposal	
The documents in the Transport note refer to both a bell mouth junction and a 4.8m wide junction; a simple crossover is not safe in terms of sightlines etc.	
<b>Neighbouring amenity</b>	
76, 78, 80 Ridge Langley – these properties have shallow gardens and the flats will allow overlooking to rear habitable rooms and patios from the windows and balconies of the block. There is no / minimal hedge at the boundary and insufficient separation distance. Loss of daylight and sunlight, loss of views as there will no longer be a gap between the 2 houses. Risk of crime. These properties are at a lower land level.	Addressed below in this report
36 Arkwright Road - Noise from the road and loss of privacy	
Madeline House - Loss of view and daylight from rear balconies of and more people using the access road	
28 Arkwright Road – Building will be c.10-15m closer than the existing building and the front windows and balconies will overlook the house and garden	The separation distance to this property would be over 70m so no amenity concerns are raised
Noise	Addressed below in this report
Pollution (cars)	
Light pollution from artificial lights	To be controlled by condition
Loss of privacy and views	Addressed below in this report
Increased number of residents (up to 73) will be disruptive	
Overlooking from balconies	
No info on shadowing of neighbouring properties	Overshadowing of gardens to 78-80 Ridge Langley has been assessed. Addressed below in this report
Similar situation to the appeal at R/O 36/44 Arkwright Road (ref 07/00405/P) and appeal decision (ref App/L5240/A/07/2042850) regarding overlooking to properties on Ridge Langley which concluded that hedges are not sufficient screening.	This appeal refers to a scheme for 5 new backland houses in a row at the rear of 36-44 Arkwright Road. This would have introduced a new row of houses in

	<p>proximity to properties on Ridge Langley. The appeal was dismissed on amenity grounds. In this case, the backland houses are already present. It is also important to note that this application and appeal decision pre dates the adoption of the current development plan</p>
<b>Trees and ecology</b>	
<p>Destroying habitats including badgers habitat Loss of green space and trees</p>	Addressed below in this report
<p>The permission at number 34 includes 10 new trees at the rear and this area is now proposed as car parking for this part of this application</p>	<p>The permission at 34 shows retention of 2 trees on the part of the site that is now included in this application (not 10). These are now proposed for removal. Addressed below in this report</p>
<p>Loss of pond. Will this be replaced?</p>	<p>The pond will not be replaced.</p>
<p>Objection from the East Surrey Badger Protection due to the presence of badger setts</p>	<p>The badger sett will be protected.</p>
<p>Biodiversity net gain report is inaccurate (reference to Bicester, Oxfordshire). It also states there are no hedgerows when there are.</p>	<p>This has been raised with the applicant and it has been confirmed that this was a typo and the report itself refers to the correct site.</p>
<p>The PEA refers to badger report which is not provided</p>	<p>The badger report is confidential.</p>
<p>PEA is out of date</p>	<p>PEA has been reviewed by the Council's ecology adviser and found to be acceptable.</p>
<p>Arb Plan shows "Area of hard surface to be installed following a "no-dig" method of construction in accordance with APN12" which does not provide for a 10m radius no-dig zone outside of the badger sett</p>	<p>The no dig zone is specified in the confidential badger report and must be adhered to.</p>
<p>Biodiversity net gain report is based on 86% of planting to be removed. It also shows a 50% reduction in green habitat. How can the Council guarantee replacement planting will be put in?</p>	<p>Replacement planting must be in accordance with plans or can be subject to enforcement action.</p>

<b>Quality of accommodation</b>	
No lift	A lift is proposed
Single aspect flats	Addressed below in this report
Inadequate play space	
No detail on the fire resistance of materials	
Insufficient private green space for occupiers	
The play space for the existing flats at number 34 is shown to be in the position of the proposed car park for the current application.	This is amended in the S73 application 19/04165/CONR. The space is fenced off and currently unused by residents of number 34.
Floor to floor heights should be 2925mm to achieve acceptable floor to ceiling heights. Distance of 3250mm required above top floor level for building regulations compliant roof (thermal performance). Building will need to be taller.	Not a planning matter
<b>Air quality, sustainability, flooding</b>	
Will increase flood risk in the area	Addressed below in this report
Impacts on air quality	Air quality contribution will be required by S106
The development at 34 Arkwright Road classified the garden area as an 'environmental area' and this proposal concretes over part of that	This is not a formal designation
Will increase carbon footprint	A carbon offsetting contribution will be required by S106
Excavation will be necessary and will affect the water table	Addressed below in this report
Flood risk to 78, 80, 82 Ridge Langley due to the infiltration tank being close to their boundaries	Final details to be agreed by condition.
The SUDS Technical note uses AOD level which do not relate directly to levels given on the Thames Water Sewer Records	Addressed below in this report
<b>Principle of flats</b>	
<ul style="list-style-type: none"> <li>• Not required in the area as other flats remain empty. No demand.</li> <li>• This is the third development in Arkwright road and is not needed</li> <li>• Cumulative impact of other developments nearby on Arkwright Road, Elmfield Way, the Ridgeway and West Hill</li> </ul>	<p>Flats are acceptable.</p> <p>Applications are assessed on their own merits.</p>

<ul style="list-style-type: none"> <li>Do not support the principle of flats</li> <li>Semi-detached houses would be better</li> </ul>	Cumulative impacts are considered in terms of overspill parking
<b>Other</b>	
Impacts on schools, public transport, healthcare	CIL contribution will be required
Sanderstead not identified for intensification in the Local Plan	Any areas can be considered for some intensification as long as it responds to its context
Failure to provide correct mix of housing to meet targets /demands; or comply with social / affordable housing requirements.	Addressed below in this report
Site incorrectly described as brownfield land	The site is previously developed
Is a S73A required to amend the boundary of number 34 and the designated wildlife area? Can the decision to amend the boundary of number 34 be dealt with as part of this application? This land is being double counted currently.	This is a matter between separate land owners. The relevant applications have been submitted and each application needs to be determined in its own right. It is possible to apply for planning permission on land you do not own. The appropriate certificate B has been submitted
Conditions for number 34 have not been discharged	This matter is currently the subject of an enforcement file
NMA for number 34 (21/00468/NMA) not approved	Application 21/00468/NMA is pending and remains under consideration.
There are other development at 34 and 54. This is not 'sustainable growth of the suburbs' but wholesale change in short stretch of road	Each application is addressed on its own merits
Retaining walls not indicated	A retaining wall will be required at the rear where the land steps down similar to the existing arrangement
There are no trees on the boundary with 19 Courtlands Close as shown in some of the drawings	There are trees in the garden of 19 Courtlands Close as shown on the arb plan. If these have been removed, they were not subject to protection which
No topographical survey submitted	Topographical survey included with Flood Risk Assessment

Land at the rear of number 34 should be listed on certificate B	This has been amended
Viability assessment is not a RICS 'Red Book Valuation', no sensitivity analysis, questions about inputs, credentials of viability assessor, conflicts of interest etc	Viability has been independently assessed. Refer to paragraphs 8.4-8.9 of this report.
Since COVID people work from home and need outside space	It is necessary for planning applications to be considered in accordance with the adopted Development Plan
78 Ridge Langley stated they were not consulted by the developer and 80 Ridge Langley stated they were not consulted.	The developer does not have an obligation to consult neighbours. The Council consulted 78 Ridge Langley. However, publicity was given to the application by the Local Planning Authority in accordance with our standard procedures and in accordance with Legislation.

6.5 The Selsdon Residents Association objects to the proposal on the following grounds:

- Does not respect surrounding properties, out of character with nearby styles, detrimental to street scene
- Overlook adjacent properties
- Assumed PTAL of 2 is not substantiated. Insufficient parking
- Loss of trees not ecologically sound
- Pressure on local infrastructure

6.6 The Sanderstead Residents Association objects to the proposal on the following grounds:

- Distances to the boundary with 78 & 80 Ridge Langley a concern. Due to its elevated position there will be overlooking to the rear gardens which conflict with the policy preventing overlooking to first 10m of existing dwellings.
- Plots 1,4,5,6,11,12 and 13 (40%) are single aspect and north or north east facing
- 12 flats overlook 78 & 80 Ridge Langley. Mass of building is overbearing and dominating
- Out of character. Little justification for contemporary design
- Play space and BBQ on rear boundary will cause disturbance and noise
- No LAR or LLR is proposed; only 6 shared ownership.
  - *Officer note: 4 x London Affordable Rent units and 2 x London Living Rent units are proposed*
- 11 x 3-beds is c.60%, not 70%

- Should be 24-25 car parking spaces, there are only 19
- No provision for storage and charging of electric cycles/scooters.

6.7 Cllr Tim Pollard has objected on the following grounds and referred to the application to Committee:

- Overdevelopment of the site
- Does not meet affordable housing targets
- Does not provide sufficient family accommodation
- Will result in loss of privacy to nearby occupiers
- Insufficient green amenity space for the number of occupiers

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations 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 residential 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. The London Plan (2021) sets a minimum ten year target for the borough of 20,790 new homes over the period of 2019-2029. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way.
- 8.3 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. Given the above, the principle of intensifying the residential use of the site to provide 19 flats is acceptable.

### **Housing tenure and mix**

#### Tenure

- 8.4 London Plan policy H4 and Local Plan policy SP2.4 set a strategic target for 50% of homes delivered across London and across Croydon to be genuinely affordable, subject to viability. The Council is following the threshold approach to affordable housing as outlined in London Plan policy H5, as the most recently adopted development plan document. Applicants must provide a minimum of 35% affordable housing on site to follow the fast track route. The Council seeks a 60:40 ratio between affordable rented and intermediate homes.
- 8.5 The proposal includes the provision of 6 x affordable homes, comprising 2 x 1b, 2 x 2b and 2 x 3b. This equates to a 28% affordable contribution by habitable room, or 32% by unit, which is below the 35% target. The proposed tenure split comprises 4 x London Affordable Rent units and 2 x London Living Rent which equates to a 67:33 tenure split, which complies with the Council's policy requirements.
- 8.6 As the proposed quantum of affordable housing is below 35%, the scheme has not been fast tracked and a viability assessment has been provided by the applicant. The viability appraisal tests 2 options: provision of a policy compliant 50% affordable housing on site, or a c.30% affordable housing contribution. The applicant's viability assessment indicates that both options would result in an overall scheme deficit (of £1.9m or £1.1m) but the scheme has come forward with the 28% affordable contribution (by habitable room).
- 8.7 The applicant's viability appraisal has been reviewed on behalf of the Council by an independent viability assessor. Some adjustments have been made to some of the assumptions however it has been concluded that both the 50% option and the 28% proposal being put forward would be unviable. The council's assessment concludes a lower deficit than that put forward by the applicant (£0.7m and £0.2m respectively) but the ultimate conclusion is that the provision of affordable housing on site will result in a scheme deficit.
- 8.8 Therefore, the provision of 6 affordable units is the maximum that can be secured on this site and this is considered to be acceptable. The 6 proposed units are all

located on the ground floor of the development. They would be secured by S106 agreement.

- 8.9 In addition, an early and late stage review mechanism will be secured through the S106 agreement in accordance with Local Plan policies and London Plan policies. This will ensure the viability is reassessed on commencement and on completion to establish whether a greater financial contribution could be provided. This has been agreed by the applicant.

#### Unit size mix

- 8.10 Policies SP2.7 sets 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. In order to achieve this strategic target, Policy DM1.1 sets out a minimum percentage of 3-bed units that must be achieved on major schemes. In suburban areas of low PTAL, such as this, the requirement is for 70% of homes to have 3 or more beds.
- 8.11 The proposal is for 11 x 3-bed units (4 x 3b4p, 6 x 3b5p and 1 x 3b6p), 4 x 2-bed units (2 x 2b4p, 2 x 2b3p) and 4 x 1-bed units (4 x 1b2p). This mix comprises 58% 3-bed units which falls short of the 70% target. However a good mix of different sized accommodation is proposed, along with affordable homes, and when balanced against other material considerations discussed throughout this report, the quantum of 3-bed units is considered to be acceptable.

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

- 8.12 The existing buildings on the site are 2 x 2 storey suburban houses and there is no in principle objection to their demolition.
- 8.13 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 seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. 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.
- 8.14 The site forms an existing backland development behind numbers 34-38 Arkwright Road. The Suburban Design Guide SPD permits new backland development provided it is not detrimental to the character of the area, and this must be assessed on a site by site basis. In this case, there are 2 existing houses in this location so the principle of backland development on this site is already established. The proposed intensification would represent a more efficient use of this space and would support the principles of national and local planning policy which seek to achieve efficient use of land. There is a clear and established access road to the site, and the backland plot is sufficiently large at 0.3ha to

support intensified residential use and to achieve a reasonable ratio of built form to open space across the site.

- 8.15 The proposed block is a 3-storey flat roof building. The surrounding area is a mix of detached houses of varying height, including bungalows with dormers, and two-storey houses under substantial pitched roofs. The Suburban Design Guide supports larger buildings of 3 storeys in height, in some cases with an additional roof level storey. In this case an additional roof level storey is not proposed, and from the front the building would be 3 storeys, which would be partially set-back. From the rear, the building would have an additional lower ground floor storey as supported on sloping sites by the Suburban Design Guide (with the top storey more substantially set back).
- 8.16 The Suburban Design Guide advises that development in rear gardens should be visually subservient, however the proposal is not in a rear garden, so this is not a requirement. For backland sites, the Suburban Design Guide advises that bigger built forms to achieve 3 storeys may step the height and/or footprint to respect the scale, height, massing and density of the context. The proposed partial setbacks at top floor level would result in a stepped top floor footprint, which would achieve this requirement and would be supported by the Suburban Design Guide.
- 8.17 The proposed mass of the building has been broken up in various ways. The footprint is cranked in the middle; parts of the top floor are set back and clad in a different material; and the window reveals give good depth to the façade. At the rear, the land level is 2-3m lower (with a stepped down terrace currently) and a lower ground floor level of living accommodation would be introduced at the rear only to utilise the slope of the land. The general form and mass of the building is simple and legible which is supported.
- 8.18 The proposed building is of a high quality design and has been subject to various design and material tweaks through collaborative working between the Council and the applicant. The design approach would be described as a contemporary reinterpretation. The surrounding buildings generally have substantial pitched roofs which slope back from the main elevations, in a darker material to the lower floors. The proposed flat roof form is notably different from other buildings in the vicinity but would be partially set back from the lower floors in a darker material (Equitone cladding) which resonates with the surrounding roof types without replicating them. This is considered to be an appropriate roof form for this backland site. The surrounding buildings have brick (yellow or reddish brown) and render elevations. The proposed materials are cream bricks with contrasting darker bricks, which again reference the mix of local materials, and the light tone of the surrounding render in a higher quality finish. Grey aluminium windows are proposed with dark grey balcony balustrades. The proposed bricks provide subtle contrasts, and all the proposed materials are of a high quality, robust and low maintenance. Final details will be secured by condition, but details of the proposed bricks have been reviewed and care has been taken to ensure high quality and contextually appropriate materials are specified on the drawings at this stage.

- 8.19 The new building would be positioned in the same position as the 2 existing houses, towards the north side of the site. The proposed footprint of the building is larger than neighbouring properties, but is somewhat separated from the layout of the surrounding properties due to the backland nature of the site. The separation distance on the side boundaries (NW and SE) is over 2m where the site adjoins the rear gardens of properties on Arkwright Road and Courtlands Close. This is in excess of the 1m recommended in the Suburban Design Guide SPD. The proposed building would be visible from the rear of the properties on Ridge Langley. The closest residential neighbours are 78 and 80 Ridge Langley to the north, set at a lower land level, and impacts on these properties are discussed later.
- 8.20 In terms of site layout, the existing access road is 3.7m to 4m in width. Currently it is shared between pedestrians and vehicles entering the site and the proposal is to retain this arrangement with a formalised pedestrian walkway on the left hand side of the road. 19 car parking spaces are proposed on the forecourt in the centre of the site. This would require a mass of hardstanding, but consideration has been given to breaking up the paved areas with soft landscaping. There is a clear, level pedestrian route proposed to the front entrance of the building, and the refuse and cycle stores are incorporated internally within the front of the building.
- 8.21 It is proposed that part of the rear communal garden of number 34 would be used for some of the car parking. The development of 7 flats at number 34 was approved under application ref: 18/00749/FUL and amended by S73 application 19/04165/CONR dated 18/05/20, and is now complete. This space is not currently owned by the applicant and the appropriate certificates and notices have been served. Residents have raised concern about the loss of this space for number 34, referring to it being designated as an environmental area as part of the approval. There is no formal designation attached to this land but it is known that there are protected species (badgers) at the rear of the site. An appropriate exclusion zone for the badgers is retained in the current proposal (discussed in section 8.52-8.56 of this report) and there is no objection to the proposed amendment from a character or ecology point of view. It is not necessary to own land before applying for a planning permission so the landowners can formalise the arrangements and ownerships amongst themselves outside of the planning process.



*Land outlined in red forms part of 34 Arkwright Road*

- 8.22 The scheme is considered to be of a high quality and of an appropriate scale and mass for this location. That notwithstanding, the site is surrounded by other buildings, with limited visibility from the surrounding highways. Being able to see the building is not harmful in itself and in this case the building would only have limited visibility from the public highway on Arkwright Road. Any views from other surrounding streets will be limited to glimpse views of a site which already contains buildings; therefore, visual impacts on the surrounding street scenes would be limited accordingly.
- 8.23 The proposal is considered to comply with policies SP4.1 and DM10 and London Plan policy D3 as it is of an appropriate form and mass for this site and a suitably high design quality which responds appropriately to its context.

### **Quality of Accommodation**

- 8.24 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 are sensible with hallways and adequate storage space.
- 8.25 There are a proportion of single aspect units including 4 on the ground floor, 4 on the first floor and 1 on the second floor (9 out of 19 total) which means that 47% of the units are single aspect. An internal daylight assessment has been provided which demonstrates that there are 4 rooms within 3 units (8, 15 and 19) which would not meet the BRE guidelines for average daylight factor (ADF). These 3 units are stacked above each other on the south west (front) facing elevation of the building. The LKD of unit 8 on the ground floor would achieve an ADF of 1.3% against a target of 1.5-2% because the windows serving these

rooms are within inset balconies (which are encouraged over projecting balconies from a design and amenity point of view). Similarly the LKD of unit 15 directly above on the first floor would achieve an ADF of 1.2% against a target of 1.5-2% for the same reason. The second bedroom (of 3) within unit 15 and the second bedroom (of 3) within unit 19 directly above would both achieve an ADF of 0.9% against a target of 1% which is a marginal shortfall.

- 8.26 The lower ground floor units would both be dual aspect with rear facing terraces and would comply with the BRE guidelines for daylight.
- 8.27 On the west facing elevation (looking towards the rear gardens of 36-38 Arkwright Road), the secondary living room / kitchen windows of unit 10 at first floor level would be obscured by condition to avoid overlooking to neighbouring properties and to avoid prejudicing future development. This would be acceptable without harming the quality of accommodation as these windows are secondary.
- 8.28 Accessibility requirements have been considered in accordance with London Plan Policy D7. Units 3 and 4 on the ground floor are proposed to be the M4(3) wheelchair accessible units, and both would be within the affordable tenure. The appropriate wheelchair turning circles and corridor widths are shown on the plan. A fire evacuation lift is provided internally, providing step free access from ground floor to all units. All facilities of the site are accessible in a step free manner including the communal amenity and play space which is accessed via the lower ground floor core, and bin and bike store on the ground floor.
- 8.29 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 lower ground floor units have private patio spaces and all other units have private inset balconies. All private amenity spaces comply with the space requirements.
- 8.30 Local Plan policies DM10.5 requires provision of high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive. The communal garden provides over 100sqm of shared amenity space for future occupiers, plus around 20sqm of children's play space with natural play features. All areas are relatively flat so are usable. A picnic and barbecue space, space for food growing and various areas of planting are also proposed. The overshadowing assessment demonstrates that 88% of the amenity space would receive at least 2 hours of direct sunlight on March 21<sup>st</sup>, which complies with the BRE guidelines (which is for 50% of the garden to receive 2 hours direct sunlight).

#### Fire safety

- 8.31 A Fire Statement has been provided in line with London Plan policy D12. The Statement has been produced by a suitably qualified third party assessor and reviewed by the Council's Building Control Officer who considers that the strategy is generally reasonable. Minor updates have been made to the report to provide some clarifications. Any final details will be detailed at the Building Regulations Stage so a compliance condition is required at this stage.

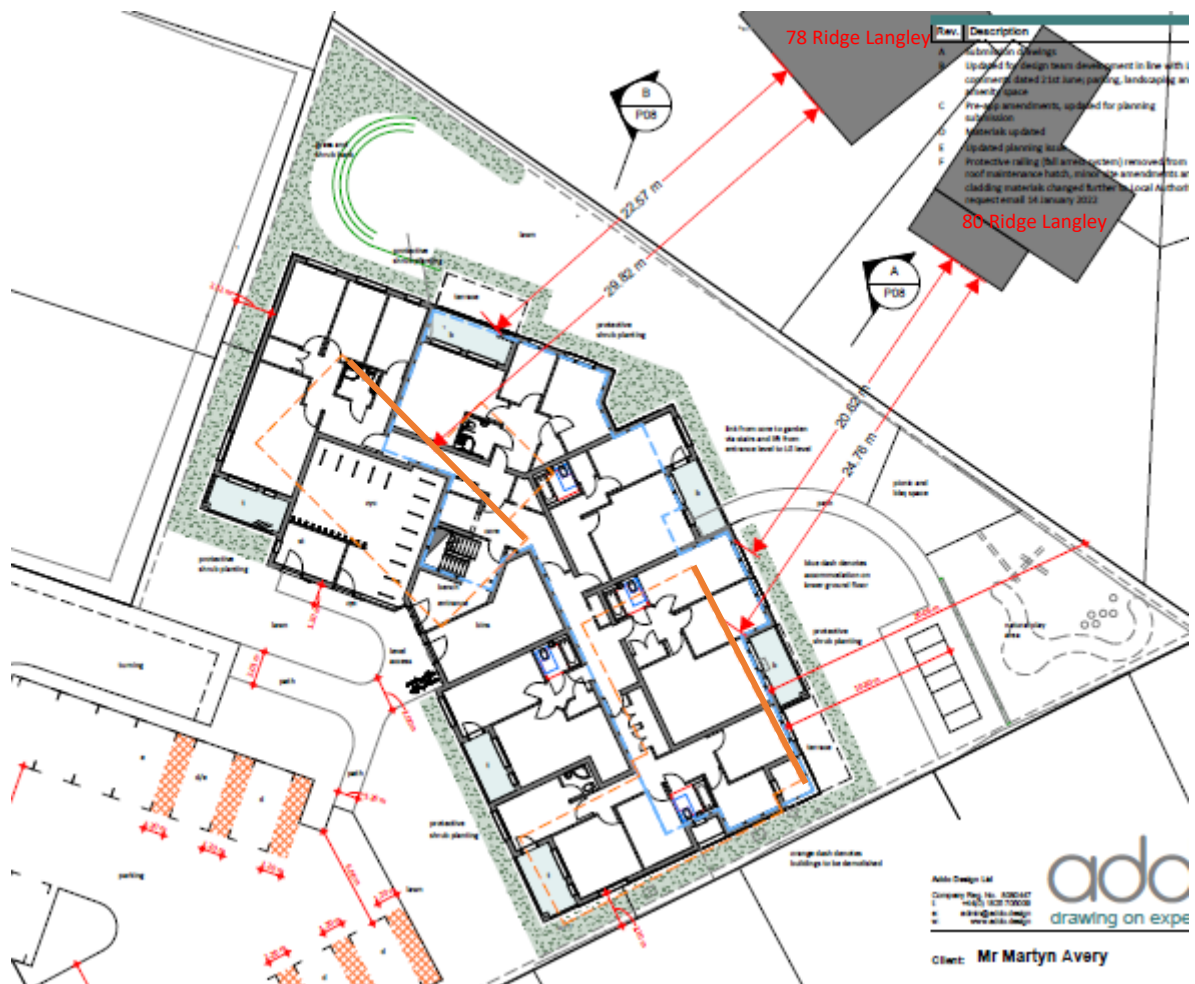
8.32 The proposal would provide a good quality of accommodation for future occupiers in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

**Impacts on neighbouring residential amenity**

8.33 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.

78-80 Ridge Langley

8.34 The nearest residential properties are 78-80 Ridge Langley to the north. It is noted that these properties have shallow rear garden and are set at a lower land level to the north (with the proposed block being to the south) so is important to consider impacts on these properties given the orientations and land levels.



*Proposed separation distances (orange line shows existing rear elevations of 34A and 34B; proposed ground floor plan is shown; blue line is the proposed basement plan)*



8.35 The proposed block would be approximately 5m closer to number 80 and 7m closer to number 78 than the existing houses on the site. A separation distance of 20-22m would be retained for both properties. The Mayor of London's Housing SPG suggests that 18-21m could be a 'useful yardstick' for measuring separation distances to ensure visual privacy between habitable rooms facing each other but this should not be rigidly adhered to as it can unnecessarily restrict density. This separation guidance would be complied with in any case.

8.36 The proposed building would be approximately 1.2m higher than the ridge height of the existing properties on the site (refer to section A-A taken from the rear of 80 Ridge Langley through 34B). The existing ridge height of the house is 10.3m and the proposed ridge height of the flat roof block, including its set back top floor, is 11.5m. A sunlight assessment has been submitted. This shows that a 25 degree line drawn from 2m up the ground floor rear windows of 78 and 80 Ridge Langley would not be breached by the proposed block. This complies with BRE guidance on overshadowing and indicates that the block would not obstruct daylight to these windows.



*25 degree line drawn from 80 Ridge Langley*



*25 degree line drawn from 78 Ridge Langley*

8.37 The proposed mass of the building is notably larger than the existing houses on the site and, as noted by residents, the existing gap between the houses would not be present with the proposed block. An overshadowing assessment of the

rear gardens of 78 and 80 Ridge Langley demonstrates that each property would retain over 50% of its garden with at least 2 hours of direct sunlight on March 21st (88% for number 78 and 93% for number 80), which complies with BRE guidance. A small area of the south east corner of each garden, adjoining the fence, would not receive the 2 hours direct sunlight.

- 8.38 The current properties at 34A and 34B have habitable rooms at ground and first floor level looking towards Ridge Langley and the proposal would increase the amount of habitable rooms looking towards Ridge Langley, and would include full height windows and balconies. Impacts on privacy are a key consideration. On balance, given that 1) the increased proximity of built form to the properties on Ridge Langley has been kept to a minimum and complies with guidance in the Housing SPG, 2) the increase in height is not substantial and 3) the BRE guidelines on overshadowing are complied with, the increased overlooking would not in itself be a reason for refusal when weighed against the other material benefits of the scheme such as the provision of affordable housing.

#### 36 Arkwright Road

- 8.39 36 Arkwright Road to the north overlooks the access road by 2 upper floor windows serving 2 bedrooms. No changes to the location of the existing access road are proposed. There would be an increase in vehicular traffic using the road which would lead to an increase in noise and pollution. Currently there is a fence on both sides of the road with hedging, and the proposal involves new/enhanced hedging on both sides which would be a general improvement to the visual amenity of the access road and would assist with reducing noise and pollution impacts. This is acceptable.

#### 34 Arkwright Road

- 8.40 34 Arkwright Road, which is the block of flats to the south, does not have any windows overlooking the access road. Residents have raised concerns about reduced outlook from their balconies, however this would be at an oblique angle at a distance of approximately 70m so is not a concern.
- 8.41 The proposed site area also incorporates part of the rear garden of the block of flats at number 34 Arkwright Road. Its incorporation into the application site does not raise any concerns from a planning point of view and the exact arrangements can be agreed between the landowners. The area is already fenced off from number 34 and unused by residents. The area is proposed to partly retained as grass (as part of a badger exclusion zone) and for hardstanding for car parking spaces.

#### Other neighbouring properties

- 8.42 The other nearby properties are 18-22 Courtlands Court to the east and 36-38 Arkwright Road to the west. The boundaries with both sites would be parallel to the corresponding flank elevations of the proposed building. Those flank elevations would only have secondary windows for ventilation and light, which would be obscured glazed, and would not prejudice future development. These properties all have 50-60m long gardens so there is a large separation distance

between these dwellings and the proposed block, and no amenity issues are raised.

- 8.43 There is a planning application in for development of 7 new houses on the land at the rear of 38-40 Arkwright Road (application ref: 21/05742/FUL). This application is currently under consideration and would not be prejudiced by the proposed development at 34A and B Arkwright Road.
- 8.44 General noise from residential occupiers would not be out of the ordinary in this residential location so is not a cause for concern.
- 8.45 Any potential amenity impacts on neighbouring properties have been adequately mitigated so the proposal is considered, on balance, to comply with Local Plan policy DM10.6.

### **Trees and landscaping**

#### Trees

- 8.46 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. There is a TPO tree towards the front garden of number 38 Arkwright Road (TPO 4, 2000) which is some distance from the application site and would be unaffected.
- 8.47 A total of 17 trees/groups/hedges would be removed or partially removed as a result of the proposed development. These trees/hedges are generally of a relatively small scale (4-6m high and category C), located along the access path or within the centre of the site where hardstanding would be required for car parking. 2 of these trees (T8 and T9) are within the rear part of number 34 in the area of land which would be incorporated into this application site. Residents have rightly pointed out that these trees were previously proposed for retention within the approved plans for number 34 (18/00749/FUL and 19/04165/CONR). These would be removed as part of the current application to provide space for car parking. 3 of the trees proposed for removal (T14, T15, T16) are located at the southeast corner of the site and would be removed to enable provision of better-quality amenity space.
- 8.48 In order to mitigate these removals, replacement tree planting of 22 trees plus a number of smaller shrubs etc is proposed within a detailed landscaping plan.
- 8.49 There are some trees which would experience root incursions as a result of the development, generally due to the hardstanding required for the car park, but these incursions would be relatively minor and the new hard surface areas would be porous and constructed using 'no dig' principles and a cellular confinement sub base.
- 8.50 The Council's Tree Officer has raised no objection to the tree survey, tree protection plan or method statement. It is considered that the replacement

species, sizes and locations listed within the landscaping proposal are suitable mitigation planting. A condition would be attached to ensure all works are carried out in accordance with the tree protection plan.

### Landscaping

- 8.51 The proposed landscaping plan is detailed and of a high quality. The Council has worked with the applicant as part of the assessment process to ensure a good quality landscaping plan with appropriate plant species proposed. Various areas of planting within the front and rear gardens are proposed along with trees and planting on the boundaries to provide screening. On the rear boundary, adjoining Ridge Langley a 1.8 high close board fence would be provided along with trees; a condition can be attached to ensure the trees are of a mature size when planted so that they are instant impact and provide instant screening. A 300sqm extensive sedum green roof is proposed across the whole of the flat roof of the building which is supported.
- 8.52 The proposed hard landscaping includes permeable paving across the car parking area, block pavements for paths and various planters.
- 8.53 London Plan policy G5 requires submission of an Urban Greening Factor for major applications, with a UGF target of 0.4 for residential development. A calculation has been submitted which demonstrates that an Urban Greening Factor of 0.4 would be achieved on this site by the retention of existing vegetation, planting of new trees, hedges, perennials, amenity grass etc, plus the extensive green roof. This is acceptable. The proposal is considered to comply with Local Plan policy DM10.8 and DM28 and London Plan policies G5 and G7.

### **Ecology**

- 8.54 Local Plan policy DM27 seeks to protect and enhance biodiversity in the borough. London Plan policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- 8.55 A Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment has been undertaken. This identified that the habitats within the site are grassland, 2 small ponds, scattered trees and some hedging. The site has some potential to support badgers, bats, breeding birds, reptiles and great crested newts although no further surveys for any of these species were found to be necessary due to the lack of suitable habitats or lack of impacts upon suitable habitats. The preliminary bat roost assessment concluded that the buildings have negligible potential to support bat roosts and no further surveys are considered necessary. Proposed mitigation measures include carrying out vegetation clearance outside of bird nesting season and a precautionary approach to removal of vegetation and the pond with respect to reptiles and amphibians which may be present and using the site as a refuge.
- 8.56 A confidential badger report has also been submitted. There is a badger sett on site and a 10m exclusion zone has been designated around the set where no development of any kind will take place. A new hedgerow would be planting along

the edge of the 10m zone to provide a permanent physical buffer. In the area beyond the 10m exclusion zone, no-dig construction methods would be used for the car park.

- 8.57 A Biodiversity Net Gain Assessment has been undertaken. This concludes that the scheme would result in a 24.4% increase in biodiversity units for habitats which is a measureable net gain. Proposed biodiversity enhancement measures include bird and bat boxes, native species, minimal external lighting, deadwood habitat piles, and the incorporation of gaps within boundary fencing to allow hedgehogs to roam.
- 8.58 The various Ecology Assessments have been reviewed by the Council's independent Ecology advisor and no objection has been raised subject to conditions for a Construction Environment Management Plan (Biodiversity), ensuring that works are carried out in accordance with the submitted assessments and the incorporation of a wildlife sensitive lighting design scheme. The proposal complies with Local Plan policy DM27 and London Plan policy G6.

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

#### Access arrangements

- 8.59 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport. The closest train station is Sanderstead which is 1 mile away. It is acknowledged that the site is not well served by public transport.
- 8.60 Discussions have been ongoing with both the strategic transport team and the highways team throughout the assessment of this application and during previous pre-application and withdrawn application (ref: 19/03643/OUT) on this site. Residents' objections have all been reviewed and discussed further with the transport team and the proposed access arrangements are considered to be acceptable and of no detriment to highway safety, as described below.
- 8.61 The site has an existing vehicle entrance point and access road. The proposal is to make amendments to the vehicle entrance so that it is a bell mouth entrance. The bell mouth entrance would make it easier for refuse vehicles and other larger vehicles to enter and exit safely, which is positive. The access road would be a shared access road used by pedestrians, cyclists and vehicles, which is as per the existing arrangement but it would be formalised. The existing width of between 3.7m and 4.1m is sufficiently wide for pedestrians or bikes to have a 1m wide path and to be safely passed by a vehicle. There is not enough width for 2 vehicles to pass each other throughout the length of the access road, but there is space and visibility at either end of the access for vehicles to wait for each other. It is also wide enough for a fire appliance and other large vehicles to enter. The manoeuvring tracks for ingress and egress to the site and for 2 vehicles meeting in the access road and access junction with the public highway have been provided using a 4.8m vehicle and are acceptable.
- 8.62 Residents have raised concerns about safety at the junction. A stage 1 road safety audit has been carried out. Residents have raised concerns that this stage

1 audit relates to the previously withdrawn scheme. That is the case, and it has been demonstrated that the findings of the stage 1 safety audit have been addressed in the current proposal. This is acceptable. There are 3 further stages of road safety audit to take place and to be reviewed and approved by the highways team (outside of the planning process) including stages 2 and 3 which both take place during detailed design, and prior to first use of the new junction, then stage 4 which takes place after implementation. The current proposal is acceptable in terms of road safety.

- 8.63 The mini roundabout opposite the junction would be reduced slightly in size. The bollard would also be moved slightly. Residents have raised concerns about cars turning right out of the access road. The proposed arrangements are no different to the existing situation. Residents may prefer to turn left and go round the roundabout, or they may prefer to navigate the junction and turn directly right but this cannot be controlled through the planning process. All the proposed changes to the highway, such as to the bollard and the island, and the subsequent road safety audits and detailed design, will be agreed and finalised as part of a S278 agreement (and required by the s.106 agreement). The works would be funded by the applicant and would need to be completed prior to occupation.
- 8.64 The appropriate pedestrian and vehicle sightlines are shown on the plans. The pedestrian sightlines have been achieved adjacent to number 34 by cutting out a small part of the front fence, which has been agreed with the developer of number 34. The fence also has gaps in it to allow improved sightlines (as agreed between the 2 landowners). A condition would be attached to ensure that boundary treatments and landscaping in sightline areas are not higher than 0.6m.

#### Car parking

- 8.65 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 24.5 spaces. 19 car parking spaces are proposed for the 19 flats. In the interests of sustainable development and climate concerns, new developments should not over-provide car parking and a balance needs to be struck between encouraging sustainable modes of transport on the one hand and ensuring highway safety and managing on-street parking on the other.
- 8.66 Residents have raised concerns about overspill parking and additional traffic on local roads. A parking stress survey has been carried out in accordance with the Lambeth methodology, overnight on 2 dates (25 April 2020 and 30 April 2020) within 200m of the site. Parking stress was found to be 9.1% which is low, with around 280 spaces available on street within 200m. The Council does not encourage overspill parking on the street and, as mentioned, a balance does need to be struck between encouraging excessive car occupancy and ensuring highway safety. In this case, 1:1 car parking is considered appropriate given the low parking stress in the vicinity.
- 8.67 4 disabled car parking spaces are proposed and these can be allocated accordingly. Electric vehicle charging points would be required by condition to

ensure that 20% active and 80% passive electric vehicle charging points are provided in line with policy DM30 and London Plan policy T6.1.

- 8.68 A contribution of £28,500 would 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. This would include on street car clubs and general expansion of the EVCP network in the area and improvements to walking and cycling routes in the area. 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

- 8.69 Policy DM30 and London Plan policy T5 would require provision of a total of 36 cycle parking spaces for residents in the unit mix proposed plus 2 visitor parking spaces. 38 cycle parking spaces for residents are proposed in a large cycle store on the ground floor, with a mix of Sheffield stands and stands attached to the wall. The Council's transport officer has advised that wall mounted stands would not be acceptable, however in this case a mix of cycle stand arrangements is proposed to suit different users (and wall mounted stands are not contrary to policy so refusal on this basis is not warranted). The cycle store is accessed by a separate door on the front of the building via a 1.2m wide footpath. There is sufficient space for larger bikes and electric bike sockets. 2 visitor cycle parking spaces are also proposed externally. Although the proposed plans do not provide details of all the cycle storage equipment (including stands for larger or adapted cycles) the amount of cycle storage proposed is policy compliant and final details would be required by condition.

#### Waste and recycling Facilities

- 8.70 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is located internally within the ground floor of the building and is of an appropriate size to accommodate the required bins. The Council's transport planner has advised that the refuse collection vehicle should be able to stop within 20m of the furthest bin; officers have measured the plans, and this would be achieved. A single door is shown providing access to the bin store, and details of the exact opening are required to ensure this is sufficient to allow access for bin collection.
- 8.71 The access road to the bin store is wide enough for a refuse vehicle and there is sufficient turning space on the site, plus 2m wide paths for operatives to drag bins from the store to the refuse vehicle. A 10sqm bulky good store is also provided on site (by the cycle store)
- 8.72 Details are acceptable and a condition will be attached for submission of final details, along with a servicing and delivery management plan.

#### **Flood Risk and Energy Efficiency**

##### Flood risk

- 8.73 The site is within flood zone 1 and at low risk of surface water flooding. The proposed surface water drainage strategy is for infiltration via a soakaway tank of 130 m<sup>3</sup> which would be positioned below the car park on the western side of the site. Rainwater pipes and permeable paving would feed into the attenuation tank. A second, smaller infiltration tank of 15.2m<sup>3</sup> would be positioned at the rear of the building for rainwater drainage from the rear balconies as these would be at a lower land level than the main tank. Permeable paving would be used across the car park with water routed the soakaway via site drainage.
- 8.74 The proposed surface water drainage strategy has been reviewed by the LLFA, with the appropriate tweaks made. Infiltration rates have not been confirmed yet by site investigation but the LLFA is satisfied that infiltration is feasible.
- 8.75 Residents have commented that the levels indicated on the drainage layout plan are not to Ordnance Survey Datum. The LLFA has confirmed that given that the intended strategy is to discharge surface water to ground via infiltration, the strategy proposed would not be affected as the depth of proposed infiltration features relative to proposed finished site / ground floor levels would not change. In the event that the preferred infiltration system not be viable, then an alternative strategy of discharging surface water to sewers would need to be developed. Depending on how these proposed levels relate to the existing levels indicated on the Thames Water sewer records, the applicant will need to confirm whether any proposed connection to sewer is achievable by gravity or if pumping will be required.
- 8.76 A condition would be included to require full & final detailed design of the infiltration system at which time the actual proposed site & drainage levels can be confirmed. It has been concluded that the strategy is acceptable subject to conditions requiring 1) liaison with Thames Water to agree discharge rates and connection to a public sewer in the event that infiltration is not feasible and 2) detailed design of the infiltration system incorporating any requirements set out by the Environment Agency with regards to the site's location with a Ground Water Protection Zone (GW SPZ II). The proposal complies with Local Plan policy DM25 and London Plan policy SI13.

#### Energy efficiency

- 8.77 London Plan policy SI2 requires major developments to be zero carbon by reducing greenhouse gas emissions in accordance with the energy hierarchy. An energy statement has been submitted stating that the scheme could achieve a 38.24% reduction in on-site regulated emissions. An energy statement has been submitted. It follows the London Plan energy hierarchy, outlining that energy efficient mechanical and electrical services would be utilised as well as high levels of insulation. Solar photovoltaics would be positioned on the roof (18.05kWp). The solar panels are not shown on the roof plan but PV panels are commonly positioned alongside green roofs so this is feasible and final details can be secured by condition. These measures would achieve a CO<sub>2</sub> reduction of 35% and the remainder would be offset by way of a financial contribution to achieve zero carbon standards. The carbon offset contribution would be £46K and this would be secured by S106 agreement (16.15 tonnes of CO<sub>2</sub> x £95 per tonne x 30 years).



8.78 Water consumption would be minimised by use of dual flush toilets and flow restrictors on showers and taps to ensure water consumption of less than 105 l/p/d. Details are acceptable.

### **Conclusion**

8.79 The provision of 19 flats in this backland location is acceptable in principle. There is an existing access road to the site and the site is large enough to sustainably accommodate increased residential use. The proposed block would not be particularly visible from the public highway but would be of a high quality design and high quality materials have been specified. 58% family sized homes would be provided and 6 affordable units. The quality of accommodation is acceptable and the quantity of car parking, cycle parking and access arrangements are all acceptable. Tree losses would be mitigated by replacement planting and landscaping and ecological features and habitats would be protected. There would be increased overlooking towards the rear of properties on Ridge Langley but this alone would not be a reason to refuse the scheme. On balance, the application is recommended for approval subject to conditions and legal agreement.

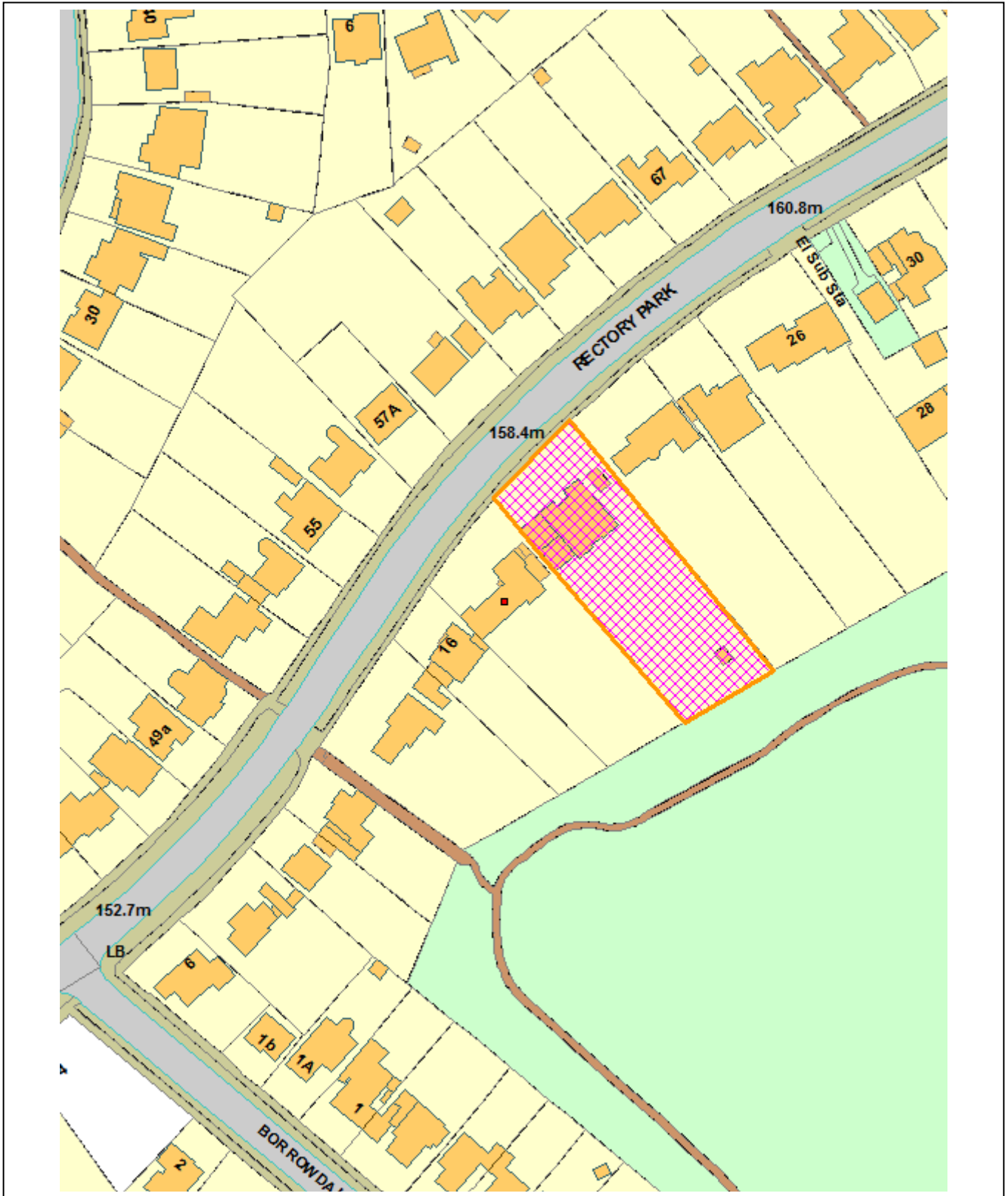
8.80 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

### Other matters

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

8.82 All other planning 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/PL101D; 102A; 103A; 104A; 105A; 106; 107A; S20/7928/01  
 Agent: N/A  
 Applicant: Mr James Caldwell, Turnbull Land Ltd  
 Case Officer: Yvette Ralston

	1 bed	2 bed	3 bed	TOTAL
<b>Existing</b>	0	0	1	1
<b>Proposed</b> (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 final 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. Compliance with requirements of the Fire Statement
18. 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 southwest 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, amendments to the site layout have been made, as follows:

- Firstly, 1 house at the rear of the site was removed. This 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 increased by 1 and the revised positioning of the car parking enabled the provision of a larger amenity space for the flats and a reduction in the overall amount of hard standing. Re-consultation on these amendments took place between 04/01/22 and 27/01/22.
- Secondly, amendments to the access were made when it became apparent that the proposed access was of an insufficient width and at the wrong angle to the road. The revised access has shifted to the north (away from the street tree, towards the centre of the site) and is proposed to be curved to achieve the correct angles and widths. The car parking space that was previously in front of H1 has been moved to the rear, resulting in a smaller private garden for H1, but allowing more landscaping on the frontage. Amendments have also been made to the cycle store. These changes were only to the site layout and would not create new material concerns, so did not require re-consultation.
- In addition, a detailed Flood Risk Assessment and SUDS report was received by the Council in February 2022. This is referred to as appropriate below.

#### **Site and Surroundings**

3.3 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.

- 3.4 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
- 3.5 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**

- 3.6 None on the site. Relevant history on nearby sites is below

<b>Address</b>	<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
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,	Refused	09.06.2020



		parking, cycle and refuse storage		
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, parking, cycle and refuse storage	Granted	31.05.2019

3.7 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: 58; Objecting: 57; 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
<b><i>Character and design</i></b>	
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.	
Front facing balcony not appropriate	
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.
Proposed levels have not been shown on the plans so the officer's claim regarding lack of retaining walls on the boundaries is unsubstantiated	The site is flat so there would be no requirement for retaining walls
<b><i>Highways impacts</i></b>	
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	The crossover is to be retained in the same place as existing. Appropriate sightlines are achieved. A condition will require no obstructions above

school children crossing the road and other vehicles	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.
Space for mobility scooters and motorcycles is not provided	This is not a policy requirement
No space for bulky waste is proposed	This will be required as part of the refuse and recycling condition
<b><i>Impacts on landscape and biodiversity</i></b>	
Will destroy mature gardens and trees	Addressed in paragraphs 8.34-8.43 of this report
Potential for bats and nesting birds to be present in the trees and badgers on the site.	
Concreting over the back garden	
<b><i>Flooding impacts</i></b>	
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	
<b><i>Impacts on neighbouring amenity</i></b>	
Noise and overlooking to neighbours	Addressed in paragraphs 8.27-8.33 of this report
The rear houses are visually overbearing to 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	
<b><i>Other</i></b>	
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 Green Belt.

6.4 The Riddlesdown Residents Association objects to the proposal on the following grounds. Objections were received on 8<sup>th</sup> August 2021 and 5<sup>th</sup> January 2022 plus an updated objection on 4<sup>th</sup> February 2022:

- Flood Risk Assessment is limited
- Serious concern is reiterated regarding the impact of 8 additional units on the Brancaster Lane foul sewer. The foul sewer in the centre of Rectory Park 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 has continued throughout 2021.
- 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
- Works to alleviate surface water flooding has not been entirely successful.

6.5 *Officer note: A detailed SUDS Strategy has now been submitted. Refer to paragraphs 8.56 – 8.62 below for details.*

6.6 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

6.7 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

6.8 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 to 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 Green Belt) 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 would be visible from Rectory Park when viewed down the access road at an angle which would 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 all 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, 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 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)



- 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. The 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) to a 5.5m width at a 90-degree angle to the road, which would be achieved by introducing a curve in the access road. 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 sores 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 are 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 back. 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 provided 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 18sqm (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 and re-landscaping. The landscaping and planting plan has not yet been detailed but 7 new trees are shown on the plans on the southern boundary (5 trees) and the frontage (2 trees) with some areas of new hedging. At the rear, close board fencing and hedging is proposed. On the northern boundary, existing hedging and trees are to be retained. Areas of amenity grass and play space are shown on the plan. As part of the landscaping condition, a minimum of 9 new trees will be required to ensure there is no net loss across the site.
- 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 proposal is considered, subject to conditions, to comply with Local Plan policy DM10.8 and DM28.

### **Ecology**

- 8.40 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.
- 8.41 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).
- 8.42 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

- 8.43 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.

- 8.44 There is an existing vehicle crossover on the south side of the site, closest to number 16. The proposal is to re-use and widen this crossover to create the new access road. The access point would be widened to 5.5m 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 road would be curved to ensure it meets the highway at a 90-degree angle so that appropriate visibility can be achieved. The width of the road would narrow from 5.5m at the front to 5m at the rear, and there would be adequate space for 2 cars to pass each other. 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 in a shared surface arrangement, which is acceptable.
- 8.45 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

- 8.46 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.
- 8.47 The tracking diagrams confirm that manoeuvring into and out of the parking spaces can be achieved safely. The parking space for H1 is between the private garden and the communal cycle store, but the edges of both structures are shown to be angled to ensure the appropriate sightlines are achieved. and the parking space designated for F1 (the M4(3)) unit is shown to be wheelchair accessible.. 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.
- 8.48 A financial contribution of £12,000 would 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.
- 8.49 A condition would 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

- 8.50 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, divided between 2 separate wooden enclosures on the hard standing in front of the parking spaces. The larger store has 4 Sheffield stands which provides space for 7 bikes, including 1 larger or adapted bike, and the smaller store has 2 wall mounted stands providing space for 2 bikes. Both would be accessed via sliding doors on the rear entrance to the flats, which is convenient for users.. These cycle storage provisions are acceptable.

- 8.51 Visitor cycle parking is shown on the front forecourt (1 Sheffield stand providing space for 2 bikes).

#### Waste / Recycling Facilities

- 8.52 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. The bin store for H1 is located across the access road on the southern site boundary so that it does not take up space within the front or rear garden.

- 8.53 The houses at the rear also have private bin stores within their gardens but would be required to deposit their bins at the collection point on the south side of the site, on the access road, on collection day. The deposit 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. However, the deposit point would be passed by the occupiers on their way in and out of the site and, as mentioned, those homes would have private bin stores for day-to-day use (within their gardens, and well within the 25m guidance) which they would then take to the collection point on collection days. This would be slightly inconvenient for the residents of the houses at the rear but would not conflict with any policies and therefore does not warrant refusal. More pressingly, this collection point is appropriately located for collection by operatives, within 20m of the carriageway, meaning that it would comply with the requirements of the Councils waste collection team.

- 8.54 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

- 8.55 Local Plan policy DM25 and London Plan policy SI13 outline that SUDS should be provided in all developments to ensure that surface runoff is managed as



close to source as possible. SUDS should accord with the London Plan Drainage Hierarchy and achieve better than greenfield runoff rates.

- 8.56 The site is within flood zone 1 and at very low risk of surface water flooding. It is in an area that has limited potential for groundwater flooding and there have been no instances of groundwater flooding in the vicinity. Representations have raised concern about sewage flooding in the area.
- 8.57 A Flood Risk Assessment and SUDS report has been provided outlining that the proposal would increase the impermeable area across the site from 549sqm to 708sqm. In order to manage the surface water arising from the development on the site itself and to reduce flood risk elsewhere, a detailed SUDS Strategy has been proposed. The strategy proposed for the site includes use of raingarden planters to be positioned below rainwater downpipes and 4 wall-mounted rainwater harvesting tanks. All proposed areas of hardstanding would be formed of porous surfacing with the surface water runoff to be caught by slot drains.
- 8.58 Percolation testing was carried out on 12/02/22 and it has been concluded that infiltration is not feasible on this site. Therefore, in order to capture any additional surface water flow from the site a create system attenuation tank is proposed. The greenfield runoff rate for the site has been calculated to be 0.738 l/s. The attenuation tank would restrict flows of water into the existing sewer to the greenfield rate for the site. If flows into the sewer are to take place at a greenfield rate of 0.738 l/s, this would be a lower rate of flow into the sewer than the current situation, so the proposal could improve the existing sewer flooding issues and would not result in increased risk of surface water flooding elsewhere.
- 8.59 The required attenuation space to accommodate flows from the site has been calculated to be 47.7m<sup>3</sup>. Details of the proposed siting of the attenuation tank and details of the proposed raingardens, rainwater harvesting tanks and slot drains would be required by condition.
- 8.60 Thames Water has been consulted and has stated that they would have no objection to the proposed development provided the sequential approach to the disposal of surface water is followed in line with London Plan policy SI13. The sequential approach has been followed and is outlined in the paragraphs above. In accordance with standard procedures, the developer would be required to liaise with Thames Water for prior approval to discharge to the public sewer. A standard informative to this effect would be attached to any permission.
- 8.61 The proposal would not result in an increase in flood risk on the site and would result in a decreased rate of flow into the public sewer. The proposal complies with Local Plan policy DM25 and London Plan policy SI13.

#### Energy efficiency

- 8.62 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

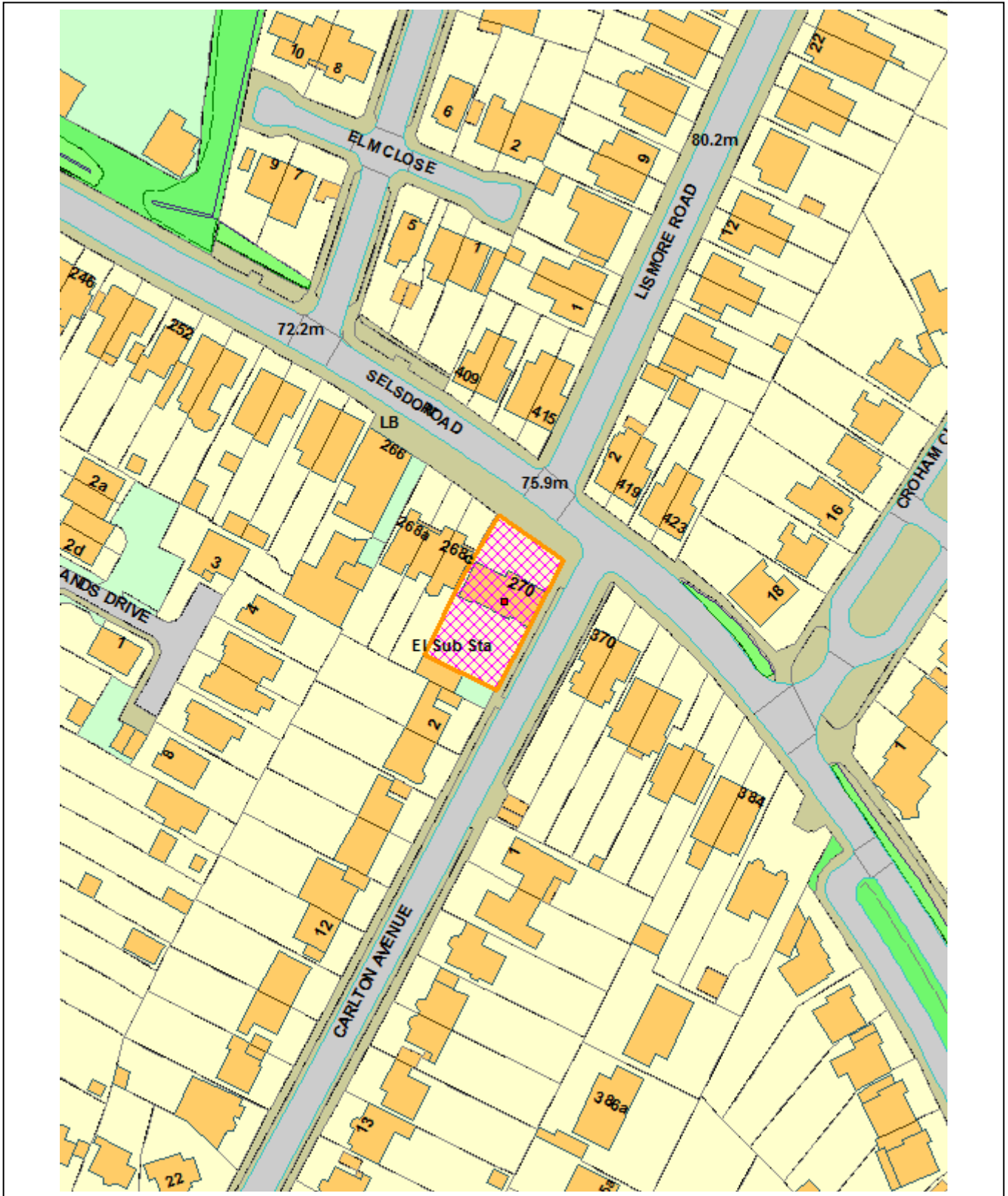
L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

### **Conclusion**

- 8.63 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 would be retained on the site. The access arrangements to the rear are acceptable and the 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. SUDS have been considered in detail and the proposal would result in a reduced flow of surface water into the sewer via an attenuation tank at greenfield runoff rates, which would improve the sewer flooding issues identified in the area. Landscaping details will be required by condition.
- 8.64 All material considerations have been considered, 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

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



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**1.0 APPLICATION DETAILS**

**Ref:** 20/02863/FUL  
**Location:** 270 Selsdon Road | South Croydon | CR2 7AA  
**Ward:** South Croydon  
**Description:** Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising 9 units. Provision of associated parking, landscaping, amenity space, refuse and cycle storage.  
**Drawings:** 304 OBA 00 ZZ DR A 0100; 304 OBA 00 ZZ DR A 0101; 304 OBA 00 ZZ DR A 0102 Rev F; 304 OBA 00 GF DR A 0201; 304 OBA 00 00 DR A 0251 Rev F; 304 OBA 00 01 DR A 0252 Rev F; 304 OBA 00 02 DR A 0253 Rev E; 304 OBA 00 03 DR A 0254 Rev E; 304 OBA 00 R1 DR A 0255 Rev D; 304 OBA 00 ZZ DR A 0300; 304 OBA 00 ZZ DR A 0350 Rev B; 304 OBA 00 A 0351 Rev D; 340 OBA 00 A 0352 Rev D; 304 OBA 00 ZZ DR A 0352 Rev B; 304 OBA 00 ZZ DR A 0353; 304 OBA 00 ZZ DR A 0354 Rev B; 304 OBA 00 ZZ DR A 0355; 304 OBA 00 ZZ DR A 0356 Rev D; 340 OBA 00 A 0356 Rev D; 304 OBA 00 ZZ DR A 0450 Rev A; TCPP-03 Rev A; 2019/4881/004 Rev G; 2019/4881/006 Rev E  
**Statements:** Design and Access Statement, Flood Risk Assessment and External Daylight and Sunlight Study, Preliminary Ecological Appraisal received on 02/07/2020; Fire Strategy received on 22/09/2021, Arboricultural Report received on 25/11/2021 and Transport Statement received on 16/12/2021  
**Agent:** Oliver Bray, OB Architecture  
**Applicant:** Dwanye Harvey  
**Case Officer:** Natalie Rowland

	Type of Units			Totals
	One Bedroom	Two Bedroom	Three Bedroom	
Existing	0	0	1	<b>1</b>
Proposed	3	3	3	<b>9</b>

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
Six (6)	Seventeen (17) + 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; and
- Referral from Ward Cllr. Maria Gatland.

**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.
- 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

#### 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 details of the materials specifications including facing materials, joinery and openings.
5. Submission and approval of details of an updated Protected and Priority Species Site Survey.
6. Submission and approval of cycle and refuse storage details.
7. Submission and approval of details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, landscaping management plan, and details on: boundary treatment design; arrangement of communal amenity space; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
8. Submission and approval of details of a Sustainable Urban Drainage System.

#### Pre-Occupation Conditions

9. Submission and approval of details of Electric Vehicle Charging Points.
10. Submission and approval of details of a Waste Management Plan.
11. Submission and approval of details for Lighting Strategy.

#### Compliance Conditions

12. Compliance with Arboricultural Assessment and Tree Protection Plan
  13. Compliance with Fire Strategy
  14. Provision and maintenance of off-street vehicle parking spaces.
  15. Provision of accessible and adaptable dwellings.
  16. Compliance with dwelling emissions rate and water efficiency standard.
  17. Provision of ultra-low NOx boilers.
  18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport
- 2.4 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of

£13,500 and other required S278 works has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

### 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**



Figure 1 - CGI of front of proposal (northern elevation)

### **Proposal**

3.1 The application seeks Planning Permission for the redevelopment of the site involving the:

- Demolition of the existing residential dwelling house.
- Erection of 2/3/4 storey building comprising nine (9) units.
- The building would comprise 1 x 1B 1P unit, 2 x 1B 2P units, 3 x 2B 3P units and 3 x 3B 4P units.
- Provision of 6 off street parking spaces including one disabled bay

- Communal and private amenity space, play space and hard and soft landscaping
- Provision of associated refuse and cycle storage.

3.2 The proposed building would range in height from 8.4 to 11.3 meters, with a design favouring the 'contemporary reinterpretation' approach. The finishing materials would comprise a light buff brick base, a white textured brick at first and second floor with a sculpted tile hung third floor that is set back from the profile of the building.

3.3 The main entrance fronts Selsdon Road with a secondary entrance from the parking undercroft on Carlton Avenue.

3.4 The unit mix and floor area would be as per the Table below:

		Internal Floor Area (sqm)	
		Requirement	Proposed
Ground Floor	FLAT 1 (2B3P)	61	65
	FLAT 2 (1B1P)	39	45
First Floor	FLAT 3 (1B2P)	50	51
	FLAT 4 (3B4P)	74	82
	FLAT 5 (3B4P)	74	91
Second Floor	FLAT 6 (1B2P)	50	54
	FLAT 7 (2B3P)	61	63
	FLAT 8 (3B4P)	74	79
Third Floor	FLAT 9 (2B3P)	61	63

Figure 2 - Accommodation mix and floor area

3.5 The private amenity spaces above first floor are all set within recessed terraces that look out over the public domain whilst the ground floor amenity spaces to Units 1 and 2 are within enclosed private gardens fronting Selsdon Road.

3.6 The communal amenity space is set behind the parking area in a south-west facing garden. A section of the rear garden has been identified as the location for the requisite 18 sqm of children's play space.

3.7 The proposed bin store is located within the undercroft providing direct access from the communal stair core and within close reach of the highway. Long stay cycle storage is also provided internally, with access to the main entrance. Short



stay storage it located outside the main entrance. A 10 sqm bulky collection area is adjacent to the main entrance along Selsdon Road.

- 3.8 According to the Arboricultural Report, W.J. Kent (November 2021), the proposal would involve the removal of two Category U trees (T4 and T6) and one Category C1 tree (T5). These trees are not protected. Pruning is proposed to the yew tree in the front garden (T3).

### Site and Surroundings

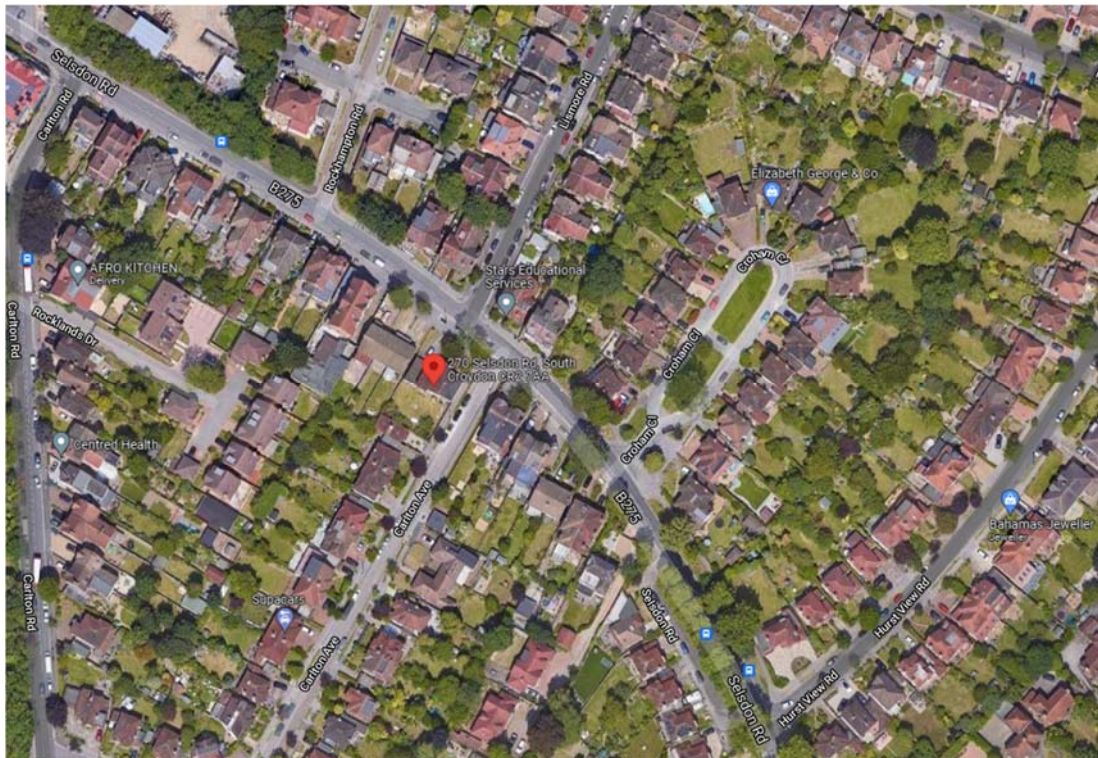


Figure 3 – Google maps view of site

- 3.9 The site is a corner plot on the southern side of Selsdon Road. Carlton Avenue runs in a southern directly along the eastern boundary. The existing built form comprises a detached two storey dwellinghouse with an attached single garage on the western elevation. The main vehicular access to the site is via Selsdon Road which leads to an area of hard standing in front of the dwelling.
- 3.10 There are two prominent street trees located outside the front boundary set within a large hard standing area, with a younger street tree fronting onto Carlton Avenue, approximately in line with the rear boundary of the site. The yew tree to the front of the site is protected by a Tree Preservation Order (TPO 10, 2019).
- 3.11 Located at the rear of the site is an electricity substation with a dual pitched roof, which is set back from the fairly rigid building line seen on this side of Carlton Avenue.

3.12 Land levels within the wider area and on-site rise from west to east. Whilst the site itself is not located within an area at risk of surface water flooding, it is at potential risk from ground water flooding.

3.13 The West and South Controlled Parking Zones are in close proximity to the site.

### **Planning History**

3.14 20/00497/FUL - Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising of 9 units. Provision of associated parking, amenity space, refuse and cycle storage. Application withdrawn.

3.15 19/03625/FUL - Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising of 9 units. Provision of associated parking, amenity space, refuse and cycle storage. Permission refused in October 2019 due to design; standard of accommodation; loss of TPO; ecological impacts and neighbouring amenity.

3.16 The following application shows the property was originally a 3 bedroom dwelling:

3.17 70/20/327 - New Bedroom over garage. Permission granted but not implemented.

3.18 Advice given on pre-application enquires ref: 19/02045/PRE and 19/05105/PRE

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

- The principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- The design and appearance of the development is acceptable and would evolve the local character whilst using land efficiently. Planning conditions are recommended to ensure that the development would use high quality materials, detailing and landscaping.
- The living standards for future occupiers would be acceptable and Nationally Described Space Standard (NDSS) compliant, with acceptable light and outlook levels, private amenity space, communal amenity space and child play space.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon the local transport network is considered acceptable subject to conditions and planning obligations.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions.
- Suitable sustainability measures have been included and the development would be zero carbon (partly achieved through planning obligations).
- The proposed flooding and sustainable drainage measures are acceptable subject to conditions.

## 5.0 CONSULTATIONS

- 5.1 **Ecology Advisor** - No objection subject to conditions securing biodiversity mitigation and enhancement measures.

## 6.0 LOCAL REPRESENTATION

- 6.1 Forty three (43) neighbouring properties were notified of the application and invited to comment. Sixty six (66) representations were received, all of which were objections to the proposal. MP Chris Philip is noted as an objector. The concerns raised in the objections received are summarised in Table 6.0, which also contains the Case Officer's response to the objections.
- 6.2 Revisions have been accepted over the course of the application, with a view to addressing transport and tree concerns. None of these revisions were substantial enough to warrant a new consultation period.

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment / in excess of density range	Please refer to paragraph 8.8 of this report
No affordable housing	Application does not meet threshold for a/h requirement
No family houses proposed	Please refer to paragraphs 8.6-8.7 of this report
Design	
Not in keeping	Please refer to paragraphs 8.10-8.25 of this report
Not in proportion	Please refer to paragraphs 8.10-8.25 of this report
Poor quality space and storage	Please refer to paragraphs 8.26-8.32 of this report
Impact on adjacent substation	Please refer to paragraph 8.18 of this report
Design won't encourage community involvement	Please refer to paragraph 8.30 – 8.32 of this report
Access to amenity space through car park is unsafe	Please refer to paragraphs 8.12 and 8.24 of this report

Antisocial behaviour from undercroft	Please refer to paragraph 8.24 of this report
Amenity	
Would reduce quality of life	This is not a material planning consideration
Loss of light	Please refer to paragraphs 8.34-8.53 of this report
Overlooking of gardens	Please refer to paragraphs 8.34-8.53 of this report
Unacceptable levels of noise	Please refer to paragraph 8.52 of this report
Inadequate amenity space for future residents and shadowed	Please refer to paragraphs 8.13 and 8.81 of this report
Inaccurate daylight assessment study (268c Selsdon Road)	Please refer to paragraphs 8.39-8.41 of this report
Closer than 18m to neighbours	Please refer to paragraphs 8.49-8.51 of this report
Highways & Parking	
Insufficient car parking	Please refer to paragraphs 8.59-8.62 of this report
Parking spaces are unsafe	Please refer to paragraph 8.65 of this report
Parking survey is inadequate	The submitted parking survey has been undertaken in accordance with the 'Lambeth Methodology' and is acceptable.
Negative impact on highway safety	Please refer to paragraph 8.67 of this report
Construction impacts	Construction impacts are temporary however can be controlled by condition. A Construction Logistics Plan condition can be included to assist in managing and mitigate any impact.
Transport Statement not to TFL guidance (no healthy streets assessment)	The site is not located near a strategic 'red' route and as such, TFL are not the relevant highway authority.

Public transport network is at capacity and cannot accommodate additional residents	The proposed additional public transport trips generated by this development are not of such a level as to have a material impact on the overall capacity of the public transport network with any negligible additional impact being offset by the proposed sustainable transport contribution
Proposal will affect emergency access onto Croham Close and Carlton Avenue	Proposal will not alter highway width or affect emergency access.
<b>Landscaping</b>	
Will remove views to open countryside	The site is within an urban location surrounded by other residential development.
Inaccuracies with tree plans	Please refer to paragraphs 8.76-8.78 of this report
Insufficient play space	Please refer to paragraph 8.13 of this report
<b>Other matters</b>	
Infrastructure can't accommodate development	Proposal will be CIL liable
Will harm wellbeing	The proposal meets the Local Plan requirements in terms of the provision of high quality accommodation with access to appropriate private and communal amenity space.
Increased flood risk from impermeable surfaces	Please refer to paragraphs 8.87-8.89 of this report
Harm to bats roosting in substation	Please refer to paragraphs 8.82-8.85 of this report
Lack of engagement with community	Whilst the Council can encourage developers to discuss their plans with the local community, unfortunately there is no formal requirement for them to do so.
<b>SUMMARY OF SUPPORT</b>	<b>RESPONSE</b>
Good design and use of space	Noted

6.3 Local Ward Councillor Maria Gatland used their representation to refer the application to the Planning Committee. In addition to referring the application, she also objected on the grounds that the proposal would:

- Involve the loss of a family home;
- Be of an unacceptable size/ height;
- Design is not in keeping with the surrounding area; and
- Harm the amenity of neighbours in Carlton Avenue and Selsdon Road.

6.4 The concerns of the local Ward Councillor are acknowledged and addressed in the assessment below.

## **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 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 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 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:

1. Principle of Development
2. Housing Tenure, Mix and Site Optimisation
3. Design and Appearance
4. Housing Quality
5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees and Landscaping

- 8. Biodiversity and Sustainability
- 9. Flood Risk and Sustainable Drainage
- 10. Fire Safety
- 11. Other Matters

### **Principle of Development**

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.2 of the CLP states that the Council will seek to deliver a minimum of 32,890 homes between 2016 and 2036, equating to 1,645 homes per year, with 10,060 of said homes being delivered across the borough on windfall sites (i.e. non allocated sites outside of the Croydon Opportunity Area – such as this application site), and equating to 503 homes per year. The LP sets a housing target for Croydon of 20,790 homes between 2019 and 2029, equating to 2,079 homes per year, which includes a “small sites” target of 6,410, equating to 641 homes per year, which is an increase on the Council's current windfall target. 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 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition and replacement with a proposed flatted development.
- 8.4 Overall the redevelopment and intensification of the site is considered to be acceptable in principle, subject to the other relevant planning considerations discussed further below.

### **Housing Tenure, Mix and Site Optimisation**

- 8.5 Policies SP2.4 and SP2.5 of the Local Plan state that on sites of ten or more dwellings the Council will seek a minimum of 30% affordable housing. The proposed scheme seeks to provide nine units and as such, there is no affordable housing requirement.
- 8.6 Policy SP2.7 of the Local Plan sets a strategic target for 30% of all new homes up to 2036 to have 3 or more bedrooms and it is expected that all developments contribute towards this. Policy DM1.2 of the Local Plan states that redevelopment of residential dwellings are acceptable in situations where it does not result in the loss of 3 bedroom homes or homes as originally built at 130 m<sup>2</sup>.
- 8.7 While the proposal would result in the loss of 1 x 3 bedroom property it would provide 3 x 3 bedroom properties as part of the proposal, which represents 33% of the proposed dwellings. Overall, this proposal would result in a net uplift in family housing on the site and would not conflict with this policy.
- 8.8 With respect to the optimisation of the site, Policy D3 of the London Plan (2021) sets out that all development must make the best use of land by following a



design-led approach that optimises the capacity of sites. It is important to note that this policy does not set out numerical density ranges for different locations as per the old London Plan (2016) which no longer forms part of the development plan and as such is not a material planning consideration.

- 8.9 As such, the proposal is considered to comply with Policy SP2.7 of the Local Plan and Policy D3 of the London Plan (2021).

### **Design and Appearance**

- 8.10 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of three storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.

### Layout

- 8.11 The proposed layout of the development includes the provision of a two/three/four storey building which follows the front building lines of the immediate surrounding properties. Six (6) car parking spaces are provided to the rear of the site with a new vehicular access onto Carlton Avenue. The existing vehicular access onto Selsdon Road would be removed with just the main pedestrian access route retained, alongside a large area of soft landscaping. A communal garden and child play area is located to the rear of the building. With the exception of visitor cycle parking, all other cycle parking and refuse storage is located within the footprint of the building at ground floor level.
- 8.12 Over the course of the application the access route to the communal area has been altered; the entrance to the communal area has been brought closer to the main footprint of the building to create the most direct and safe route possible. The hit and miss brickwork on the wall between the communal and the undercroft will also allow light to penetrate the area.
- 8.13 The Local Plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. Child play space is proposed immediately adjacent to the communal amenity space. With an area of 22 sqm, this accords with the 18.3 sqm requirement detailed in Table 6.2 of the Local Plan.

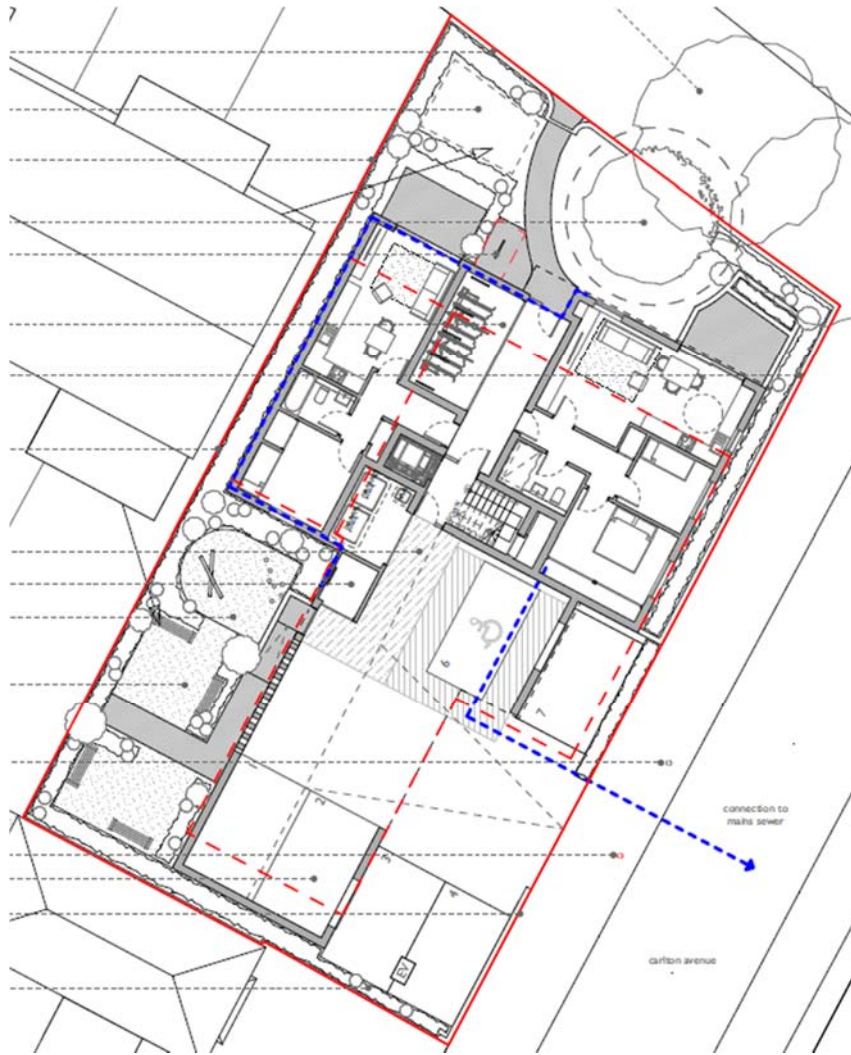


Figure 4 - Proposed site plan

### Scale, Height and Massing

8.14 Policy DM10.1b of the Local Plan requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of three storeys for developments facing onto streets. Section 2.10 of the SDG promotes development of greater heights than that of neighbouring properties citing that building height changes regularly occur on streets across the borough and as such developments do not necessarily need to step down in height towards neighbouring buildings of a lesser height.

8.15 Furthermore, Section 2.14 (see figure below) of the SDG suggests that redevelopment of corner plots should seek to include an additional storey to the three storeys recommended in the Local Plan.

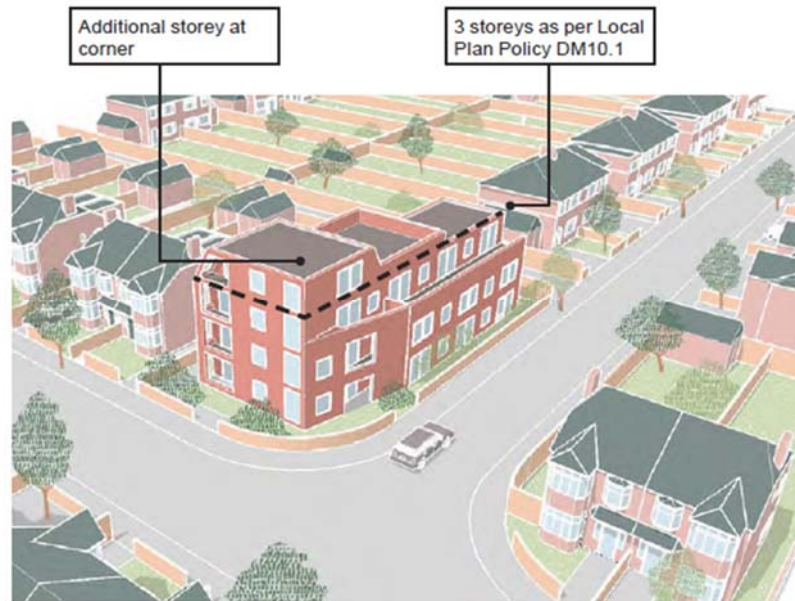


Figure 5 - Exert from Section 2.14 of the Suburban Design Guide (2019)

8.16 The site is a corner plot. The surrounding building form rises up from two storey properties to the proposed development which is a part two, part three, part four storey building. Although it is of a greater scale to that of the immediately surrounding properties, the positioning of the fourth storey at the apex of the corner plot and the stepping down of the roof form close to the southern and western boundaries is compliant with the SDG guidance referenced above. The design and set back of the upper floors assists further in ensuring that the proposal responds appropriately to the surroundings and does not feel overbearing.



Figure 6 - View looking from Carlton Avenue

8.17 The DAS provides examples of other prominent corner sites in the immediate vicinity, which passively ignore the corner by virtue of a blank side elevation. This proposal addresses this by actively addressing the corner and providing visual interest from both sides.

8.18 A third party comment was received regarding the impact of the proposed development on the substation which lies to the south (see figure 7 below). While the substation is a relatively ornate building, it is not statutorily or locally listed. The development will retain a separation distance of 0.9m between the flank wall of the substation and that of the building, which is increased at the second floor as the building steps away from the boundary. There are no concerns as to the impact on the substation.



Figure 7 - Proposed Carlton Avenue street scene

### Appearance and Materials

8.19 In order to inform the appearance of the proposed development a character analysis of the local area has been undertaken and the proposal seeks to reference aspects of the surrounding character, such as the material choice and proportions of the fenestration, whilst at the same time introducing aspects of contemporary detailing to ensure that the proposal is not simply a pastiche of surrounding buildings.

8.20 In line with the broadly accepted approach to development, the scheme reads as a 'contemporary interpretation' of the character forms and features and/or materials predominant in the area. The contextual analysis included within the DAS identifies the prevailing materiality of Selsdon Road consisting of three materials: A brick base to the ground floor with a rendered / pebble dashed first floor with a clay tiles to the roofs. Painted window details contrast with the textured facing materials.

8.21 The proposal includes a light buff brick base, with a white textured brick at first and second floor with a sculpted tile hung third floor that is set back from the profile of the building. These materials are an abstract interpretation of the white render and tiled roof on the surrounding buildings (see figure 4 above) and are supported.

- 8.22 The use of aluminium windows is acceptable and the Applicant is encouraged to use slim profile frames, with minimum reveal depths of 225mm to give depth to the facade. This can be secured by condition.
- 8.23 In order to ensure compliance with the SDG, the Applicant has moved the cycle store out of the communal amenity area and integrated it within the main building envelope.
- 8.24 The proposal includes an undercroft parking area at ground floor which facilitates three (3) of the parking spaces. Vehicular access to the undercroft will be through an entrance 6.1 metres wide, which maximises natural surveillance across the parking area. Furthermore, large openings have also been included on the walls either side of the entrance to allow natural light to enter the area. In order to introduce more visual permeability, the design of the western rear wall has also been revised to include larger openings on the hit and miss brickwork. Notwithstanding this, in order to deter anti-social behaviour, it is recommended that additional lighting is provided in this area which could be conditioned. On balance, this is considered an acceptable solution.

### Conclusion

- 8.25 Whilst it is recognised that the scale and massing of the proposal would be greater than that of other buildings on the street, the manner in which the proposal seeks to respond to the local character through respecting the development pattern (through building lines and respecting the existing plot rhythm), stepping down and back in height and scale adjacent to neighbouring properties, and utilising a material palette and detailing which picks up on materials commonly found within the local area, is considered to allow the proposal to evolve the character of the street through the intensification of this site in a suitable manner which respects and enhances its character.

### **Housing Quality**

- 8.26 London Plan Policy D6 requires housing developments to be of a high quality design and contains space standards for new dwellings. The provision of dual aspect dwellings should be maximised and a single aspect dwelling should only be provided where a more appropriate design solution to meet the requirements of Part B in Policy D3 (optimising site capacity through the design led approach). The design should provide sufficient daylight and sunlight and ensure the usability of outdoor space is maximised.
- 8.27 As detailed in Figure 2 above and by the table below all of the proposed units would meet or exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the Local Plan and include the necessary storage. All units are

dual aspect and as such they would provide an appropriate level of accommodation for their future occupiers.

		Private Amenity Space (sqm)	
		Requirement	Proposed
Ground Floor	FLAT 1 (2B3P)	6	8
	FLAT 2 (1B1P)	5	11
First Floor	FLAT 3 (1B2P)	5	6
	FLAT 4 (3B4P)	7	7
	FLAT 5 (3B4P)	7	7
Second Floor	FLAT 6 (1B2P)	5	6
	FLAT 7 (2B3P)	6	7
	FLAT 8 (3B4P)	7	7
Third Floor	FLAT 9 (2B3P)	6	7

Figure 8: Proposed private amenity space

- 8.28 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.
- 8.29 It is noted that the outlook for Flat 2 is towards the communal/play area. Whilst it is positive to include some passive surveillance to the play space, sufficient defensible planting should be included to ensure that the amenity of Flat 2 is acceptable. This can be secured by condition.
- 8.30 An objection was received stating that the ‘design won’t encourage community involvement’. While this is not specifically a planning matter, as referenced above, Policy D6 of the London Plan (2021) details the quality and standards necessary to ensure housing which makes the best use of land and creates high quality, comfortable and attractive homes.
- 8.31 Table 3.2 of Policy D6 details the qualitative design aspects to be addressed in housing developments which includes layout orientation and form (discussed in para 8.11-8.18 above) and the requirements of communal outside amenity space. These include sufficient space for the number of residents, for it to be easily assessable, positioned to allow overlooking, and be designed to support

“an appropriate balance of informal social activity and play opportunities for various age groups”.

- 8.32 Much of this is echoed in Local Plan Policy DM10.45 which requires proposals for new flatted development to incorporate high quality communal amenity space. Third party comments were received regarding the size of the space however the plans show an area of approximately 39 sqm which is considered to be appropriate, subject to securing further design detail by condition.
- 8.33 London Plan Policy D7 requires new dwellings to be building regulation M4(2) compliant for use by persons with disabilities, with 10% meeting M4(3). The revisions to the scheme have included a lift and as such all units meet M4(2) requirements. The plans show Unit 5 on the first floor as being M4(3) compliant which is acceptable.

### **Impact on Surrounding Neighbours**

- 8.34 The London Plan (2021) Policy D6 states that “development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”
- 8.35 Policy DM10.6 of the Croydon Local Plan (2018) states the Local Planning Authority would not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings. Policy DM10 of the Croydon Local Plan (2018) and Suburban Design Guide SPD (2019) state that proposals should not negatively impact upon neighbouring properties.
- 8.36 There are a number of properties that surround the site which include 415 and 419 Selsdon Road and 2 Lismore Road to the north, 370 Seldon Road to the east, 2 Carlton Avenue to the south and 268c Selsdon Road to the west as illustrated in Figure 7 below.



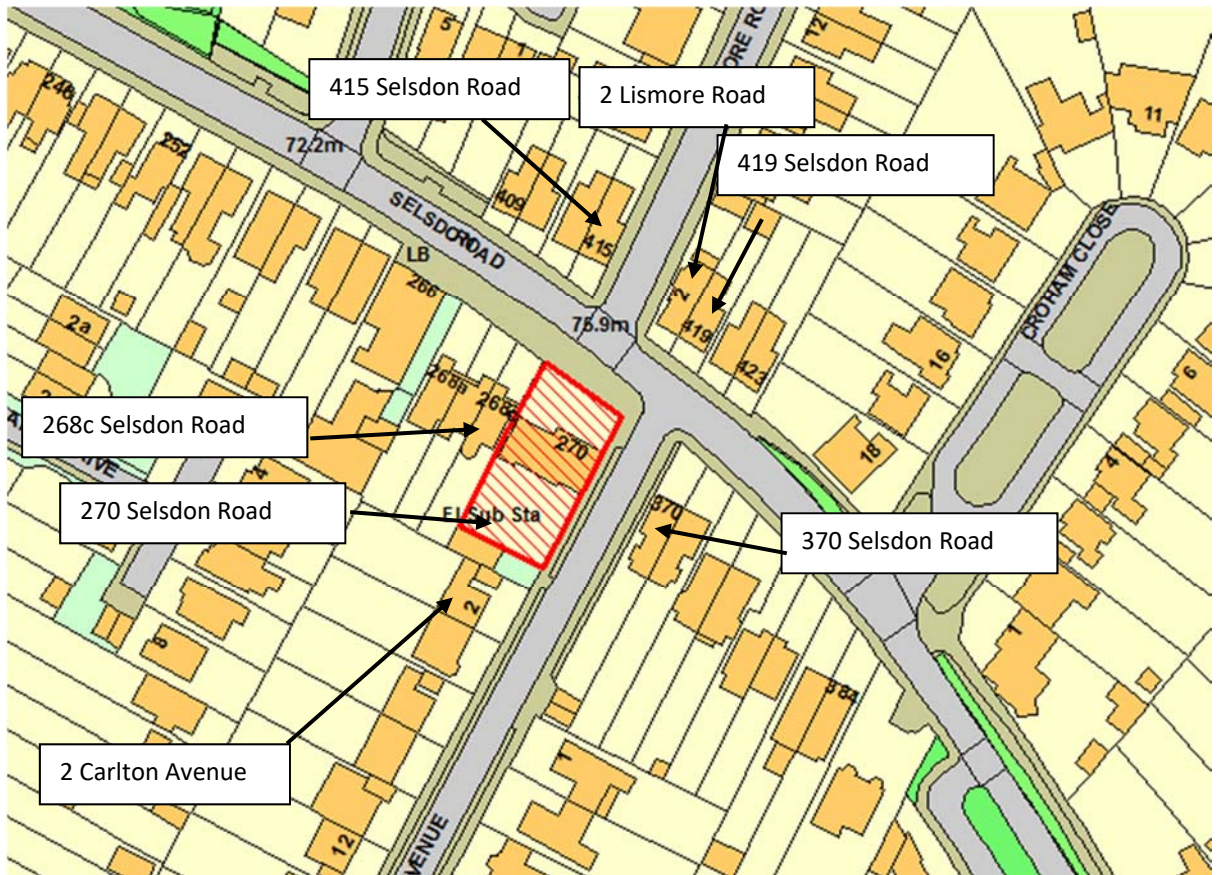


Figure 9: Surrounding neighbours

8.37 268c Selsdon Road is situated immediately to the west and forms the end of a terrace of properties. Due to the topography of the area, this neighbouring property sits marginally lower than the development site.

8.38 The proposed development will bring the built form closer to the boundary with this property, with a separation distance of 1.7 metres between elevations at ground and first floor, above which the building steps away from the boundary. The proposed building line will bring the development in front of the principal elevation of this property by approximately 1.2 metres at its closest point. The staggered rear elevation means that the closest built form does not extend past the rear of 268c. As shown on Figure 8 below, the built form which does extend towards the rear of the plot and way beyond the rear of 268c is approximately 5.8 metres away from the boundary and is not considered to harm amenity to a degree that warrants refusal.





Figure 10: Footprint of proposed and 20/00497/FUL dashed in red.

- 8.39 A Daylight and Sunlight Report has been submitted with the application to assess the impact of the proposed in this regard.
- 8.40 The Vertical Sky Component (VSC) assessment measures the amount of sky visible from the centre point of a window. In this instance, the windows on the rear elevation were all found to exceed the minimum requirements as per the BRE guidelines indicating a 'negligible' impact.
- 8.41 It is noted that 268c Selsdon Road contains a first floor side window which faces onto the development site. This was not included within the Daylight and Sunlight Report as it serves a stairwell and as such, is not a habitable window and not required to be considered within the assessment.
- 8.42 The Annual Probably Sunlight Hours (APSH) measures the amount of direct sunlight available to a given surface. All windows meet the minimum hours required both annually and in the winter months and meet the BRE guidelines on this basis.
- 8.43 In order to protect privacy, the only window on the western elevation serves a hallway to Flat 9. As this top floor is set back considerably from the footprint below, there are no overlooking or privacy concerns in this regard. The balcony serving Flat 6 on the second floor projects in a north west direction and will not

result in any overlooking to the protected private amenity space of this neighbouring property.

- 8.44 The proposed communal landscaping and play area is situated along the boundary with 268c Selsdon Road, which is currently used as the garden area for the neighbouring property. As both the development site and number 268c are currently in residential use and are located within a residential area, the use of this space is not considered to generate noise which would disturb or harm amenity.
- 8.45 Number 370 Selsdon Road is former dwellinghouse, which has been converted to form three flats. It is situated to the east of the site and separated by Carlton Road which runs along its western boundary. Although the main flank elevation to the dwelling does not contain any windows, various windows exist on the flank of the outrigger and the dormer window, all of which according to the planning history, serve habitable rooms.
- 8.46 Numerous windows are proposed to the eastern flank of the development however many are not in direct alignment with those on 370. Those that are in alignment are a minimum of 21.5 metres away and separated by a public highway. As such, overlooking is not considered to be harmful.
- 8.47 Number 2 Carlton Avenue is situated to the south of the site, separated by the substation. This property has a detached single garage along its northern boundary, which results in a separation distance of approximately 10.7 meters between the flank elevation of this property and the ground and first floor of the proposed. As the second floor steps away, this would increase the separation distance further.
- 8.48 Using BRE guidelines, all windows on the side flank of 2 Carlton Avenue meet the minimum requirements demonstrating a 'negligible' impact. As BRE guidance states that only windows which face within 90 degrees of due south need to be assessed under APSH, this test was not necessary for this property.
- 8.49 Section 2.9.16 of the SDG (2019) discusses the acceptability of buildings at oblique angles to each other, confirming that windows on rear elevations that do not face each other (at angles to one another) are not considered to result in direct overlooking. Nonetheless the building has been designed so that there are no windows proposed to the two/three storey element which extends closest to the southern boundary. Windows are proposed elsewhere on the southern elevation however at an oblique distance of over 20 metres away (Shown on figure below), are not considered to result in overlooking to a degree which would warrant refusal.



Figure 11: Plan showing distance of windows to neighbouring properties

8.50 A third party comment was received highlighting that the proposal breached the '18 metre rule'. As detailed within the Suburban Design Guide, this specifically relates to distances between the rear elevations of a proposal and existing developments. In this instance, the rear of the proposed does not back onto the rear of another house and the 'rule' is not relevant.

8.51 2 Lismore Road and 412 Selsdon Road are situated to the north of the development site and on the opposite side of Selsdon Road. Due to the presence of the highway, the facing elevations of these properties are approximately 23 meters and 29 meters away respectively. As the site is already in residential use, windows exist which are afforded views of these properties. The proposed development will introduce a larger quantum of openings and in some instances, balconies, however due to the distances involved and the orientation of the properties, the proposal complies with the guidance contained within the SDG

8.52 The site has an existing lawful residential use and is situated within a residential area. The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and is not considered harmful.

### Conclusion

8.53 The Daylight and Sunlight study confirms that the proposed development complies with BRE guidance and as such, there will be no adverse harm to the neighbouring properties in this regard. The layout and design of the proposal will not result in an unacceptable amount of overlooking or loss of privacy and complies with London Plan (2021) Policy D6, policies DM10.6 and DM10 of the Croydon Local Plan (2018) and the Suburban Design Guide.

## Highways, Parking and Refuse

- 8.54 Policy SP8 of the Local Plan (2018) is in relation to traffic generation, sustainable travelling and parking standards. Local Plan Policy DM30 seeks to ensure that there is an appropriate level of car and cycle parking for developments
- 8.55 The site spans across an area with a PTAL of 1b/2 indicating that it has poor access to public transport. That said, Sanderstead national rail station is approximately 750 meters (as the crow flies) to the south west with South Croydon rail station approximately 900 metres to the north west. The 412 bus route runs along Selsdon Road with stops for the 413 in the vicinity on Carlton Road.
- 8.56 The site is not within a CPZ and currently has two existing crossovers on Selsdon Road, which is a classified (B275) and a 30mph road.
- 8.57 A Transport Statement (RGP dated November 2021) has been submitted in support of the application which suggests that there are no transport planning or highway concerns which should prevent planning permission from being granted. Additional plans have also been submitted showing the appropriate visibility splays for pedestrians and vehicles. The Applicant has noted that the maximum parking standards referenced in the Transport Statement are outdated and reference the 2019 rather than the 2021 London Plan.

### Access and car parking

- 8.58 Pedestrians would be able to access the main building from the pedestrian access on Selsdon Road, which leads to the front entrance, or via the car park. Both of these routes are step free and provide access to the lift or Unit 1 which has been identified as being M4(3) compliant.
- 8.59 The London Plan and Policy DM30 of the Croydon Local Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels.
- 8.60 Table 10.3 of the London Plan gives a maximum of 1.5 car parking spaces to be provided per dwelling in outer London areas with a PTAL of 0-1 and a maximum of 1 space in outer London areas with a PTAL of 2-3. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. Furthermore, the site is within 200 metres of an area with a PTAL of 3. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.

- 8.61 Six (6) parking spaces are proposed (including one accessible). Based on the PTAL requirements, this figure is less than the 7.5 spaces required. In order to consider the impact of this overspill on the surrounding highway network, a parking stress test has been carried out as part of the Transport Assessment.
- 8.62 It is noted that in order to facilitate the new vehicular access on Carlton Avenue, one parking space is required to be removed which has been taken into account in the parking stress calculations. As such, Carlton Avenue has a parking stress of 64% which would reach 76% with 2 overspill cars and the loss of one on street parking space which would be acceptable.
- 8.63 One disabled parking is proposed which meets the standards required by BS:8300 Vol-1 as per policy 6.1 H(5) of the London Plan (2021).
- 8.64 As shown on the Visibility Splay plan (2019/4881/006 Rev E), the new access on Carlton Avenue is able to satisfy pedestrian and vehicular visibility splays. The plans also show the relocation of a lamppost which will require a Section 278 agreement with LBC Highways.
- 8.65 Swept paths for the parking spaces have been provided (using a 4.8m car as required), demonstrating that the spaces are accessible for ingress and egress in forward gear. As such the parking arrangement is acceptable.
- 8.66 Conditions are also required regarding the submission of a Construction Logistics Plan and highways conditions 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.
- 8.67 A number of representations have been received which refer to the parking provision, on street parking and highway safety at the site. In respect to highway safety, all six (6) off-street parking spaces (which will need to adhere to the parking visibility splays and pedestrian sightlines to ensure that safety requirements are adhered to. In compliance with the London Plan, Electric Vehicle Charging Points (EVCP) are proposed which can be secured by way of a condition.

#### Electric Vehicle Charging Point (EVCP) and Car Club

- 8.68 Local Plan Policy SP8.12 outlines that the Council and its partners will enable the delivery of electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation over the plan period.
- 8.69 Local Policy SP8.13 continues on to state that new development will be required to contribute to the provision of electric vehicle charging infrastructure, car clubs and car sharing schemes.

8.70 A Section 106 Agreement is required alongside this application to secure £1,500/unit towards improvements to sustainable transport including, but not limited to, on street car clubs with EVCP's as well as EVCP's in general, as per policies in the Local Plan. Furthermore, membership of the car club would also be required for each residential unit for a period of 3 years; this would also be secured via S106 agreement. The applicant has agreed to enter into a legal agreement as such.

#### Cycle provision

8.71 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 sixteen (16) covered and secure long-stay cycle storage spaces as per Table 10.2 of the London Plan (2021).

8.72 The amended plans now show the cycle store within the footprint of the building which is an acceptable size to accommodate the 16 spaces as required by the London Plan. They will comprise Sheffield stands with overhead racks above. An additional separate, secure lockable adaptable cycle store is proposed to the undercroft. Short stay cycle parking for two bikes is located to the front of the building and is appropriate. Further details of the cycle store (to include electrical sockets within the store) can be secured by condition.

#### Refuse

8.73 Policy D6 of 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. It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that requires a flattened development of the proposal's size and arrangement to provide enough bins and bin storage space within the curtilage of the property to handle the approximate 140.0l of food waste, 1100l of recycling waste and 1100l of landfill waste that would be generated by the proposed dwellings on a weekly basis.

8.74 The revised plans have addressed the issues with the refuse store which is now included within the footprint of the building. Appropriate storage facilities are shown which are acceptable. Furthermore, a 10sqm bulky goods area is shown at the front of the building which is accessible from Selsdon Road. This recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures.

#### Conclusion

8.75 Officers are satisfied that the scheme would not harm the safety and efficiency of the highway network. It is considered the network and transport impacts associated with the developments on traffic and transport would be negligible and it is unlikely to have a significant impact on highway safety.

### **Trees and Landscaping**

8.76 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.

8.77 An Arboricultural Report (W.J.Kent dated June 2020) was submitted in support of the application. Initial objections were received regarding the impact that the proposed service routes would have on the RPA's of T1, T2 and T3 and as a result, a revised report and tree protection plan has been received confirming that the incoming proposed services will be undertaken / connected outside of the RPA's.

8.78 The submitted plans and method statement included within the report have been considered by the Council and the submitted details are acceptable. This recommendation includes a conditions designed to ensure compliance with the method statement and related plans.

8.79 It is acknowledged that vegetation at the rear of the plot would have to be removed in order to implement the proposed development. However, this loss would not result in the loss of any identified protected habitat or species. Furthermore, the removal of the vehicular access from Selsdon Road would allow for the removal of the existing hardstanding for the front of the plot to be landscaped; making a positive contribution to the visual amenity of the street.

8.80 Additional planting is also proposed to the eastern, western and southern boundaries, specific details of which would be secured by condition to ensure appropriate native planting.

8.81 Details would also be required for the communal amenity area along the western boundary, in order to ensure that this area of outdoor space is a visually attractive and stimulating environment and of the requisite high quality (see figure 12 below).





Figure 12 - Proposed CGI of communal space

### **Biodiversity and Sustainability**

- 8.82 Local Plan Policy DM27 outlines that development proposals should enhance biodiversity across the borough and improve access to nature. This should have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional biodiversity action plan, or when the council is presented with evidence that a protected species would be affected.
- 8.83 A Preliminary Ecological Appraisal (David Archer Associates, June 2020) was submitted in support of the application. The survey concludes that existing habitats on site are all of no ecological value, with plants present which are common and widespread within the UK.
- 8.84 The survey also looked at the adjacent substation which it concluded, had at least moderate suitability for roosting bats during the active and hibernation seasons. Mitigation for this is included within the report which includes directing any task lighting used during construction away from this building and also any newly installed bat boxes on site.
- 8.85 Having reviewed the submitted information, officers are satisfied that the information is sufficient to determine the likely impacts of development on designated sites, protected species and priority species & habitats. However, due to the time which has lapsed since the survey was carried out, it is



recommended, as per the report, that a revised survey be conducted. A condition will be added to the permission to secure this.

- 8.86 Croydon Local Plan Policy SP6.3 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes set at a minimum of 19% CO2 reduction beyond Part L of the Building Regulations and requiring new build development to meet a minimum water efficiency standard of 110 litres/person/day. Consequently, it is recommended that conditions be imposed to ensure that the development achieves both requirements.

### **Flood Risk and Sustainable Drainage**

- 8.87 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 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.
- 8.88 The site is in an area at medium risk of surface water flooding and as such, a Flood Risk Assessment (RGP Design dated June 2020) has been submitted in support of the application.
- 8.89 While the proposed development will increase the hardstanding area of the site, the report confirms that permeable surfacing will be used where possible in order to prevent any increase in the rate of run-off generated by the site. Sustainable Drainage System (SuDS) methods and techniques are proposed in the form of permeable surfacing and a lined ring soakaway along with a maintenance plan to ensure long term performance of the drainage systems. All of these details can be secured by condition.

### **Fire Safety**

- 8.90 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety and states that development proposals must identify unobstructed outside spaces for fire appliances to be positioned, incorporate features to reduce risk to life, are constructed appropriately to minimum fire spread, provide means of escape, develop and evacuation strategy, and provide suitable access and equipment for firefighting.
- 8.91 A Fire Risk Assessment has been submitted in support of the application. It confirms that fixed heating installations will be London Plan compliant and that adequate 60 minute fire separation is to be included between parking and residential areas due to the increased risk of combustion. All units will be fully Part B1 compliant with regard to Building Regulations which refer to fire detection

and fire safety. Fire brigade access will be along Carlton Avenue, with a potential secondary parking place along Selsdon Road to the front of the plot. The details provided are sufficient to demonstrate that the development can achieve the highest standards of fire safety and the proposal complies with Policy D12 of the London Plan (2021).

### **Other Matters**

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

8.93 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.

### **Conclusion**

8.94 The principle of redeveloping and intensifying the residential use on the site is acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, transport, sustainability and ecological matters. Therefore, it is recommended that planning permission be **GRANTED**.

## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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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.

28.03.2022 to 15.04.2022

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](http://www.croydon.gov.uk/onlineplans)).

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

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Ref. No. :	21/04626/HSE	Ward :	<b>Addiscombe East</b>
Location :	136 Bingham Road Croydon CR0 7EH	Type:	Householder Application
Proposal :	Erection of a single storey replacement outbuilding.		
Date Decision:	11.04.22		

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/05665/FUL **Ward : Addiscombe East**  
Location : 335 Addiscombe Road **Type: Full planning permission**  
Croydon  
CR0 7LF  
Proposal : Part ground floor and part first floor side and rear extensions with hip to gable and rear dormer roof extensions to facilitate the conversion of the house into 5 flats, with associated site alterations

Date Decision: 31.03.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 21/06215/DISC **Ward : Addiscombe East**  
Location : 34 Northampton Road **Type: Discharge of Conditions**  
Croydon  
CR0 7HT  
Proposal : Discharge of Conditions 7 (materials), 8 (Landscaping) and 10 (refuse/cycle stores, lighting and finished floor levels) attached to PP 19/01260/FUL for the Alterations, demolition of existing rear outbuilding, erection at rear of a part single storey / part two storey building to form a 1 bedroom dwelling, with access from Carlyle Road.

Date Decision: 13.04.22

### Approved

Level: Delegated Business Meeting

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Ref. No. : 22/00173/HSE **Ward : Addiscombe East**  
Location : 21 Chaucer Green **Type: Householder Application**  
Croydon  
CR0 7BP  
Proposal : Proposed cropped garage with erection of single storey front porch and front extension.

Date Decision: 08.04.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/00213/FUL **Ward : Addiscombe East**  
Location : 37 Havelock Road **Type: Full planning permission**  
Croydon  
CR0 6QQ

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Construction of a timber outbuilding in the rear garden for office/storage use by occupiers of each of the flats within the main building

Date Decision: 13.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00610/GPDO  
Location : 41 Ashburton Avenue  
Croydon  
CR0 7JG

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

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 13.04.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/00754/LP  
Location : 19 Claremont Road  
Croydon  
CR0 7DB

**Ward : Addiscombe East**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension; rear roof dormer extension and roof lights in the front roof slope

Date Decision: 13.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/02198/FUL  
Location : 72 Lower Addiscombe Road  
Croydon  
CR0 6AB

**Ward : Addiscombe West**  
Type: Full planning permission

Proposal : Erection of glazed rooflight (in association with approved layout of Prior Approval 19/02171/GPDO for Alterations, Conversion to form 11 flats, provision of associated off-street parking, refuse and cycle storage).

Date Decision: 30.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05798/HSE **Ward : Addiscombe West**  
Location : 74 Warren Road Type: Householder Application  
Croydon  
CR0 6PF  
Proposal : Erection of first floor rear extension and single storey rear extension.  
Date Decision: 06.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05955/FUL **Ward : Addiscombe West**  
Location : 119-121 Cherry Orchard Road Type: Full planning permission  
Croydon  
CR0 6BE  
Proposal : Change of use from offices to school to join part of existing school at 109 - 117 Cherry Orchard Road together with emergency external staircase at rear and associated works.  
Date Decision: 14.04.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/00553/LP **Ward : Addiscombe West**  
Location : 25 Brickwood Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6UL  
Proposal : Erection of hip to gable and rear dormer and provision of 3 rooflights in front roofslope  
Date Decision: 08.04.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/00742/LP **Ward : Addiscombe West**  
Location : 16 Cedar Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6UB  
Proposal : Erection of L-shaped rear dormer extension and provision of 2 rooflights in front roofslope  
Date Decision: 14.04.22

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



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00751/PA8  
Location : Communication Station  
Knollys House  
17 Addiscombe Road  
Croydon  
CR0 6SR

**Ward : Addiscombe West**  
Type: Telecommunications Code  
System operator

Proposal : Removal of existing antennas and installation of 6 no antenna apertures (top height of antenna apertures 50.0m AGL on 6m support pole), addition of 5 no cabinets together with ancillary development thereto.

Date Decision: 14.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00393/LP  
Location : 60 Kynaston Avenue  
Thornton Heath  
CR7 7BW

**Ward : Bensham Manor**  
Type: LDC (Proposed) Operations  
edged

Proposal : Creation of a loft conversion with a dormer to the rear of the property

Date Decision: 30.03.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/00417/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 5-bed House of Multiple Occupation (HMO).

Date Decision: 06.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00528/PA8  
**Ward : Bensham Manor**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Date Decision: 31.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00274/HSE  
Location : 123 Westcombe Avenue  
Croydon  
CR0 3DF

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

Proposal : Erection of single storey rear extension.

Date Decision: 30.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00503/GPDO  
Location : 73 Ringwood Avenue  
Croydon  
CR0 3DT

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

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.6 metres

Date Decision: 31.03.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/00517/HSE  
Location : 17 Gurney Crescent  
Croydon  
CR0 3JR

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

Proposal : Erection of first floor rear extension.

Date Decision: 31.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00559/HSE  
**Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 23 Allen Road  
Croydon  
CR0 3NT  
Type: Householder Application

Proposal : Proposed single storey rear extension, part two storey side/ rear extension over, new pitched dormers to replace the flat roof sections at the front of the property, and a small covered porch to the front elevation.

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00598/FUL  
Location : 18 Montague Road  
Croydon  
CR0 3SS  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Conversion of existing single dwellinghouse to a 6 bedroom HMO; single storey rear extension; and cycle and bin storage facilities.

Date Decision: 12.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00608/GPDO  
Location : 5 Therapia Lane  
Croydon  
CR0 3DH  
Ward : **Broad Green**  
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 07.04.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/00618/HSE  
Location : 50 Ockley Road  
Croydon  
CR0 3DQ  
Ward : **Broad Green**  
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension and part single/two-storey side extension

Date Decision: 13.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/02959/NMA **Ward : Crystal Palace And Upper Norwood**

Location : Queens Hotel  
122 Church Road  
Upper Norwood  
London  
SE19 2UG **Type: Non-material amendment**

Proposal : Non material amendment to planning permission 18/00831/FUL to alter the wording of several conditions

Date Decision: 06.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02960/NMA **Ward : Crystal Palace And Upper Norwood**

Location : Queens Hotel  
122 Church Road  
Upper Norwood  
London  
SE19 2UG **Type: Non-material amendment**

Proposal : Non material amendment to planning permission 18/00831/FUL for alterations to the rear dining area

Date Decision: 06.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05770/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 66 Grecian Crescent  
Upper Norwood  
London  
SE19 3HH **Type: Householder Application**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Conversion of loft to habitable space. Hip to gable roof extension. Alterations. Installation of Bi-Folding doors onto Juliet balcony.

Date Decision: 13.04.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/06058/DISC **Ward : Crystal Palace And Upper Norwood**

Location : Land Adjoining 96 Beulah Hill Upper Norwood London  
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 9 (EVCPs), 12 (SUDs), 19 (Delivery and service management plan) from planning permission 19/05106/FUL for 'Erection of 3 x 2-storey and 5 x 3-storey 3 bedroom dwellinghouses with associated car and cycle parking, waste stores, amenity space and landscaping.'

Date Decision: 08.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06348/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 36 Rockmount Road Upper Norwood London SE19 3ST  
Type: Householder Application

Proposal : Demolition and replacement of single storey rear extension, alterations.

Date Decision: 14.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00320/LP **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 55 Stambourne Way  
Upper Norwood  
London  
SE19 2PY

Type: LDC (Proposed) Operations  
edged

Proposal : Proposed alterations to the kitchen layout; alterations to the appearance and massing of the garage; the installation of new windows and replacement of existing fenestration on the ground floor; the erection of a boundary and gate; and minor landscaping works which including re-levelling to the rear garden.

Date Decision: 30.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00546/FUL

Ward : **Crystal Palace And Upper  
Norwood**

Location : Harris Academy Crystal Palace  
9 Maberley Road  
Upper Norwood  
London  
SE19 2JH

Type: Full planning permission

Proposal : Removal of existing flat roof structure and deck to DT Block and erection of replacement steel framed flat roof structure with parapet wall. Insertion of new windows to various elevations.

Date Decision: 04.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00611/CONR

Ward : **Crystal Palace And Upper  
Norwood**

Location : Development Site Adjoining 2  
Fitzroy Gardens  
Upper Norwood  
London

Type: Removal of Condition

Proposal : Variation to Condition 1 (Drawings), Condition 5 (Landscaping) and Condition 6 (Trees) of LPA ref: 18/03814/FUL (Erection of 2no. three bedroom houses with basements with associated parking and landscaping) removing basement and altering landscaping.

Date Decision: 12.04.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00800/CAT    **Ward :** **Crystal Palace And Upper Norwood**  
Location : 128 Church Road                                    **Type:** Works to Trees in a  
Upper Norwood    Conservation Area  
London  
SE19 2NT

Proposal : T1 Oak - Reduce 2 lower laterals by 4 metres and install a cable brace.

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/00802/CAT    **Ward :** **Crystal Palace And Upper Norwood**  
Location : 51 Stambourne Way                                   **Type:** Works to Trees in a  
Upper Norwood    Conservation Area  
London  
SE19 2PY

Proposal : T1 - Cedrus atlantica: Prune back over extending lateral branches by approx 4m

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00811/NMA    **Ward :** **Crystal Palace And Upper Norwood**  
Location : Land At Victory Place/ Carberry Road/            **Type:** Non-material amendment  
Carberry Works, Crystal Palace, SE19 3RU



## Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Non material amendment to application 15/02658/P for 'The demolition of some of the existing buildings on site and redevelopment and reuse to provide a mixed use scheme comprising retail within Class A1 (at ground floor level), flexible retail/office/studio space within Classes A1 and B1 (at ground floor level) including an element of D1 (community) use, restaurant/bar within Classes A3/A4 (at ground level), apart-hotel/hotel within Class C1 (at ground, 1st, 2nd & 3rd floor levels), office within Class B1 (at 1st & 2nd floor level), together with residential accommodation (Class C3) comprising a mix of 1 studio, 18 one bedroom, 9 two-bedroom and 5 three-bedroom flats (at 1st, 2nd and 3rd floor levels) and associated amenity space. Provision of a covered space for use as a market and entertainment space. Provision of associated disabled car parking, secure cycle storage and refuse/recycling storage areas (without compliance with conditions 3,5,8,9,10,11,12,13,15,16,18 & 19 attached to planning permission ref. 12/02611/P)' to allow alterations to third floor level and internal layout amendments.

Date Decision: 08.04.22

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 22/01106/AUT

Ward : **Crystal Palace And Upper Norwood**

Location : 15 Fox Hill Anerley London SE19 2UX

Type: Consultation from Adjoining Authority

Proposal : The erection of a 4 bedroom dwelling and associated works (Consultation from London Borough of Bromley - Reference No : DC/22/00825/FULL1)

Date Decision: 29.03.22

### No Objection

Level: Delegated Business Meeting

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Ref. No. : 21/05084/FUL

Ward : **Coulsdon Town**

Location : 29 Hollymeoak Road  
Coulsdon  
CR5 3QA

Type: Full planning permission

Proposal : 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

Date Decision: 29.03.22

### Permission Refused

Level: Planning Committee

Ref. No. : 21/05504/DISC **Ward : Coulsdon Town**  
 Location : Development Site Former Site Of **Type: Discharge of Conditions**  
 352 Chipstead Valley Road  
 Coulsdon  
 CR5 3BF

Proposal : Discharge of condition numbers 5 (Landscaping), 6 (Bin Store), 7 (Waste Management Plan), 8 (EVCPs) and 10 (Visibility Splays) attached to planning permission ref. 20/02385/FUL (Demolition of existing bungalow; erection of two buildings to provide 4 semi-detached houses; provision of 2 parking spaces and refuse store).

Date Decision: 14.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05836/FUL **Ward : Coulsdon Town**  
 Location : 103 Woodcote Grove Road **Type: Full planning permission**  
 Coulsdon  
 CR5 2AN

Proposal : Demolition of existing dwelling; erection of a three-storey building with roof accommodation comprising 8 flats; provision of new access; provision of 8 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space.

Date Decision: 29.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00110/HSE **Ward : Coulsdon Town**  
 Location : 13 The Chase **Type: Householder Application**  
 Coulsdon  
 CR5 2EJ

Proposal : Alterations, including demolition of single storey side extension and rear lean to extension, proposed ground floor rear extension and construction of loft conversion with rooflights in front and rear roof slopes.

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00359/HSE **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 43 Clifton Road  
Coulsdon  
CR5 2DW  
Type: Householder Application  
Proposal : Demolition of existing conservatory and erection of single storey rear extension.  
Date Decision: 01.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00421/HSE  
Location : 36 Woodplace Lane  
Coulsdon  
CR5 1NB  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Erection of hip to gable roof extension  
Date Decision: 04.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00435/HSE  
Location : 46 Rickman Hill  
Coulsdon  
CR5 3DP  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Erection of ground floor rear extension and alteration to existing front porch.  
Date Decision: 14.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00454/HSE  
Location : 20 The Chase  
Coulsdon  
CR5 2EG  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Alterations; demolition of existing garage/side extension and erection of single storey side/rear extension  
Date Decision: 14.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 22/00492/HSE **Ward : Coulsdon Town**  
Location : 94 Woodlands Grove **Type: Householder Application**  
Coulsdon  
CR5 3AG

Proposal : Alterations, erection of single storey side extension

Date Decision: 05.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00494/HSE **Ward : Coulsdon Town**  
Location : 17 Brighton Road **Type: Householder Application**  
Coulsdon  
CR5 2BF

Proposal : Alterations to existing front parking area and widening of existing dropped kerb

Date Decision: 05.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00621/TRE **Ward : Coulsdon Town**  
Location : 2 High Oaks Close **Type: Consent for works to protected trees**  
Coulsdon  
CR5 3EZ

Proposal : T1 - Beech -To crown lift mature neighbouring Beech tree on the right hand rear boundary to a height of 6.0m. 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. As these trees are covered by TPO, an application will be carried out by Expertrees prior to the work taking place. To allow more light onto the decking area.  
T2 - Sycamore - To crown lift mature neighbouring Sycamore tree on the right hand rear boundary to a height of 6.0m. 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. As these trees are covered by TPO, an application will be carried out by Expertrees prior to the work taking place. To allow more light onto the decking area.  
T3 - Ash - To reduce lowest overhanging limb from mature neighbouring Ash tree by 3.0m to reduce the encroachment over the garden. 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. The branch is overextended and needs a weight reduction.  
T4 - Pine - Cost to reduce 1x overlong limb on mature neighbouring Pine tree so that it doesn't protrude the remaining crown (approx. 1.5m).

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Date Decision: 29.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00648/TRE  
Location : 42A Bramley Avenue  
Coulsdon  
CR5 2DP

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

Proposal : Holm Oak Tree (T1) - requires root pruning because of damage to neighbour's property.

Proposal is to excavate the roots, seek agreement with Croydon Council Case Officer where roots can be cut without causing damage or instability to the tree, in line with the Tree Hazard evaluation report. Then proceed to prune the roots in the agreed location. (TPO no. 47, 1990)

Date Decision: 29.03.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 22/00662/DISC  
Location : Grandview Heights  
105 Woodcote Grove Road  
Coulsdon

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

Proposal : Discharge of Conditions 3 (Materials) attached to planning permission 21/03929/CONR for Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 08.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00663/DISC  
Location : Grandview Heights  
105 Woodcote Grove Road  
Coulsdon

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Discharge of Conditions 4 (Landscaping) attached to planning permission 21/03929/CONR for Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 08.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00664/DISC

**Ward : Coulsdon Town**

Location : Grandview Heights  
105 Woodcote Grove Road  
Coulsdon

Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 (Cycle and refuse) attached to planning permission 21/03929/CONR for Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 08.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00964/NMA

**Ward : Coulsdon Town**

Location : 76 Downs Road  
Coulsdon  
CR5 1AF

Type: Non-material amendment

Proposal : Application under section 96a of the Town and Country Planning Act for a non-material amendment to planning permission ref. 21/06004/HSE (Erection of a two storey side extension, first floor side extension and dormer loft conversion; Decking area proposed within the rear garden).

Date Decision: 01.04.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05148/FUL

**Ward : Fairfield**

Location : 248 High Street  
Croydon  
CR0 1NF

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Installation of new glazed shopfront and illuminated shop signage to the front elevation.  
Installation of split system residential air conditioning units to the rear elevation  
(Retrospective)

Date Decision: 04.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05149/ADV **Ward : Fairfield**  
Location : 248 High Street **Type: Consent to display**  
Croydon **advertisements**  
CR0 1NF  
Proposal : Facia signs above glazing on black powder coated aluminium sign board: 3D sign with  
LED illuminated yellow graphic & 3D illuminated individual letters in yellow  
(Retrospective)  
Internal hanging sign: LED Neon letters behind window front glazing

Date Decision: 04.04.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/05203/FUL **Ward : Fairfield**  
Location : Corinthian House **Type: Full planning permission**  
17 Lansdowne Road  
Croydon  
CR0 2BX  
Proposal : Erection of an undercroft infill extension at ground floor level to the existing office building  
to create a shower block, cycle storage, and associated works

Date Decision: 05.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/06236/ADV **Ward : Fairfield**  
Location : 47-48 Surrey Street **Type: Consent to display**  
Croydon **advertisements**  
CR0 1RJ  
Proposal : Erection of New sign board attached to the building overhanging the foot path  
(retrospective)

Date Decision: 13.04.22

**Consent Refused (Advertisement)**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00254/NMA **Ward : Fairfield**  
 Location : Former Site Of Taberner House **Type: Non-material amendment**  
 Park Lane  
 Croydon  
 CR9 3JS

Proposal : Non-material amendment (alterations to Operational Waste and Recycling Management Strategy) linked to planning permission 20/04114/CONR.

Date Decision: 30.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00519/LE **Ward : Fairfield**  
 Location : Saffron House **Type: LDC (Existing) Use edged**  
 15 Park Street  
 Croydon  
 CR0 1YD

Proposal : Certificate of (existing) lawful use as Class E (formerly B1a)

Date Decision: 07.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00535/LE **Ward : Fairfield**  
 Location : 202 - 204 St James's Road **Type: LDC (Existing) Use edged**  
 Croydon  
 CR0 2BW

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

Date Decision: 07.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00548/FUL **Ward : Fairfield**  
 Location : Flat 1 **Type: Full planning permission**  
 2 Fellmonger's Yard  
 Croydon  
 CR0 1FG



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Convert existing store room at lower ground floor level to connect to ground floor flat.

Date Decision: 07.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00568/FUL

**Ward : Fairfield**

Location : 1 Ruskin Square  
Croydon  
CR0 2WF

Type: Full planning permission

Proposal : Alterations to the shopfront including relocation of main entrance and installation of louvre panels to side elevation

Date Decision: 05.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00665/CAT

**Ward : Fairfield**

Location : Flat 1  
28 Woodstock Road  
Croydon  
CR0 1JR

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Ash tree - Reduce lateral crown spread growing towards property by 2.5m.

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00693/HSE

**Ward : Fairfield**

Location : 93 Southbridge Road  
Croydon  
CR0 1AJ

Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing structure.

Date Decision: 13.04.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 21/01912/FUL **Ward : Kenley**  
Location : 25 - 27 Roke Road Type: Full planning permission  
Kenley  
CR8 5DZ

Proposal : Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.

Date Decision: 30.03.22

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

Level: Planning Committee

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Ref. No. : 21/02085/FUL **Ward : Kenley**  
Location : Sai Sudha Type: Full planning permission  
34 Welcomes Road  
Kenley  
CR8 5HD

Proposal : Demolition of existing bungalow and the erection of a 4 storey building comprising of 9 flats with associated parking

Date Decision: 06.04.22

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

---

Ref. No. : 22/00199/HSE **Ward : Kenley**  
Location : 115 Valley Road Type: Householder Application  
Kenley  
CR8 5BY

Proposal : Demolition of the existing conservatory and erection of wraparound rear/side extension.

Date Decision: 30.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00455/TRE **Ward : Kenley**  
Location : 2 Ravenswold Type: Consent for works to protected trees  
Kenley  
CR8 5LL

Proposal : G1: Sycamore Trees x3 - Crown thin, about 10%. Remove dead cherry tree. (TPO no. 110)

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/00493/LP  
Location : 18 Beckett Avenue  
Kenley  
CR8 5LT

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

Proposal : Internal and external alterations to include use of garages as habitable rooms

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00579/HSE  
Location : Dene Hayes  
Firs Road  
Kenley  
CR8 5LD

**Ward : Kenley**  
Type: Householder Application

Proposal : Alterations including demolition of existing detached garage and rear conservatory, and erection of a single storey side and rear extension, and loft conversion including hip to gable roof extensions, three rooflights to the front roofslope and a dormer to the rear roofslope.

Date Decision: 04.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00591/TRE  
Location : Amenity Land At Lawford Gardens  
Kenley  
CR8 5JJ

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

Proposal : T1 and T2 Holly - Fell  
(TPO 16, 2009)

Date Decision: 29.03.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 22/00409/HSE **Ward :** **New Addington North**  
Location : 8 Ivers Way **Type:** **Householder Application**  
Croydon  
CR0 0QQ

**Proposal :** Demolition of existing garage and outbuildings and erection of single/two storey side extension to form new garage and kitchen on Ground Floor and Master Bedroom on First Floor

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01189/PDO **Ward :** **New Addington North**  
Location : Communication Station **Type:** **Observations on permitted development**  
Telephone Exchange  
Betchworth Way  
Croydon  
CR0 0TT

**Proposal :** Removal of existing 3No. Antennas. Proposed installation of 3No. Antennas and 1No. UHF GPS Module. Existing 1No. Antenna at 15.0m mean, to be reoriented to 38 degrees E.T.N. Removal of existing BTS 3900L Cabinet. Proposed installation of 1No. Airi Cabinet. Removal of existing 4No. RRUs, 1No. Freestanding, 4No. MK1 BOBs and EE 6No. MHA's. Proposed installation of 6No. MK2 BOB's and 6No. ERS and associated ancillary works

Date Decision: 14.04.22

**Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/04750/HSE **Ward :** **New Addington South**  
Location : 59 Aldrich Crescent **Type:** **Householder Application**  
Croydon  
CR0 0NQ

**Proposal :** Erection of single/two-storey rear/side wraparound extension, Erection of single-storey outbuilding to form a residential annex (following demolition of existing outbuilding), and Associated alterations

Date Decision: 14.04.22

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 21/05563/FUL

Ward : **New Addington South**

Location : Thompsons, Vulcan Way  
Croydon  
CR0 9UG

Type: Full planning permission

Proposal : Alterations and redevelopment of the Bodyshop building to include an increase in height of the building with a maximum height of 10.33m, erection of a single storey rear extension to the east of the machine shop with a maximum height of 7.22 metres and installation of cladding.

Date Decision: 31.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00688/HSE

Ward : **New Addington South**

Location : 305 King Henry's Drive  
Croydon  
CR0 0AE

Type: Householder Application

Proposal : Erection of first floor side extension and single-storey rear extension following demolition of existing store rooms.

Date Decision: 13.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01922/FUL

Ward : **Norbury Park**

Location : 2A Green Lane Gardens  
Thornton Heath  
CR7 8HP

Type: Full planning permission

Proposal : Retention of existing house, modifications to roof profile and related works to change pitch. Provision of landscaping, materials, cycle store, bin store, visibility splay materials and lighting details.

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 21/00867/LE  
Location : 48 Crescent Way  
Norbury  
London  
SW16 3AJ  
Proposal : Use of ground floor flat as two 1 bedroom flats (Existing Use).  
Ward : **Norbury Park**  
Type: LDC (Existing) Use edged

Date Decision: 31.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/06029/HSE  
Location : 117 Biggin Hill  
Upper Norwood  
London  
SE19 3HX  
Proposal : Erection of single storey rear extension. Raising of existing ridge line.  
Ward : **Norbury Park**  
Type: Householder Application

Date Decision: 01.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06213/HSE  
Location : 90 Ingram Road  
Thornton Heath  
CR7 8ED  
Proposal : Conversion of garage to habitable space. Erection of part single storey, part double storey side and rear extension.  
Ward : **Norbury Park**  
Type: Householder Application

Date Decision: 01.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06273/HSE  
Location : 17 St Oswald's Road  
Norbury  
London  
SW16 3SA  
Ward : **Norbury Park**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Erection of single-storey rear/side extension (following demolition of existing outrigger and outbuilding), Erection of dormer extension on rear of main roof slope incorporating a Juliet balcony, and Various alterations including altering roof of existing part single/two-storey side extension from flat to hipped

Date Decision: 05.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00305/LP

Location : 42 Georgia Road  
Thornton Heath  
CR7 8DR

**Ward : Norbury Park**

Type: LDC (Proposed) Operations edged

Proposal : Hip to gable loft conversion with erection of rear dormer.

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00572/CAT

Location : 3 Hollies Close  
Norbury  
London  
SW16 3EF

**Ward : Norbury Park**

Type: Works to Trees in a Conservation Area

Proposal : T1 Copper Beech - 2-3m removed from height, 1-2m removed from radial spread

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00827/GPDO

Location : 61 Maryland Road  
Thornton Heath  
CR7 8DJ

**Ward : Norbury Park**

Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 13.04.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 21/05866/FUL  
Location : 1131 London Road  
Norbury  
London  
SW16 4XD

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

Proposal : Erection of a two storey building with accomodation in the roofspace at the rear of 1131 London Road comprising 1x one bedroom and 2x two bedroom flats; Provision of associated landscaping, refuse and cycle storage.

Date Decision: 05.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00215/LP  
Location : 34 Benett Gardens  
Norbury  
London  
SW16 4QE

**Ward : Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Installation of rooflights to the front and rear roof slope

Date Decision: 13.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00337/GPDO  
Location : 82 Dunbar Avenue  
Norbury  
London  
SW16 4SD

**Ward : Norbury And Pollards Hill**  
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: 05.04.22

**Prior Approval No Jurisdiction (GPDO)**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00459/LE  
Location : 56 Norbury Crescent  
Norbury  
London  
SW16 4LA  
Proposal : Use of the property as 2 self-contained flats  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Existing) Use edged

Date Decision: 06.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00555/DISC  
Location : 147 Strathyre Avenue  
Norbury  
London  
SW16 4RH  
Proposal : Details pursuant to the discharge of condition 3 (materials) from planning application 21/03944/HSE for 'Erection of a single storey rear extension with a raised patio area'  
Ward : **Norbury And Pollards Hill**  
Type: Discharge of Conditions

Date Decision: 06.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00932/GPDO  
Location : 37 Hatch Road  
Norbury  
London  
SW16 4PW  
Proposal : Erection of single storey rear extension projecting out 3.5 metres with a maximum height of 3.18 metres  
Ward : **Norbury And Pollards Hill**  
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 12.04.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 21/01868/DISC **Ward : Old Coulsdon**  
Location : Land And Premises At Junction Of Type: Discharge of Conditions  
Waddington Avenue  
Homefield Road  
Coulsdon  
CR5 1SE

Proposal : Discharge of condition numbers 2 (construction logistics plan), 3 (details-facing materials), 4 (soft landscaping), 5 (cycle/refuse/visibility splays), 6 (hard landscaping) attached to planning permission ref. 21/02947/CONR (Variation of condition 1 (documents and drawings) attached to planning permission ref. 19/03151/FUL (Erection of one bedroom detached bungalow on footprint of partially built garages to side/rear of 50 Taunton Lane).

Date Decision: 06.04.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03141/HSE **Ward : Old Coulsdon**  
Location : 5 Marlpit Lane Type: Householder Application  
Coulsdon  
CR5 2HF

Proposal : Demolition of existing garage, erection of a wrap around single storey side/rear extension, erection of porch.

Date Decision: 12.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04134/FUL **Ward : Old Coulsdon**  
Location : 109 Waddington Avenue Type: Full planning permission  
Coulsdon  
CR5 1QP

Proposal : Demolition of the existing detached bungalow, erection of a part two storey, part three storey building fronting Waddington Avenue to provide 1 x 2 bedroom and 2 x 4 bedroom dwellings, erection of a two storey building fronting Taunton Lane to provide 2 x 2 bedroom dwellings, associated landscaping and re-configuration of crossover access.

Date Decision: 11.04.22

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

Ref. No. : 22/00473/LP  
Location : 8 Tudor Close  
Coulsdon  
CR5 1HQ  
Proposal : Erection of a single storey rear extension, alterations to front door and addition of a canopy/porch

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

Date Decision: 04.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00661/TRE  
Location : 22 Coulsdon Road  
Coulsdon  
CR5 2LA  
Proposal : T1 Yew: 2 metre Crown Reduction  
(TPO 2, 1980)

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

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/00709/HSE  
Location : 442 Coulsdon Road  
Coulsdon  
CR5 1EE  
Proposal : Formation of vehicular access and parking with new vehicle crossover and formation of hard standing.

Ward : **Old Coulsdon**  
Type: Householder Application

Date Decision: 13.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00953/LP  
Location : 201 Coulsdon Road  
Coulsdon  
CR5 1EL  
Proposal : Erection of a single storey rear extension, alterations to front door and addition of a canopy/porch

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Loft conversion with rear-facing dormer and a single-storey rear extension.

Date Decision: 06.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05086/DISC  
Location : Earl Heights  
28 Fairfield Road  
Croydon  
**Ward : Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 7 - Tree Planting, 18 - Car Club, 19 - Refuse Management Plan, 21 - Travel Plan, 22 - Delivery and Servicing Plan, attached to planning permission 17/02696/FUL for Demolition of existing buildings and the erection of part four/ part six storey building with basement comprising 11 one bedroom, 10 two bedroom 12 three bedroom and 1 studio flats: formation of vehicular access and provision of basement parking, provision of associated refuse and cycle storage.

Date Decision: 31.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05758/HSE  
Location : 18 Upfield  
Croydon  
CR0 5DQ  
**Ward : Park Hill And Whitgift**  
Type: Householder Application

Proposal : Proposed First floor rear extension and loft conversion with roof lights to front and rear roof.

Date Decision: 14.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06047/LP  
Location : 15 Selborne Road  
Croydon  
CR0 5JQ  
**Ward : Park Hill And Whitgift**  
Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage to habitable room and installation of associated window and rooflight.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Date Decision: 12.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/06280/FUL

**Ward : Park Hill And Whitgift**

Location : The Cedars School  
Coombe Road  
Croydon  
CR0 5RD

Type: Full planning permission

Proposal : Installation of a Multi Use Games Area (MUGA) on the northern part of the site, creation of footpath, replacement of timber gate in existing wood fence, and erection of 1.5 metres high fence around MUGA.

Date Decision: 11.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00432/FUL

**Ward : Park Hill And Whitgift**

Location : 146 Addiscombe Road  
Croydon  
CR0 7LA

Type: Full planning permission

Proposal : Use of property as a small HMO (use Class C4) (Retrospective)

Date Decision: 11.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00575/HSE

**Ward : Park Hill And Whitgift**

Location : 5A Stanhope Road  
Croydon  
CR0 5NS

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 08.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 22/00734/HSE **Ward : Park Hill And Whitgift**  
Location : 11 Mapledale Avenue **Type: Householder Application**  
Croydon  
CR0 5TF

Proposal : Roof alteration to facilitate erection of 3 rear dormers and installation of front rooflights.  
Erection of single-storey rear extension.

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03615/CONR **Ward : Purley Oaks And Riddlesdown**  
Location : The Rear Of 34 And 36 Riddlesdown Avenue **Type: Removal of Condition**  
Purley  
CR8 1JJ

Proposal : SECTION 73 APPLICATION: Seeking to remove condition 5 (Tree survey) attached to planning permission 19/05914/FUL (Appeal APP/L5240/W/20/3250429) seeking to remove tree survey condition.

Date Decision: 13.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00176/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 42 Honister Heights **Type: Householder Application**  
Purley  
CR8 1EU

Proposal : Single storey rear and front extension with internal alterations

Date Decision: 30.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00467/LP **Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 7 Brancaster Lane  
Purley  
CR8 1HJ  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a single storey rear extension, a hip to gable roof extension and a rear dormer.

Date Decision: 01.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00518/HSE  
Ward : **Purley Oaks And  
Riddlesdown**

Location : 22 Biddulph Road  
South Croydon  
CR2 6QA  
Type: Householder Application

Proposal : Demolition of existing rear conservatory and erection of a single storey rear extension.

Date Decision: 07.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02023/FUL  
Ward : **Purley And Woodcote**  
Location : 65 Woodcote Valley Road  
Purley  
CR8 3BG  
Type: Full planning permission

Proposal : Erection of a 4 storey building (including lower ground floor accommodation) to provide 6 units with alterations to the existing land levels and provision of associated parking and landscaping.

Date Decision: 07.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/02832/FUL  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 11 - 21 Banstead Road  
Purley  
CR8 3EB  
Type: Full planning permission

Proposal : Demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Date Decision: 14.04.22

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

Level: Planning Committee

---

Ref. No. : 21/03758/DISC  
Location : Realm Court  
32A Reedham Drive  
Purley  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 parts 1 (Cycle parking), 2) (Refuse storage including collection arrangements) and 6 (pv panels) of planning permission 16/05287/FUL (Demolition of existing building and the erection of a four storey building comprising of 4 two bedroom and 3 three bedroom flats, associated parking and refuse store)

Date Decision: 01.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04591/FUL  
Location : 32 Highfield Road  
Purley  
CR8 2JG  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : The demolition of existing outbuildings and the construction of a pair of semi-detached houses and associated works.

Date Decision: 06.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04687/HSE  
Ward : **Purley And Woodcote**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 73 Pampisford Road  
Purley  
CR8 2NJ  
Type: Householder Application

Proposal : Alterations including erection of a single storey rear extension, alterations to the roof of the existing single storey side addition, and two windows to the front elevation at first floor level.

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04983/DISC  
Location : 18 Rose Walk  
Purley  
CR8 3LG  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge of conditions 3 (Materials) and Condition 7 (Tree Replacement) attached to planning permission ref: 20/05872/FUL for Demolition of existing house and outbuildings; erection of two storey 8 bedroom detached house with accommodation in roofspace and garage

Date Decision: 04.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05091/HSE  
Location : 27 Higher Drive  
Purley  
CR8 2HQ  
Type: Householder Application  
Ward : **Purley And Woodcote**

Proposal : Erection of a two storey side and rear extension and a new porch.

Date Decision: 31.03.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/05495/DISC  
Location : 126 Foxley Lane And 1 Woodcote Drive  
Purley  
CR8 3NE  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Discharge of Condition 9 (Landscaping) and discharge of Condition 10 (Refuse and cycle stores), of planning permission 20/01174/FUL (Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.).

Date Decision: 05.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05731/HSE  
Location : Oakwood House  
2 Furze Hill  
Purley  
CR8 3LA

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

Proposal : Ground and first floor extension to existing dwelling and related landscaping

Date Decision: 07.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05850/FUL  
Location : Jolly Farmers  
Purley  
CR8 2HA

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

Proposal : Proposed alterations to the existing external areas to the rear and side of the existing public house premises to provide additional customer seating areas, a new timber framed pergola with timber huts under, new areas of timber fencing and new festoon lighting.

Date Decision: 30.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05971/HSE  
Location : 102 Downs Court Road  
Purley  
CR8 1BD

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

Proposal : Erection of single storey side extension, garage conversion and internal alterations.

Date Decision: 08.04.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 21/06073/HSE  
Location : High Trees  
10A Woodland Way  
Purley  
CR8 2HU  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of a first floor extension and single storey side extension to the existing garage.

Date Decision: 13.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06214/FUL  
Location : 10 Russell Hill  
Purley  
CR8 2JA  
Ward : **Purley And Woodcote**  
Type: Full planning permission  
Proposal : Demolition of existing dwellinghouse and erection of three-storey building comprising 7 x self-contained flats together with hard and soft landscaping works, alterations to the land levels and widening of existing vehicular access to provide forecourt parking.

Date Decision: 29.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06254/HSE  
Location : 4 Furze Hill  
Purley  
CR8 3LA  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Partial demolition of the existing north wing and the erection of a three-storey side extension, two-storey rear extension, rear facade and roof alterations with other associated alterations.

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06340/CONR  
Ward : **Purley And Woodcote**

## Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : Ryewood House  
19 Purley Rise  
Purley  
CR8 3AW

Type: Removal of Condition

Proposal : Variation of Condition 1 (Approved Plans) attached to PP 18/03694/FUL for the demolition of the existing building and erection of three storey building comprising 7 one bedroom, 1 two bedroom and 1 three bedroom flats; formation of vehicular access and provision of 3 parking spaces, refuse and cycle storage and associated works.

Date Decision: 01.04.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/06354/DISC

Location : R/O 38 Russell Hill  
Purley  
CR8 2JA

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (landscaping), 4 (construction logistics plan), 6 (external facing materials), 7 (cycle/refuse/evcp and lighting) attached to planning permission 21/03167/FUL for Erection of a pair of two storey semi-detached houses with associated cycle stores and refuse and formation of vehicular access and provision of associated parking

Date Decision: 08.04.22

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 22/00089/DISC

Location : Belvoir Heights  
14 Russell Green Close  
Purley  
CR8 2NR

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (materials and details), 3 (landscaping), 5B (Archaeological Evaluation) and 11 (SUDS) attached to permission 21/03491/CONR dated 12/11/21 for 'Variation of condition 2 (drawings) attached to permission 19/04607/FUL dated 31/01/20 (as amended by permission 20/00630/NMA) for the construction of a fourstorey 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. The variations are to the site layout (bin store, cycle store, private gardens and landscaping), all elevations (windows and materials), and the addition of a front porch'

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Date Decision: 28.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00247/DISC

**Ward : Purley And Woodcote**

Location : 16 Smitham Downs Road  
Purley  
CR8 4NB

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (highways condition survey) attached to permission 20/05575/FUL dated 11/10/21 for demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space

Date Decision: 06.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00377/DISC

**Ward : Purley And Woodcote**

Location : R/O 38 Russell Hill  
Purley  
CR8 2JA

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (construction environmental management plan) and 8 (biodiversity enhancement strategy) attached to planning permission 21/03167/FUL for erection of a pair of two storey semi-detached houses with associated cycle stores and refuse and formation of vehicular access and provision of associated parking

Date Decision: 28.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00423/LP

**Ward : Purley And Woodcote**

Location : 18 Wyvern Road  
Purley  
CR8 2NP

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension and alteration of garage into habitable room.

Date Decision: 01.04.22

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

Level: Delegated Business Meeting

Ref. No. : 22/00436/DISC  
Location : David Clifford Court  
1 Foxley Lane  
Purley  
CR8 3EF  
**Ward :** Purley And Woodcote  
**Type:** Discharge of Conditions

**Proposal :** Discharge of Condition 10 (Travel Plan) attached to planning permission ref. 18/04742/FUL for demolition of existing buildings. Erection of a 5/6/7 storey building comprising 8x one bedroom, 35x two bedroom and 6x three bedroom flats. Provision of associated amenity areas, cycle parking, refuse and recycling stores.

Date Decision: 31.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00478/TRE  
Location : 42 Selcroft Road  
Purley  
CR8 1AD  
**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected trees

**Proposal :** T1 Chestnut: Cut back to previous points. 10% Crown thin. (TPO 21, 1974)

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/00574/LP  
Location : 33 Green Lane  
Purley  
CR8 3PQ  
**Ward :** Purley And Woodcote  
**Type:** LDC (Proposed) Operations edged

**Proposal :** Erection of a single storey outbuilding in the rear of the garden to house an office, gym and toilet.

Date Decision: 08.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00641/HSE  
**Ward :** Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 13 Hereward Avenue  
Purley  
CR8 2NN

Type: Householder Application

Proposal : Alterations to include the erection of three dormer extensions on the front roof slope and a dormer extension on the rear roof slope, demolition of bay windows and erection of single storey front/side/rear extensions with integral porch and extension of raised patio at rear. Alterations to existing garage roof.

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00666/CAT  
Location : 12 Silver Lane  
Purley  
CR8 3HG

Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : Beech tree - Reduce and shape crown by approx 4m  
2 x Yew - Reduce lateral crown spread over lawn area by approx 2m  
1 x Cypress - Fell to ground level  
1 x Spruce - Fell to ground level  
1 x Horse chestnut - Remove 3 low shortened branches

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00673/CAT  
Location : Cumnor House Nursery School  
13 Woodcote Lane  
Purley  
CR8 3HB

Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : T24, Sweet Chestnut: Fell due to chestnut blight

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00758/NMA  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 3 Elton Road  
Purley  
CR8 3NP  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref 20/00036/HSE: Alterations, erection of a single storey side extension

Date Decision: 30.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01380/LP  
Location : 37 Stoats Nest Road  
Coulsdon  
CR5 2JJ  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Hip to gable roof extension with the erection of a rear dormer.

Date Decision: 13.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/02891/FUL  
Location : 77-79 Mitchley Avenue  
South Croydon  
CR2 9HN  
Ward : **Sanderstead**  
Type: Full planning permission

Proposal : Amalgamation and change of use from professional services (class E(c)) to mixed use cafe/restaurant (class E(b)) & takeaway (Sui Generis). Installation of new shopfronts and extraction flue to the rear elevation

Date Decision: 14.04.22

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 21/04611/DISC  
Location : 37 Kingswood Lane  
Warlingham  
CR6 9AB  
Ward : **Sanderstead**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Discharge of Conditions 7 (SUDS) attached to planning permission 21/03625/CONR for Demolition of single-family dwellinghouse and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.

Date Decision: 14.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05176/HSE  
Location : 33 Onslow Gardens  
South Croydon  
CR2 9AF  
Proposal : Demolition of existing conservatory at rear, erection of a 5m deep single storey rear extension with roof lantern  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 29.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00355/LP  
Location : 6 Peartree Close  
South Croydon  
CR2 9BR  
Proposal : Erection of single storey rear extension.  
Ward : **Sanderstead**  
Type: LDC (Proposed) Operations edged

Date Decision: 01.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00362/HSE  
Location : 8 Kings Walk  
South Croydon  
CR2 9BS  
Proposal : Erection of single storey rear extension  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 04.04.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00422/HSE  
Location : 243 Tithepit Shaw Lane  
Warlingham  
CR6 9AW

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations and single storey rear/side extension, formation of rear dormer.

Date Decision: 01.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00506/TRE  
Location : 2D Ridge Langley  
South Croydon  
CR2 0AR

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

Proposal : T1, Ash: Re-pollard to 7m high.  
(TPO 18, 1975)

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/00539/LP  
Location : 7 Princes Close  
South Croydon  
CR2 9BP

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

Proposal : Demolition and erection of single storey rear extension.

Date Decision: 06.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00561/LP  
Location : 45 The Windings  
South Croydon  
CR2 0HW

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

Proposal : Erection of rear dormer and hip to gable loft conversion.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Date Decision: 08.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00747/LP

Location : 80 Wentworth Way  
South Croydon  
CR2 9EW

**Ward : Sanderstead**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension

Date Decision: 06.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05616/HSE

Location : 118 Edgecombe  
South Croydon  
CR2 8AD

**Ward : Selsdon And Addington  
Village**

Type: Householder Application

Proposal : Erection of single/two storey front/side/rear extensions

Date Decision: 01.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00156/FUL

Location : 67 Croham Valley Road  
South Croydon  
CR2 7JG

**Ward : Selsdon And Addington  
Village**

Type: Full planning permission

Proposal : Partial demolition of the existing dwellinghouse and erection of a two-storey detached dwellinghouse with associated alterations to the front garden area to provide two car parking spaces using existing crossover.

Date Decision: 11.04.22

**Withdrawn application**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00386/HSE **Ward : Selsdon And Addington Village**

Location : 2 The Ruffetts **Type: Householder Application**  
South Croydon  
CR2 7LQ

Proposal : Erection of two-storey side extension, outdoor fence and front landscaping

Date Decision: 29.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00487/HSE **Ward : Selsdon And Addington Village**

Location : 50 Farley Road **Type: Householder Application**  
South Croydon  
CR2 7ND

Proposal : Erection of single/two side/rear extension

Date Decision: 31.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00623/CAT **Ward : Selsdon And Addington Village**

Location : New Place **Type: Works to Trees in a Conservation Area**  
Addington Village Road  
Croydon  
CR0 5AQ

Proposal : T3, Ash - To reduce whole tree to 6m high and shape.

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00660/HSE **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 122 Littleheath Road  
South Croydon  
CR2 7SE  
Type: Householder Application

Proposal : Erection of first floor rear extension and garage conversion. Installation of side windows and alterations to internal layout.

Date Decision: 14.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01118/LP  
Location : 26 Crossways  
South Croydon  
CR2 8JL  
Ward : **Selsdon And Addington Village**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and installation of skylights to the front roofslope

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01119/LP  
Location : 5 Mountwood Close  
South Croydon  
CR2 8RJ  
Ward : **Selsdon And Addington Village**  
Type: LDC (Proposed) Operations edged

Proposal : Demolition of shed and erection of detached shed

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 20/00293/TRE  
Location : 116 Old Farleigh Road  
South Croydon  
CR2 8QF  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : T1 Cedar - Removal of 2 branches which reach out towards my house.  
(TPO no. 16, 1971)

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/05914/HSE  
Location : 24 Kingswood Way  
South Croydon  
CR2 8QP

Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of a two-storey side extension to create a self-contained annex, first floor rear dormer window and front entrance porch.

Date Decision: 14.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00513/HSE  
Location : 6 Nightingale Road  
South Croydon  
CR2 8PT

Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of single storey wrap around rear and side extension

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00571/TRE  
Location : 250 Markfield  
Court Wood Lane  
Croydon  
CR0 9HW

Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1 Oak - Fell  
(TPO 2, 1967)

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

Ref. No. : 22/00595/TRE  
Location : 24 Boxford Close  
South Croydon  
CR2 8SY

Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1 - Norway Maple, crown reduce up to 2 meters.  
T2 - Norway Maple, crown reduce up to 2 meters.  
T3 - Norway Maple, crown reduce up to 2 meters.  
T4 - Norway Maple, crown reduce up to 2 meters.  
(TPO 28, 2015)

Date Decision: 29.03.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/00824/CAT  
Location : 215 Markfield  
Court Wood Lane  
Croydon  
CR0 9HU

Ward : **Selsdon Vale And Forestdale**  
Type: Works to Trees in a Conservation Area

Proposal : T1 Ash - prune by 10m

Date Decision: 29.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00888/GPDO  
Location : 92 Benhurst Gardens  
South Croydon  
CR2 8NU

Ward : **Selsdon Vale And Forestdale**  
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 2.8 metres and a maximum height of 3 metres

Date Decision: 12.04.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/01136/LP

Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 15 Benhurst Gardens  
South Croydon  
CR2 8NT

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/04209/FUL

Location : 67 Edith Road  
South Norwood  
London  
SE25 5PG

Ward : **Selhurst**  
Type: Full planning permission

Proposal : Continued use of building as two (2) self-contained dwellings with associated alterations including amenity, cycle parking and waste storage spaces, Erection of dormer on roof over outrigger building, and Alterations to existing rear addition (Part-Retrospective Application)

Date Decision: 08.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03702/FUL

Location : 21 Woodmere Gardens  
Croydon  
CR0 7PL

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

Proposal : Demolition of single-family dwelling and garage and the erection of 3 x two storey terraced houses with accommodation in the roof space, with 3 off street car parking spaces and a detached 2-storey building with accommodation in the roof space, comprising of 6 self-contained apartments with intergraded bike and refuse stores and 6 off street car parking spaces.

Date Decision: 28.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03892/DISC

Ward : **Shirley North**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 11 Orchard Avenue  
Croydon  
CR0 8UB  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 attached to Planning Permission: 20/01578/FUL, Provision of an additional storey to convert the existing single family house into two flats

Date Decision: 07.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00367/HSE  
Location : 13 Stoneleigh Park Avenue  
Croydon  
CR0 7SL  
Type: Householder Application  
Ward : Shirley North

Proposal : Erection of single storey rear extension and first floor side extension to include accomodation in the roofspace.

Date Decision: 29.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00466/HSE  
Location : 201 Shirley Road  
Croydon  
CR0 8SB  
Type: Householder Application  
Ward : Shirley North

Proposal : Erection of single storey side return extension and alteration to rear fenestrations

Date Decision: 01.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00685/HSE  
Location : 285 The Glade  
Croydon  
CR0 7UQ  
Type: Householder Application  
Ward : Shirley North

Proposal : Demolition of existing garage. Erection of two-storey side extension, part single storey part two-storey rear extension, single storey front extension including a new porch, hip to gable extension, rear box dormer and associated works.

Date Decision: 13.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00874/GPDO

**Ward : Shirley North**

Location : 1 The Glade  
Croydon  
CR0 7QG

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 2.95 metres and a maximum height of 3 metres

Date Decision: 12.04.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/06057/FUL

**Ward : Shirley South**

Location : 159 Shirley Church Road  
Croydon  
CR0 5AJ

Type: Full planning permission

Proposal : Demolition of existing building; erection of two storey block of 8 flats with accommodation in roof space; provision of new vehicle access to frontage, provision of 7 car parking spaces and new landscaping to front and rear of site.

Date Decision: 29.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05551/FUL

**Ward : Shirley South**

Location : 580-582 Wickham Road  
Croydon  
CR0 8DN

Type: Full planning permission

Proposal : Replacement of the existing external seating area to the front with a new pergola with retractable roof.

Date Decision: 06.04.22

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 21/06200/HSE  
Location : 136 Devonshire Way  
Croydon  
CR0 8BT  
Ward : **Shirley South**  
Type: Householder Application  
Proposal : Erection of a part two, part single-storey side and rear extensions, increase in the height of existing roof to create space in the loft and associated internal changes.

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00431/HSE  
Location : 480 Wickham Road  
Croydon  
CR0 8DJ  
Ward : **Shirley South**  
Type: Householder Application  
Proposal : Erection of first floor side extension.

Date Decision: 31.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00471/HSE  
Location : 4 Birkdale Gardens  
Croydon  
CR0 5HY  
Ward : **Shirley South**  
Type: Householder Application  
Proposal : Single storey rear extension

Date Decision: 04.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00551/HSE  
Location : The White House  
446 Wickham Road  
Croydon  
CR0 8DG  
Ward : **Shirley South**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Erection of part 1/2 storey rear extension following demolition of existing rear extension.

Date Decision: 05.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00587/HSE

Ward : Shirley South

Location : 10 Oaks Road  
Croydon  
CR0 5HL

Type: Householder Application

Proposal : Erection of single-storey rear extension and garage conversion. Removal of ramp and lowering the front entrance. Erection of first floor balcony.

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00847/HSE

Ward : Shirley South

Location : 26 Oaks Road  
Croydon  
CR0 5HL

Type: Householder Application

Proposal : Demolition of garage. Erection of single storey side/rear extension, side dormer and rear raised platform. Alternations to fenestrations.

Date Decision: 06.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/01245/LP

Ward : Shirley South

Location : 3 The Vale  
Croydon  
CR0 5EH

Type: LDC (Proposed) Operations  
edged

Proposal : Demolition of exiting single storey rear extension and erection of a single storey rear extension

Date Decision: 05.04.22

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 20/06086/FUL **Ward : South Croydon**  
Location : 90 Avondale Road **Type: Full planning permission**  
South Croydon  
CR2 6JB  
Proposal : Construction of a single storey rear extension and rear roof extension. Conversion of the dwelling into 2 x self-contained flats

Date Decision: 05.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03199/ADV **Ward : South Croydon**  
Location : Pavement O/S 111-115 South End **Type: Consent to display**  
Croydon **advertisements**  
CR0 1BJ

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 11.04.22

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

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Ref. No. : 21/04208/HSE **Ward : South Croydon**  
Location : 40 Croham Park Avenue **Type: Householder Application**  
South Croydon  
CR2 7HH  
Proposal : Alterations, including erection of single/two storey side/rear and roof extensions (Revised Description).

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04238/FUL **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 43 & 43A Selsdon Road Type: Full planning permission  
South Croydon  
CR2 6PY

Proposal : Erection of a two storey rear addition at first and roof level, erection of dormer windows at rear roof level and alterations to ground floor extension to 43 Selsdon Road, modifications to the fenestration of both 43 and 43A Selsdon Road, with landscaping, designated refuse / recycling and cycle stores, in association with the use of the site as a 24 bed House of Multiple Occupation (HMO).

Date Decision: 31.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04399/FUL Ward : **South Croydon**  
Location : 8A Kingsdown Avenue Type: Full planning permission  
South Croydon  
CR2 6QF  
Proposal : Erection of a dormer window to facilitate loft conversion.

Date Decision: 14.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04657/FUL Ward : **South Croydon**  
Location : 8 Blenheim Crescent Type: Full planning permission  
South Croydon  
CR2 6BN  
Proposal : Conversion of existing first floor flat into two flats, including erection of additional dormer extension to the rear, demolition of existing detached garage, creation of a parking space and new cycle storage and bin storage.

Date Decision: 14.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05855/FUL Ward : **South Croydon**  
Location : 15 South End Type: Full planning permission  
Croydon  
CR0 1BE

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Proposed single storey building to rear to create 1 x studio flat (revised scheme to 21/02303/FUL)

Date Decision: 06.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00055/DISC  
Location : 27 Haling Park Road  
South Croydon  
CR2 6NJ

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

Proposal : Discharge of condition numbers 2 (details), 9 (EVCP) and 10 (Co2) attached to planning permission ref. 20/05973/CONR. (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: 08.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00239/FUL  
Location : International House  
5 Brighton Road  
South Croydon  
CR2 6EA

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

Proposal : External alterations to building including changes to fenestration at ground floor on the front elevation; removal of staircore to rear; changes to fenestration on side elevations and rear elevations (including new window openings); and reduction to chimney height

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00294/FUL  
Location : 59A Avondale Road  
South Croydon  
CR2 6JE

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

Proposal : Alterations; erection of conservatory to the side/rear of the dwelling.

Date Decision: 11.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00366/LP  
Location : 57 St Augustine's Avenue  
South Croydon  
CR2 6JQ

**Ward : South Croydon**  
Type: LDC (Proposed) Use edged

Proposal : Change of use from dwellinghouses Use Class C3(a) to dwellinghouses Use Class C3(c)

Date Decision: 28.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00425/HSE  
Location : 5 Rockhampton Road  
South Croydon  
CR2 7AQ

**Ward : South Croydon**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 31.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00445/FUL  
Location : 9 South Park Hill Road  
South Croydon  
CR2 7DY

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

Proposal : Erection of single storey outbuilding.

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00484/HSE  
Location : 5 Rockhampton Road  
South Croydon  
CR2 7AQ

**Ward : South Croydon**  
Type: Householder Application



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Extension to existing dormer extension in rear roofslope

Date Decision: 31.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00505/HSE  
Location : 38 Manor Way  
South Croydon  
CR2 7BS

**Ward : South Croydon**  
Type: Householder Application

Proposal : Erection of single-storey rear and side extension following demolition of existing side/rear structure and conservatory. Internal alterations and landscaping to the rear.

Date Decision: 29.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00580/TRE  
Location : 12 Manor Way  
South Croydon  
CR2 7BQ

**Ward : South Croydon**  
Type: Consent for works to protected trees

Proposal : T1 Beech tree - Crown thin by 20% and remove deadwood

Date Decision: 29.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00588/TRE  
Location : 30 Avondale Road  
South Croydon  
CR2 6JA

**Ward : South Croydon**  
Type: Consent for works to protected trees

Proposal : T1 twin Stem Sycamore on boundary, fell to ground level to repair damaged boundary fence  
T2 Stem Sycamore on boundary, fell to ground level to repair damaged boundary fence

Date Decision: 29.03.22

**Withdrawn application**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00951/DISC  
Location : Coombe Wood School  
30 Melville Avenue  
South Croydon  
CR2 7HY

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

**Proposal :** Discharge of condition 22 (artificial pitch certificate) of planning permission (18/017111/FUL) granted on the 24.01.2019f or the "Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities."

Date Decision: 01.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05526/LP  
Location : 43 Nugent Road  
South Norwood  
London  
SE25 6UB

**Ward :** South Norwood  
**Type:** LDC (Proposed) Operations edged

**Proposal :** Erection of a single storey rear extension

Date Decision: 08.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05597/FUL  
Location : Elizabeth Cottage Rear Of 63 Portland Road  
South Norwood  
London  
SE25 4UN

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

**Proposal :** Refurbishment of existing Elizabeth Cottage. Erection of 2 additional dwellings with associated amenity space, cycle and refuse storage.

Date Decision: 13.04.22

**Approved subject to 106 Ag. (3 months)**

Level: Delegated Business Meeting

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Ref. No. : 21/05737/DISC **Ward : South Norwood**  
Location : Garages And Forecourt North Of Avenue Type: Discharge of Conditions  
Road  
South Norwood  
London  
SE25 4EA  
Proposal : Discharge of Condition 7 (Parking Management Plan) pursuant to Planning Permission  
Ref.17/06360/FUL (Avenue Road) granted 23.3.2018

Date Decision: 06.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00307/HSE **Ward : South Norwood**  
Location : 49 Lancaster Road Type: Householder Application  
South Norwood  
London  
SE25 4BL  
Proposal : Alterations, erection of single-storey rear extension

Date Decision: 06.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00340/LP **Ward : South Norwood**  
Location : 101 Whitworth Road Type: LDC (Proposed) Operations  
South Norwood edged  
London  
SE25 6XL  
Proposal : Erection of a rear dormer extension with roof lights in the front slope

Date Decision: 30.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00424/FUL **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : Flat 1  
28 Sangley Road  
South Norwood  
London  
SE25 6QT

Type: Full planning permission

Proposal : Erection of a single storey rear extension.

Date Decision: 30.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00645/GPDO

Location : Lower Ground Floor  
63 High Street  
South Norwood  
London  
SE25 6EF

Ward : **South Norwood**

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

Proposal : Change of use of part of basement floor from a bank vault (class E) to residential (class c3) to provide a studio flat under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 14.04.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00667/LE

Location : Garden Flat  
4 Huntly Road  
South Norwood  
London  
SE25 6QY

Ward : **South Norwood**

Type: LDC (Existing) Use edged

Proposal : Use of the ground-floor as 2 self-contained flats

Date Decision: 14.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/06075/LE

Ward : **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 16 Liverpool Road  
Thornton Heath  
CR7 8LS  
Type: LDC (Proposed) Operations edged

Proposal : Erection of outbuilding in rear garden

Date Decision: 14.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00012/LP  
Location : 179 Ross Road  
South Norwood  
London  
SE25 6TN  
Type: LDC (Proposed) Operations edged  
Ward : Thornton Heath

Proposal : Erection of single storey side extension.

Date Decision: 30.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00155/HSE  
Location : 69 Whitehorse Lane  
South Norwood  
London  
SE25 6RA  
Type: Householder Application  
Ward : Thornton Heath

Proposal : Alterations, erection of single-storey side/rear extension, first-floor side/rear extension, rear dormer extension and provision of 2 rooflights in front roofslope.

Date Decision: 14.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00325/LP  
Location : 14 Cranbrook Road  
Thornton Heath  
CR7 8PP  
Type: LDC (Proposed) Operations edged  
Ward : Thornton Heath

Proposal : Erection of single storey rear/side extensions.

Date Decision: 06.04.22

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 22/00515/HSE  
Location : 43 Kitchener Road  
Thornton Heath  
CR7 8QN

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

**Proposal :** Erection of single storey side/rear extension.

**Date Decision:** 06.04.22

**Permission Granted**

**Level:** Delegated Business Meeting

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Ref. No. : 22/00541/LP  
Location : 14 Pridham Road  
Thornton Heath  
CR7 8RS

**Ward :** Thornton Heath  
**Type:** LDC (Proposed) Operations edged

**Proposal :** Erection of rear dormer loft conversion and insertion of rooflights into the front roof slope.

**Date Decision:** 11.04.22

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

**Level:** Delegated Business Meeting

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Ref. No. : 22/00963/PDO  
Location : Ambassador House  
Brigstock Road  
Thornton Heath  
CR7 7JG

**Ward :** Thornton Heath  
**Type:** Observations on permitted development

**Proposal :** Proposed upgrade of the existing telecommunications base station comprising the removal of 3 no. existing antennas and mounting of 3 no. replacement antennas on the existing antenna support poles and the re-location of 1 no. existing antenna on to an existing antenna support pole and ancillary works.

**Date Decision:** 31.03.22

**No Objection**

**Level:** Delegated Business Meeting

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Ref. No. : 21/05114/FUL  
Location : 96A & 96B South End  
Croydon  
CR0 1DQ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Demolition of existing residential building and commercial area. Erection of a four-storey block containing a ground floor commercial unit, 1x 3-bedroom, 4x 2-bedroom and 4x 1-bedroom apartments.

Date Decision: 13.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05360/HSE  
Location : 55 Whitstable Place  
Croydon  
CR0 1SA  
Proposal : Single storey rear extension; single storey front porch extension; and conversion of garage to habitable room and associated facade changes.  
Ward : **Waddon**  
Type: Householder Application

Date Decision: 06.04.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05748/FUL  
Location : Land R/o 104 South End  
Croydon  
CR0 1DQ  
Proposal : Erection of a pair of two storey three bedroom dwellings; Provision of associated landscaping, refuse and cycle storage.  
Ward : **Waddon**  
Type: Full planning permission

Date Decision: 13.04.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06287/FUL  
Location : Development Site On Former 451 - 489 And  
Waddon Infants School  
Purley Way  
Croydon  
Proposal : Replacement of external cladding  
Ward : **Waddon**  
Type: Full planning permission

Proposal : Replacement of external cladding

Date Decision: 29.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 22/00109/DISC **Ward : Waddon**  
Location : Airport House Type: Discharge of Conditions  
Purley Way  
Croydon  
CR0 0XZ

Proposal : Details pursuant to condition 3 (materials), 4 (WSI) of planning permission 21/04679/FUL granted for installation of 8 EV high-powered charging (Tesla Supercharger) stalls; 4 AC Stalls (standard EV charging ports); substation; cabling route; fencing and associated reconfiguration of existing vehicle parking bays.

Date Decision: 30.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00569/HSE **Ward : Waddon**  
Location : 10 Goodwin Gardens Type: Householder Application  
Croydon  
CR0 4HS

Proposal : Demolition of existing conservation and erection of single storey side extension

Date Decision: 01.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00789/DISC **Ward : Waddon**  
Location : Former Gas Distribution Station Type: Discharge of Conditions  
Factory Lane  
Croydon  
CR0 3RL

Proposal : Discharge of Condition 3 (Archaeology) attached to planning permission 21/02647/FUL for Infilling and reprofiling (enabling works) of the gasholders site.

Date Decision: 05.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00843/LP **Ward : Waddon**  
Location : 62 The Ridgeway Type: LDC (Proposed) Operations  
Croydon edged  
CR0 4AE



Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Erection of a new porch.

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00919/LP

**Ward : Waddon**

Location : 11 Lynwood Gardens  
Croydon  
CR0 4QH

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of rear box dormer and installation of skylights to the front

Date Decision: 08.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00923/LP

**Ward : Waddon**

Location : Southbridge House  
Southbridge Place  
Croydon  
CR0 4HA

Type: LDC (Proposed) Use edged

Proposal : Use of suite 17 as office for fostering service

Date Decision: 06.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01042/LP

**Ward : Waddon**

Location : 377 Purley Way  
Croydon  
CR0 4NX

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer. Part  
demolition of rear extension and associated works.  
Insertion of new window in rear elevation.  
Minor internal alterations to ground floor plan.

Date Decision: 05.04.22

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Ref. No. : 22/01315/ADV  
Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT  
Ward : **Waddon**  
Type: Consent to display  
advertisements  
Proposal : Display of four non-illuminated advertisement boards to existing frames.  
Date Decision: 01.04.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/05246/LP  
Location : 96 Howard Road  
South Norwood  
London  
SE25 5BT  
Ward : **Woodside**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of single storey rear extension  
Date Decision: 04.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05334/GPDO  
Location : 38 Howard Road  
South Norwood  
London  
SE25 5BY  
Ward : **Woodside**  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Demolition of existing conservatory/extension and erection of a new single storey rear  
extension projecting out 6 metres from the rear wall of the original house with a height of  
3.250 metres to the top of the roof lantern  
Date Decision: 13.04.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/06046/DISC  
Location : 18 Enmore Road  
South Norwood  
London  
SE25 5NQ  
Ward : **Woodside**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Proposal : Discharge of Condition 6 (refuse and cycle storage) attached to permission 21/00777/FUL for 'Conversion of a single residential dwelling into 2 x units (1 x 2 bedroom and 1 x 3 bedroom) and erection of a rear dormer with a recessed balcony [part-retrospective]'

Date Decision: 08.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00309/GPDO  
Location : 18 Portland Road  
South Norwood  
London  
SE25 4PF

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

Proposal : Prior-approval application for change of use from Use Class E to Use Class C3, alterations to existing building, conversion of the first and second floor to form 2 no. residential studio units

Date Decision: 11.04.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/00314/DISC  
Location : Former Site Of Queens Arms  
40 Portland Road  
South Norwood  
London

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

Proposal : Discharge of Conditions 9 (Construction Logistics Plan) and 21 (Piling Method Statement) attached to planning permission 20/06358/FUL for demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)

Date Decision: 12.04.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00597/DISC

**Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : Former Site Of Queens Arms  
40 Portland Road  
South Norwood  
London

Type: Discharge of Conditions

Proposal : Discharge Condition 14 (Flood Risk & Drainage) attached to planning permission ref. 20/06358/FUL for demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)

Date Decision: 11.04.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04729/FUL  
Location : Ats Euromaster Limited  
114 - 116 Thornton Road  
Thornton Heath  
CR7 6BB

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

Proposal : Single storey side/front extension to tyre and exhaust centre

Date Decision: 08.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06025/FUL  
Location : 32A Lancing Road  
Croydon  
CR0 3EL

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

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

Date Decision: 05.04.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00437/LE  
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : Best Western Plus  
2 Dunheved Road South  
Thornton Heath  
CR7 6AD  
Type: LDC (Existing) Use edged

Proposal : Lawful implementation of planning application ref 18/04403/FUL (as amended).

Date Decision: 30.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01399/LE  
Location : Dunheved Hotel  
639-641 London Road  
Thornton Heath  
CR7 6AZ  
Ward : West Thornton  
Type: LDC (Existing) Use edged

Proposal : Lawful implementation of planning application ref 18/05620/FUL for the excavation of two-storey basement under existing forecourt car park to provide an additional 18 bedrooms to the existing hotel, associated lighwells and alterations to the external forecourt.

Date Decision: 11.04.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00977/AUT  
Location : Crown Lane Primary School  
Crown Lane  
London  
Ward : Out Of Borough  
Type: Consultation from Adjoining Authority

Proposal : Installation of air source heat pumps at Crown Lane Primary School, Crown Lane, London (Adjoining Borough Consultation from the London Borough of Lambeth (reference 22/00677/RG3))

Date Decision: 29.03.22

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting

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Ref. No. : 22/01050/AUT  
Ward : Out Of Borough

Decisions (Ward Order) since last Planning Control Meeting as at: 19th April 2022

Location : 100 Woodgate Drive  
London  
SW16 5YP

Type: Consultation from Adjoining  
Authority

Proposal : Redevelopment of the site, including demolition of all existing buildings and structures, comprising new homes across four new buildings and the provision of flexible Class E floorspace at ground level fronting Streatham Vale and Woodgate Drive. Provision of associated private and communal landscaped amenity areas, play space, disabled parking spaces, refuse storage and cycle parking (consolidated and decentralised) with ancillary workshop at 100 Woodgate Drive, London, SW16 5YP.

Date Decision: 14.04.22

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting