

Planning Sub-Committee Agenda



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

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 24 February 2022** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**.

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
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www.croydon.gov.uk/meetings
Wednesday, 16 February 2022

Members of the public are welcome to attend this meeting

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

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

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

If you require any assistance, please contact Tariq Aniemeka-Bailey 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. Disclosure of Interest

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

3. 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.

4. Planning applications for decision (Pages 5 - 8)

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

4.1 21/03943/FUL - 51 Addiscombe Road, Croydon, CR0 6SB (Pages 9 - 24)

Change of Use from a single dwellinghouse to provide a House of Multiple Occupation (HMO) (Use Class Sui Generis), comprising 13 bedrooms with shared kitchen facilities, together with landscaping, changes to fenestration, designated refuse / recycling and cycle stores.

Ward: Addiscombe West

Recommendation: Grant permission

4.2 20/04273/FUL - 66 Foxley Lane, Purley, CR8 3EE (Pages 25 - 40)

Conversion from single dwelling to 4 self-contained flats, erection of two storey side extension and rear extension, external alterations including balconies, openings and rooflights, associated parking, landscaping, cycle storage and refuse storage.

Ward: Purley

Recommendation: Grant permission

4.3 21/01470/FUL - 53 Homefield Road (Pages 41 - 66)

Demolition of an existing bungalow and construction of a three storey detached residential building with accommodation in the roof space comprising 4 flats with associated bin and cycle stores, landscaping, alterations to vehicular access and provision of car parking spaces (amended description).

Ward: Coulsdon

Recommendation: Grant permission

5. Other planning matters (Pages 67 - 68)

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

5.1 Weekly Planning Decisions (Pages 69 - 134)

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 31 January 2022 and 11 February 2022.

6. Exclusion of the Press & Public

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

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

PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 ROLE OF THE COMMITTEE MEMBERS

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

4. THE ROLE OF THE CHAIR

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

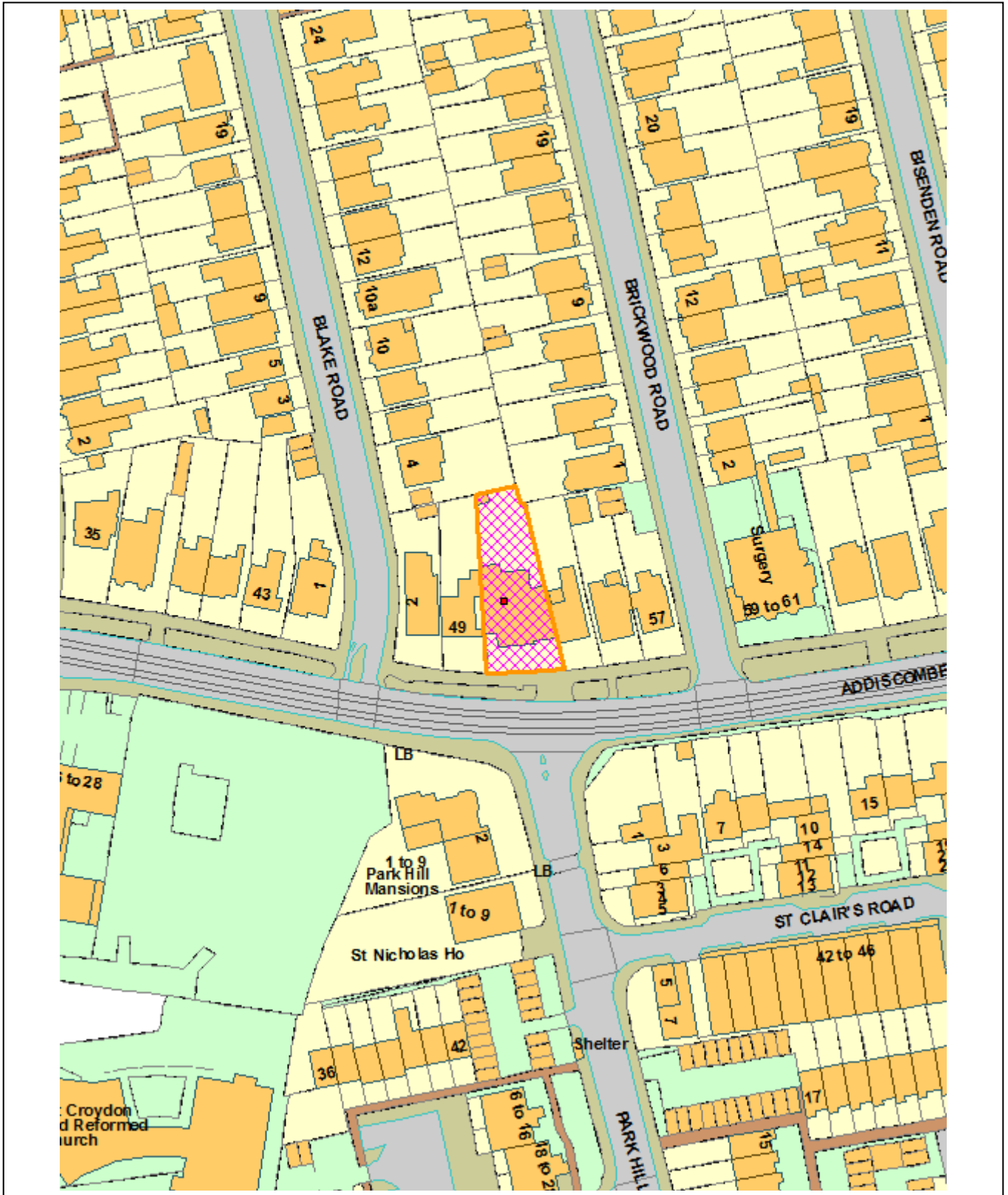
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1.0 APPLICATION DETAILS

Ref: 21/03943/FUL
Location: 51 Addiscombe Road, Croydon, CR0 6SB
Ward: Addiscombe West
Description: Change of Use from a single dwellinghouse to provide a House of Multiple Occupation (HMO) (Use Class Sui Generis), comprising 13 bedrooms with shared kitchen facilities, together with landscaping, changes to fenestration, designated refuse / recycling and cycle stores
Drawings: PA-101 Rev 01 (Location Plan); PA-102 Rev 01 (Block Plan); PA-102 Rev 01 (Site Plan Existing) PA-102 Rev 04 (Site Plan Proposed); PA-102 Rev 02 (Site Plan Existing); PA-103 Rev 1 (Existing Plans); PA-104 Rev 01; PA-105 Rev 03 (Proposed Plans); PA-106 Rev 03 (Proposed Elevations); PA-110 Rev 03 (Proposed Plans + Furniture)
Statements: Design and Access Statement, Outline Management Strategy, Internal Daylight Assessment, Transport Statement and Planning Statement received on 26/07/2021; Fire Statement uploaded on 14/02/2022
Agent: Windrush Housing Association
Applicant: Charles Rose, City Planning
Case Officer: Natalie Rowland

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
None	13

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

- Objections above the threshold in the Committee Consideration Criteria; and
- Referrals from Ward Cllrs. Jerry Fitzpatrick and Sean Fitzsimons.

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:

- Removal of access to resident parking permits and contacts in Council run car parks.
- Provision of parking permit to be used by the management company for site inspections.
- Reinstatement of the kerb at the front of the property.

- 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 details of the materials specifications including facing materials, joinery and openings.
4. Submission and approval of cycle storage and refuse details.
5. Submission and approval of details on the Landscaping Strategy including details of materials/plantings for hard/soft landscaping and front boundary treatment.

Compliance Conditions

6. Restriction on occupancy to 13 persons
7. Fire Statement
8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Community Infrastructure Levy
2. Code of practice for Construction Sites
3. Compliance with Building/Fire Regulations
4. Refuse and cycle storage Informative
5. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application seeks Planning Permission for the change of use of the property from a single dwelling (Use Class C3) to provide a House of Multiple Occupation (HMO) (Use Class Sui Generis), comprising 13 bedrooms with shared kitchen facilities. Each room would be for single occupancy.
- 3.2 Other proposed alterations include:
 - Changes to fenestration
 - replacement of garage door with a window;

- enlargement of the ground floor window on the front elevation;
 - six (6) rooflights to the main roof;
 - four (4) rooflights to the flat roof of the garage;
 - new first floor obscure glazed window to the western flank;
 - new ground floor obscure glazed window to the eastern flank;
 - replacement patio door to the rear;
 - enlargement of the first floor window on the rear elevation; and
 - new door and window to the rear of the garage.
- New ramp access to the front and rear
 - Landscaping
 - Provision of associated refuse and cycle storage.

3.3 The rear garden serves as amenity space for the proposed occupants of the house. There is level access from the front of the plot, through the building and the communal kitchen to the rear.

3.4 The proposed bin store is located along the eastern boundary to the front of the property and within close reach of the highway. Secure cycle storage is provided along the front boundary, screened by landscaping. Other planting and landscaping is proposed to the front of the plot.

Site and Surroundings

3.5 The site comprises a link detached two storey dwellinghouse with accommodation in the roof space. The site is located on the northern side of Addiscombe Road between Blake Road and Brickwood Road which extend from Addiscombe Road in a northerly direction.

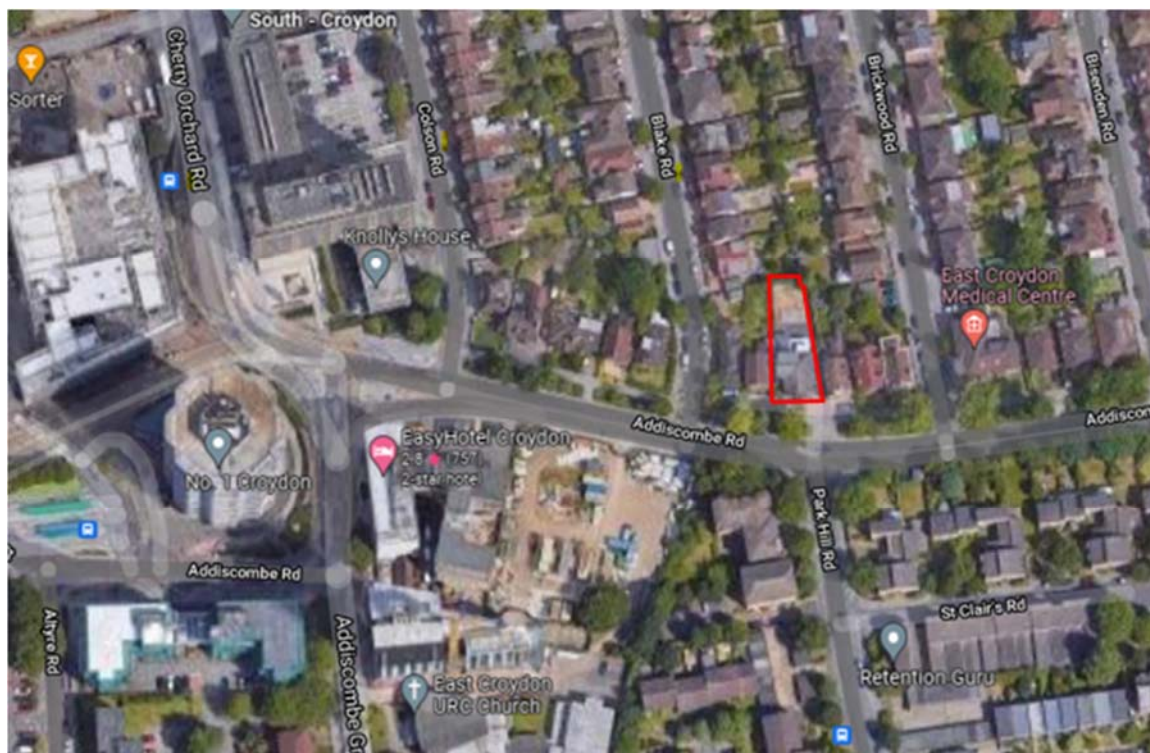


Figure 1 - Google maps site plan

- 3.6 A vehicular crossover extends from the adjacent highway and provides vehicular access to 51 and 53 Addiscombe Road. The entirety of the front of the plot is covered with hardstanding with a vehicular crossover allowing access from Addiscombe Road.
- 3.7 The surrounding area is residential in character with East Croydon Station and the Metropolitan Centre less than 300 metres to the west.
- 3.8 The site has a PTAL of 6b, which is the highest PTAL rating and lies within the East-Inner Controlled Parking Zone (CPZ).

Planning History

- 3.9 14804A 1 – House. Approved on 14/01/1911 [and implemented]
- 3.10 10/00734/LP - Erection of dormer extension in rear roof slope. Approved on 03/05/2010
- 3.11 10/01560/P - Erection of attached garage at side. Approved on 12/07/2010
- 3.12 10/01973/P - Erection of single storey rear extension. Approved on 09/08/2010

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would provide much needed low cost housing and is acceptable in principle.
- The design and appearance of the development is acceptable. Planning conditions are recommended to ensure that the external alterations would use high quality materials, detailing and landscaping.
- The proposed accommodation would provide adequate living conditions for future occupiers with acceptable light and outlook levels and appropriate communal facilities.
- The living conditions of adjoining occupiers would not be harmed.
- The level of cycle parking and refuse provision is considered acceptable subject to conditions.

5.0 CONSULTATIONS

- 5.1 TFL - No objection

6.0 LOCAL REPRESENTATION

- 6.1 Fifteen (15) neighbouring properties were notified of the application and invited to comment. Three hundred and fifty three (353) representations were received, of which all were objections, aside from three (3) which were in favour. 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.

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment	Please refer to paragraphs 8.2-8.4 of this report
Not appropriate location for HMO	Please refer to paragraph 8.29 of this report
Loss of family home	Please refer to paragraphs 8.2-8.4 of this report
Design	
Fenestration not in keeping	Please refer to paragraphs 8.5-8.8 of this report
Amenity	
Adverse impact on neighbours	Please refer to paragraphs 8.21-8.27 of this report
Antisocial behaviour	Please refer to paragraphs 8.27 of this report
Cramped living conditions	Please refer to paragraphs 8.9-8.20 of this report
Highways & Parking	
Excessive parking	Please refer to paragraphs 8.30-8.33 of this report
Insufficient cycle storage	Please refer to paragraphs 8.34-8.36 of this report
Insufficient refuse storage / litter	Please refer to paragraphs 8.37-8.40 of this report
Inaccurate Transport Plan	Please refer to paragraph 8.30 of this report
Other matters	
Likely to attract crime	Please refer to paragraph 8.27 of this report
No engagement with residents	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.
Lack of security / management	Please refer to paragraph 8.26-8.27 of this report
Insufficient infrastructure	As an existing 5B 10P house, the uplift to the potential number of occupants is not considered to result in unacceptable impact on infrastructure.
No community feeling	Not a planning consideration
Will devalue nearby properties	Not a planning consideration
Legal covenant on land	Not a planning consideration
SUMMARY OF SUPPORT	RESPONSE
Need to support community	Noted

6.2 Ward Cllr Jerry Fitzpatrick has made the following representations:

- Loss of single family home
- Harm to amenity of neighbouring properties
- Sub-standard accommodation
- Daylight issues
- Insufficient cycle storage
- Inadequate refuse provision

6.3 Ward Cllr Sean Fitzsimons has made the following representations:

- Loss of single family home
- Harm to amenity of neighbouring properties
- Sub-standard accommodation
- Daylight issues
- Insufficient cycle storage
- Inadequate refuse provision

6.4 The concerns of the Ward Councillors 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 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 G5	Urban Greening
Policy G6	Biodiversity and Access to Nature
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 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 DM27	Protecting and Enhancing Our Biodiversity
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 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. Design and Appearance
3. Residential Amenity of Future Occupiers
4. Residential Amenity of Adjoining Occupiers
5. Highways, Parking and Refuse
6. Trees, Landscaping, Biodiversity and Sustainability
7. Flood Risk and Sustainable Drainage
8. Other Matters

Principle of Development

8.2 Paragraph 59 of the National Planning Policy Framework (NPPF) states that “to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

8.3 The Local Plan seeks to ensure that a choice of homes are available in the borough that will address the borough’s need for homes of different sizes. The London Plan (Policy 3.8 and supporting text at paragraph 3.55) also suggests that houses in multiple occupation play a strategically important part of London’s housing offer, meeting distinct needs and reducing pressure on other elements of the housing stock.

8.4 Policy DM1.2 of the Croydon Plan seeks to protect residential dwellings from conversion where they have a floor space of less than 130sqm or three bedrooms as originally built. The planning history for the property details that the house was originally built as a five bedroom property (see Figure 2 below) and as such, the loss is not contrary to policy.

Design and Appearance

8.5 Chapter 12 of the National Planning Policy Framework (2021) seeks to achieve well-designed places. Policy D3 of the London Plan (2021) states that development proposals should be of high quality, enhancing local context by delivering buildings and spaces that positively respond to local distinctiveness

through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

- 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 to create sustainable communities.
- 8.7 All new and enlarged windows and doors are in keeping with the rest of the property. The introduction of the rooflights will not appear out of place within the wider street scene.
- 8.8 To ensure that the finish is acceptable, details of the new ramp access to the front and rear can be secured by condition.

Residential Amenity of Future Occupiers

- 8.9 Policy 7.6 of the London Plan (2021) states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment.
- 8.10 Local Plan Policy 10.6 states that the Council will ensure that developments will provide adequate sunlight and daylight to potential future occupiers.
- 8.11 Whereas Nationally Described Space Standards (NDSS) set out standards for accommodation in new dwellings, this does not include HMOs. The Council has published a 'Houses in Multiple Occupation Standards' (2015) document which while does not form part of the development plan, has been used as a guide to determine the acceptability of the accommodation.
- 8.12 The Council's HMO Team were consulted on the application and initially raised some concerns regarding the quality of some of the proposed accommodation, by virtue of lighting or ventilation. Minor alterations were made to the scheme to overcome these concerns (for example including openable roof lights, which due to their scale were not subject to a re-consultation).
- 8.13 It is acknowledged that the primary outlook to Room 5 is into the light well rather than externally. However, the size of this light well has been increased as part of the application process to a depth of 2.5 metres in order to maximise the amount of light into the room. The use of glazed French doors will further assist in allowing maximum light into the room. On balance this is considered acceptable.
- 8.14 As the property is to be occupied by 13 persons, requirements are that at least three separate sets of kitchen facilities would be required. The proposed plans show compliance with this, with the primary kitchen dining room on the ground floor and two kitchens on the first floor, one of which has been enlarged as part

of the application process to enable some seating space. The quantity and size of kitchen provision is acceptable.

		Internal Floor Area (sqm)	
		Requirement	Proposed
Ground Floor	Room 1	10	13.43
	Room 2	10	17.84
	Room 3	10	17.43
	Room 4	12.5	21.52
	Room 5	12.5	16.94
	Room 6	10	13.02
First Floor	Room 7	12.5	17.78
	Room 8	10	15.91
	Room 9	10	12.19
	Room 10	12.5	17.72
Second Floor	Room 11	10	16.80
	Room 12	10	11.82
	Room 13	12.5	13.48

Figure 2 - Accommodation mix and floor area

8.15 The proposed room size standards according to the Houses in Multiple Occupation Standards (2015) are 10 sqm for a single room or 12.5 sqm when having access to en-suite personal hygiene facilities. As shown in figure 3 above, all rooms exceed the minimum floor area.

8.16 Five (5) rooms are shown on plan to benefit from an en-suite with the remaining eight (8) having access to an equal number of separate bathrooms. Provision of this level is acceptable.

8.17 Concerns were raised regarding the effective 'self-contained' nature of the rooms, particularly as the Design and Access Statement confirms that Rooms 2,3,8 and 11 will also have their own dedicated "tea point" facilities in the form of a (W)1236 x (D) 690 pre-fabricated kitchenette units. It was clarified that the

rooms with the “tea point” facilities (rooms 2, 3, 8 and 11) do not have en-suite facilities and are therefore not ‘self-contained’. The remaining rooms which have en-suite facilities, will need to use the communal kitchen/dining facilities and are also therefore not ‘self-contained’.

- 8.18 With regards to sunlight and daylight, an Internal Daylight Assessment, NRG Consulting (July 2021) was submitted in support of this application. Based on the proposed plans, the report measured the Average Daylight Factor (ADF) for each of the rooms to show the amount of relative daylight penetration under overcast sky conditions. It should be noted that the assessment was carried out before the light well serving Room 5 was enlarged which would increase the ADF figure further. All rooms comply with both the BRE Guide and that set within Building Regulations BS 8206-2 in terms of ADF.
- 8.19 There is no requirement to provide external amenity space for a HMO but the property has a large garden to the rear which will provide amenity space.
- 8.20 With this in mind, the accommodation is considered acceptable for future occupiers and complies with Policy 7.6 of the London Plan (2021) and Local Plan (2018) Policy 10.6.

Residential Amenity of Adjoining Occupiers

- 8.21 Policy D3 of the London Plan (2021) states that development proposals should provide secure safe and inclusive environments, secure outlook, privacy and amenity.
- 8.22 Local Plan Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure.
- 8.23 Local Plan Policy DM10.1 specifically references HMO’s and says that where they are proposed, the Council will also consider the effects of noise and refuse collection on the character of an area and will take into account cumulative impact.
- 8.24 The minor nature of the built changes mean that there will be minimal impact on the amenity of the neighbouring properties in this regard.
- 8.25 The majority of the third party comments received relate to the noise and disturbance from the change of use to a 13 bed HMO. While the level of use will be in increase on the existing lawful situation, the existing dwelling is a substantial five bed property which could house a large family which could generate a similar amount of trips and noise. HMO’s are essentially a residential use and there is no evidence to suggest that the additional residents in the

building would cause materially greater harm to other residents in terms of noise disturbance or antisocial behaviour to warrant a refusal of planning permission.

- 8.26 In order to control and manage the use of the HMO, an Outline Management Strategy has been submitted in support of the application. The document provides details of how the site will be managed and the responsibilities of Windrush Housing Association. The document confirms that the rooms would all be single occupancy. An appropriate management strategy will be requirement as part of the HMO Licence, required in line with the Housing Act 2004, however it is also necessary to restrict occupancy on this basis as part of this permission and this can be controlled by condition.

Third party comments were received stating that the management would be remote and unacceptable however the location where the management company would be based is not a relevant planning consideration.

Highways, Parking and Refuse

- 8.27 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.
- 8.28 The site has a PTAL of 6b, which is the highest PTAL rating and lies within the East-Inner Controlled Parking Zone (CPZ). East Croydon Station and the Metropolitan Centre lie less than 300 metres to the west. As such, it is considered to be a highly sustainable location.

Parking

- 8.29 A Transport Statement has been submitted in support of the application. Third party comments were received which disputed the accuracy of the parking stress survey which was carried out and reported in the statement. The document has been considered by the Transport Officer and no issues have been raised regarding the survey which was carried out in line with the Lambeth methodology.
- 8.30 It should be noted that no parking is being proposed due to its location and the perceived lack of demand for parking by occupiers of HMOs, primarily due to affordability reasons. However, the Applicant will be required to enter into a legal agreement to remove the right to have access to resident parking permits and contracts in council run car parks.
- 8.31 The proposed plans initially included the retention of one parking space on the hardstanding to the front of the plot however as part of the revisions made to the application, this has been removed. This was due to highway safety concerns and the unacceptable nature of vehicles using the adjacent footway to enable turning on site.
- 8.32 The Applicant suggests that the parking space was to be used for the Housing Association to carry out inspections and as such, the Council is able to permit

one commercial permit for a vehicle needing to visit the site, to park on a side road. This can be secured by a legal agreement. As the only on-site parking space has been removed, the legal agreement should also include provision for the kerb to be reinstated. The landscaping condition proposed also requires details of front boundary treatment to be submitted for approval to ensure that this is appropriate in the context of the frontage of the site to not be used for car parking.

Cycle provision

- 8.33 In line with the London Plan (2021), the proposed development would require 13 long stay secure cycle spaces and two short stay spaces.
- 8.34 Revisions to the application have allowed the provision of secure bike stores for eleven bikes, two secure spaces for adaptable/cargo bikes and two short stay spaces in the form of a Sheffield stand. Although details of the specific type of storage can be secured by condition, the Council is satisfied that appropriate provision can be achieved.
- 8.35 It is acknowledged that the 1.5 metre high cycle storage is located in a prominent visible position within the plot and streetscene. In order to integrate the storage into the surroundings, a green roof is proposed along with a planter to the front which extends 2.90 metres in length. Details of the planter and the proposed landscaping can be secured by condition but are considered appropriate to mitigate the impact on the surroundings.

Refuse/recycling

- 8.36 Policy DM13 of the Local Plan seeks to ensure that the location and design of refuse and recycling facilities are sufficient and treated as an integral element of the overall design, with adequate space for the temporary storage of waste (including bulky waste) materials.
- 8.37 The proposed refuse store will be situated along the eastern boundary at the front of the plot. The store will provide the following:
- 2 x 360l general waste
 - 3 x 360l and 1 x 240 l dry recycling bins
 - 1 x 140l food recycling bin
- 8.38 Provision of this nature is acceptable bearing in mind the proposal. The bin store will be situated on the eastern boundary to the front of the house. They will measure 1.2 meters in height. Full details can be secured by condition to ensure that the appearance of the structure is appropriate within the surroundings and has no adverse harm the character of the area.
- 8.39 Third party comments were received regarding the waste provision. There is no information to suggest that the use of a building as an HMO would generate an

unacceptable amount of waste compared to the existing dwellinghouse nor that the use would result an unacceptable amount of littering in the vicinity. As sufficient provision has been made, the proposal complies with Policy DM13 of the Local Plan

Trees, Landscaping, Biodiversity and Sustainability

- 8.40 In addition to the planter in front of the bike store, three other planters are proposed within the front of the plot and provided that details are secured by condition, are considered an improvement on the existing situation.

Fire

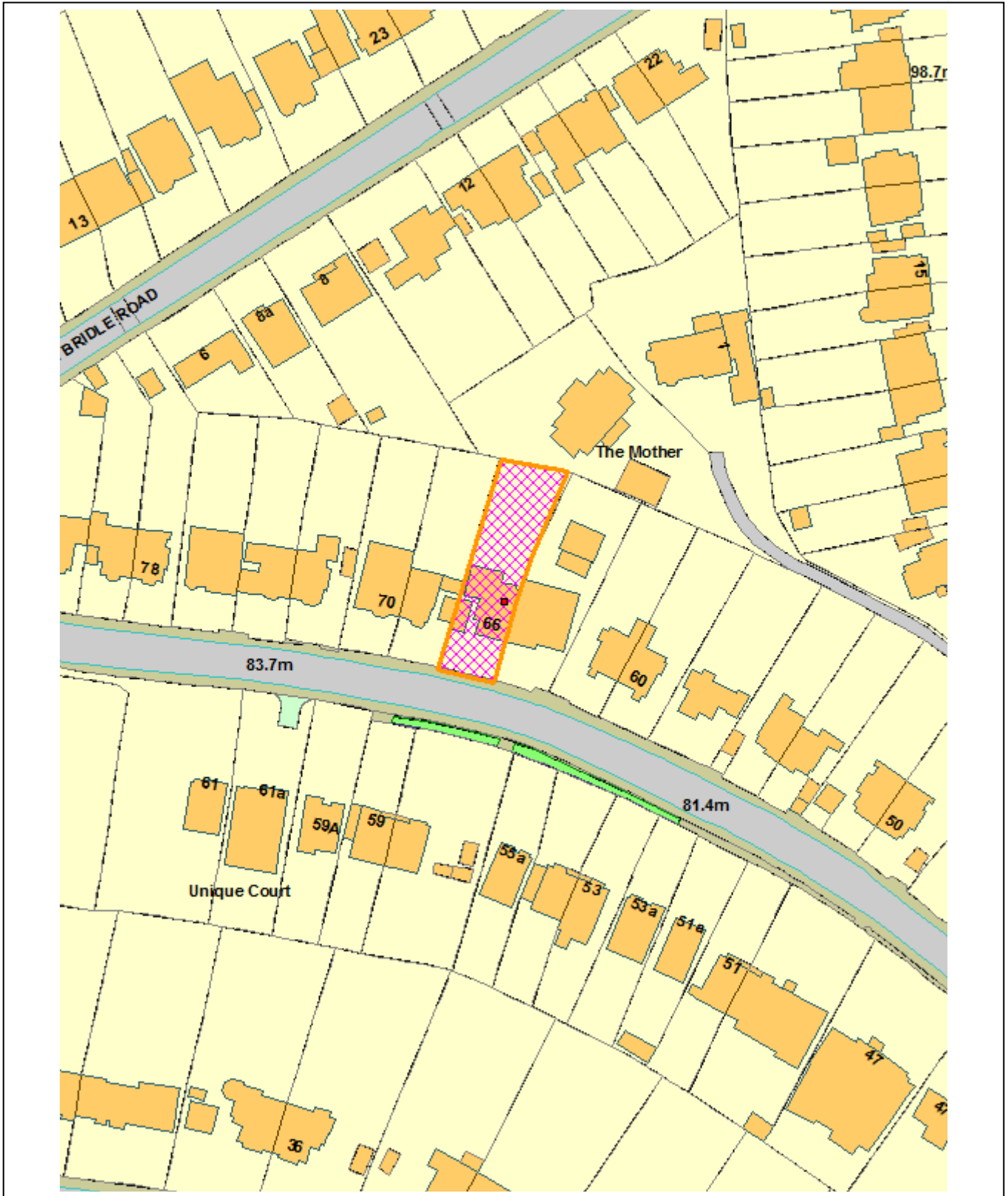
- 8.41 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety. Further to this, the GLA has also published a Pre-Consultation Draft on “Fire Safety Policy D12(A)” (March 2021) which provides greater clarity on the policy. It is important to note that while the requirements apply to all development, the Pre-Consultation Draft states that the fire safety information should be “commensurate with the size, scope and complexity of the development.”
- 8.42 The submitted information included the provision of emergency lighting in communal areas, fire doors and firefighting equipment. Considering the nature of the proposal, this is considered acceptable.

Other Matters

- 8.43 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

- 8.44 The principle of the change of use is acceptable. The existing building is a substantial five bedroom dwelling which could lawfully be used by a large family. The additional uplift to the number of occupants is acceptable in terms of its impact in relation to amenity and transport, considering it would remain as a residential use. Therefore, it is recommended that planning permission be **GRANTED**.



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PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/04273/FUL
 Location: 66 Foxley Lane, Purley, CR8 3EE
 Ward: Purley
 Description: Conversion from single dwelling to 4 self-contained flats, erection of two storey side extension and rear extension, external alterations including balconies, openings and rooflights, associated parking, landscaping, cycle storage and refuse storage
 Drawing Nos: 439-IM/001 Rev R16, 439-IM/002 Rev R16, 439-IM/003 Rev R16, 439-IM/004 Rev R16, 439-IM/005 Rev R16, 439-IM/006 Rev R16, 439-IM/007 Rev R16, 439-IM/008 Rev R10, 439-IM/009 Rev R16, 439-IM/010 Rev R16, 439-IM/010a Rev R16, 439-IM/010b Rev R16, 439-IM/010c Rev R16, 439-IM/012 Rev R16, 439-IM/012a Rev R14, 439-IM/013 Rev R15.
 Agent: Mr Tom Tanner
 Case Officer: Samantha Dixon

	1 bed	2 bed	3 bed	5 bed
Existing				1
Proposed	1	2	1	0

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
1	8

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

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-
 1. Development to be implemented within three years.
 2. In accordance with the approved plans.

Pre-Commencement Conditions

3. Submission of Construction Logistics Plan to Council for approval prior to commencement of demolition/construction works.

Pre-Commencement Conditions (except for demolition and below slab level works)

4. Full details of soft and hard landscaping, including new tree planting and biodiversity enhancements, and children's play space and boundary treatment to be submitted for approval and retained as appropriate thereafter.

Pre-Occupation Conditions

5. Following details to be submitted to Council for approval and installed prior to first occupation of dwellings : full details electric charging point/s for car parking and cycle storage
6. Full details of external appearance of refuse and cycle storage to be submitted
7. Details of privacy screens to be submitted
8. Development to meet energy efficiency/carbon reduction targets as appropriate.

Compliance Conditions

9. External materials to match existing
10. Following to be provided as specified in application prior to first occupation of new dwellings: parking areas.
11. Implementation and adherence to actionable measures of Flood Risk Assessment submitted with application.
12. Implementation and adherence to actionable measures of Planning Fire Safety Strategy
13. Implementation and adherence to actionable measures of Refuse Management Plan
14. Development to meet 110 litre per person/day water use target.
15. No windows/openings to be provided to western flank elevation other than as shown on approved plans.
16. Flank window to be obscurely glazed
17. Ground floor units to meet M4(2) accessibility standards as appropriate.
18. Electric point in rear garden to allow for future external lift.
19. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Highways informative in relation to s278 works required
- 4) Compliance with Building/Fire Regulations
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:
 - Conversion and extension of existing building to create 4 flats.
 - Two storey side extension and rear extension, external alterations including balconies, openings and rooflights
 - Provision of private and communal external amenity space including children's play space
 - Provision of 1 off-street parking space and associated refuse and cycle stores

3.2 The scheme has been amended during the course of the application. The number of proposed units has been reduced from 5 to 4 so that a three bedroom unit is now proposed. Amendments have been made to the location of the bin store and a bulky waste area has been added. The width of the access ramp has been increased to 1.2m and the number of parking bays reduced from 2 to 1.



Figure 1. Proposed Site Plan

Site and Surroundings

- 3.3 The application site lies on the northern side of Foxley Lane and is currently occupied by a two storey semi-detached dwelling sited in an elevated position above the highway.
- 3.4 The surrounding area is residential in character and comprises of similar two storey semi-detached and detached properties with later infill sites on the southern side of Foxley Lane.
- 3.5 There are no specific policy constraints for this site. It is situated in an area with low risk of surface water flooding and has a PTAL of 1b.



Figure 2: Aerial street view within the surrounding street scene

Planning History

3.6 The most relevant planning history associated with the site is noted below:

- 08/01177/P: Erection of single storey side/rear extension, approved
- 19/06038/FUL: Change of use of single dwelling to 5 residential units (3 x 2 bed and 2 x 1 bed) with extensions, alterations, introduction of rooflights, associated parking, landscaping, cycle storage and refuse storage. Refused 26.03.2020 for the following reasons:
 - 1) The development would provide sub-standard accommodation for Flats A, C, D and E by reason of no outdoor private amenity space or usable private outdoor amenity space and would thereby conflict with Policy DM10.4 of the Croydon Local Plan 2018.
 - 2) The proposed development would increase parking pressures in the local area and harm highway safety, contrary to Policy 6.13 of the 2016 London Plan, and Policies DM29 and DM30 of the 2018 Croydon Local Plan.
 - 3) Refuse storage facilities would not be conveniently located nor easily accessible by occupants, operatives or their vehicles, contrary to DM13 and SP8.7 of the 2018 Croydon Local Plan.
- 20/02277/PRE: Change of use of single dwelling to 5 residential units (3 x 2 bed and 2 x 1 bed) with extensions, alterations, introduction of rooflights, associated parking, landscaping, cycle storage and refuse storage

4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate for its setting.

- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety is considered acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 10 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 14 Objecting: 14 Supporting: 0 Comment: 0

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

Objection	Officer comment
<i>Principle of development</i>	
Loss of family home, change from dwelling house to flats	This is addressed in section 8.5 of this report.
Overdevelopment of this type of development in the area	This is addressed in section 8.2 to 8.4 of this report.
<i>Design and appearance</i>	
Harm to character of host property and surrounding area	This is addressed in section 8.5 to 8.25 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Impact on neighbouring amenity	This is addressed in section 8.6 to 8.9 of this report.
<i>Environment</i>	
Impact on environment, loss of garden	This is addressed in section 8.23 of this report.
Air, noise and water pollution	This is a residential development in a residential area. There is no reason to expect that this proposal would have additional adverse impacts not expected in this area.

	A Construction Logistic Plan would be required by condition.
Highways and parking	
Insufficient parking	This is addressed in section 8.19 to 8.20 of this report.
Impact on road safety	This is addressed in section 8.21 of this report
Already a problem with refuse in the area	Adequate bin storage is proposed in an area that is accessible by refuse collectors.
Other material considerations	
Inadequate local facilities and infrastructure	This is addressed in section 8.27 of this report.

6.4 Purley and Woodcote Residents Association object to this proposal on the following grounds:

- Overdevelopment of the site in terms of size and scale.
- Loss of family homes
- The proposal is out of keeping with the locality and surrounding townscape, as a result of its massing, form, and overall appearance.
- Insufficient amenity space for a development of the size proposed due to the intensive / over development of the site.
- The intensity of development results in minimal and insufficient amenity space available for the likely number of occupiers of the development
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of the proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increasing traffic movements, so endangering road safety at this very busy junction.

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), issued in February 2021. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan

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

- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport;
- Achieving well designed places;
- Conserving and enhancing the natural environment

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

London Plan 2021

- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- S4 Play and informal recreation
- H1 Increasing housing supply
- H10 Housing size mix
- SI 2 Minimising greenhouse gas emissions
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.1 Residential Parking

Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Suburban Design Guide 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:
1. Principle of development and housing mix
 2. Townscape and visual impact
 3. Housing quality for future occupiers
 4. Amenity of neighbouring properties
 5. Access and parking
 6. Landscaping
 7. Flood Risk and sustainability
 8. Other matters

Principle of Development

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 The London Plan 2021 Policy D2 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. The London Plan Policy D3 requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. The site is approximately 800m from Purley District Centre. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.
- 8.4 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located within

an existing residential area and as such providing that the proposal accords will all other relevant material planning considerations, the principle of development is supported.

- 8.5 Local Plan Policy DM1.2 requires there to be no loss of 3 bedroom homes as originally built or homes under 130m² and Policy SP2.7 sets a strategic target for 30% of all new homes to have three or more bedrooms. The existing building comprised three bedrooms as originally built and the existing floor area is greater than 130m². As originally submitted the scheme proposed no 3 bedroom units and such failed to comply with the above-mentioned policy requirement. The scheme has been amended so that a 3 bedroom unit is now proposed (25% of the total number) to ensure there is no net loss of family homes. As amended the scheme also contributes to the strategic target (Policy SP2.7) for 30% of all new homes up to 2036 to have three or more bedrooms.

Townscape and Visual Impact

- 8.6 The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. London Plan Policy D3 seeks to optimise site capacity through the design-led approach and Policies D4 and D5 require high quality architecture which contributes to the local architectural character. Policy SP4 and DM10 of the Croydon Local Plan (2018) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon.
- 8.7 The existing building would be extended to include a single/two storey side/rear extension, a rear roof dormer and a modified front dormer with external balconies (Figure 3). The two storey side extension is set back from the main front elevation of the host building at first floor level and has a lower ridge height. As such it appears as a subordinate addition respecting the scale and character of the original building. A gap of approximately 1.3m is retained to the side boundary to ensure the building does not appear cramped in the plot and it is noted that the adjacent buildings have benefitted from similar two-storey side additions. The dormer in the rear roof slope is appropriate in terms of size and siting and would not unduly dominate the roof or original building. The alterations to the size of the front roof slope dormer would be in keeping with the adjoining front roof dormer of No.64.



Figure 3: Existing and Proposed Front Elevation

- 8.8 The parking area, access ramp and bin storage area are located to the front of the building. The building sits at a higher level than the parking area which is beneficial as it dominates views from the site frontage, which lessens the perceived visual impact of the hard standing. It is noted that there is hard standing on the frontage of surrounding properties (notably No.64 and No.70) and as such the proposal would not be out of character with the area. The plans show hedging around the vehicle parking area, and whilst officers note this is not significant given the constraints of the site, it will go some way to soften the appearance of the hard landscape. A landscaping condition would be attached to any permission granted.
- 8.9 The proposed scheme is in keeping with the character of the host building and does not have any adverse impact on the appearance of the street scene.

Housing Quality for Future Occupiers

- 8.10 All of the proposed units meet the national space standards in terms of their size and individual room sizes. As amended, all units are dual aspect. The access arrangement via separate entries at the building frontage and the side flank wall to internal stairwells gives sufficient access and way finding to individual units that is considered appropriate in this instance for a conversion scheme to flats.
- 8.11 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter. The ground and first floor units have sufficient private outdoor amenity space to accord with policy requirements. Flat E is more constrained as it is located at second floor/roof level. A 2.6m² balcony is provided for this unit. To compensate, the scheme proposes semi-private areas within the communal area that can be used by the residents. Given that this is the conversion of an existing building and the sufficient internal floor area of the flat, on balance this arrangement is considered acceptable.
- 8.12 In terms of accessibility, Policy D7 and H2 of the London Plan set out that to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Supporting paragraphs to Policy D7 (paragraph 3.7.6) of the London Plan state that in exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In some circumstances, and only in blocks of four storeys or less, it may be necessary to apply some flexibility in the application of this policy. This includes small-scale infill developments. Supporting text to Policy H2 says at Paragraph 4.2.9 that homes located on the ground floor on minor developments should meet the requirements of Policy D7 Accessible housing. Homes that are not on the ground floor in minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible. Given that the existing building is to be retained and extended, it would not be feasible to install a lift in the building. The ground floor units are M4(2) compliant with the upper floor units achieving M4(1) compliance. A new ramped access will be provided from street level to the front of the building and a further ramped access is proposed

to the front entrance of unit A and level access will be provided to the communal entrance.

- 8.13 A large communal garden area is provided at the rear of the property incorporating children's play space and semi-private areas. Given the existing levels of the site this area is accessed via steps. The plans show a location where a future stair lift could be provided to enable access to this space for wheelchair users and a suitably worded condition will ensure that electric power is provided in that location to enable this to come forward if needed. Full details of the landscaping and the children's play space will also be secured by condition.
- 8.14 Overall and on balance, given that this is the conversion and extension of an existing building and the existing significant level changes across the site, the development is considered to result in development with acceptable quality for future occupiers.

Amenity of neighbouring properties

- 8.15 The properties that have the potential to be most affected by the development are the adjoining properties at 64 and 68 Foxley Lane, The Mother (to the rear) and 57 Foxley Lane which is located on the opposite side of Foxley Lane. Figure 4 below indicates the locations of the neighbouring properties.

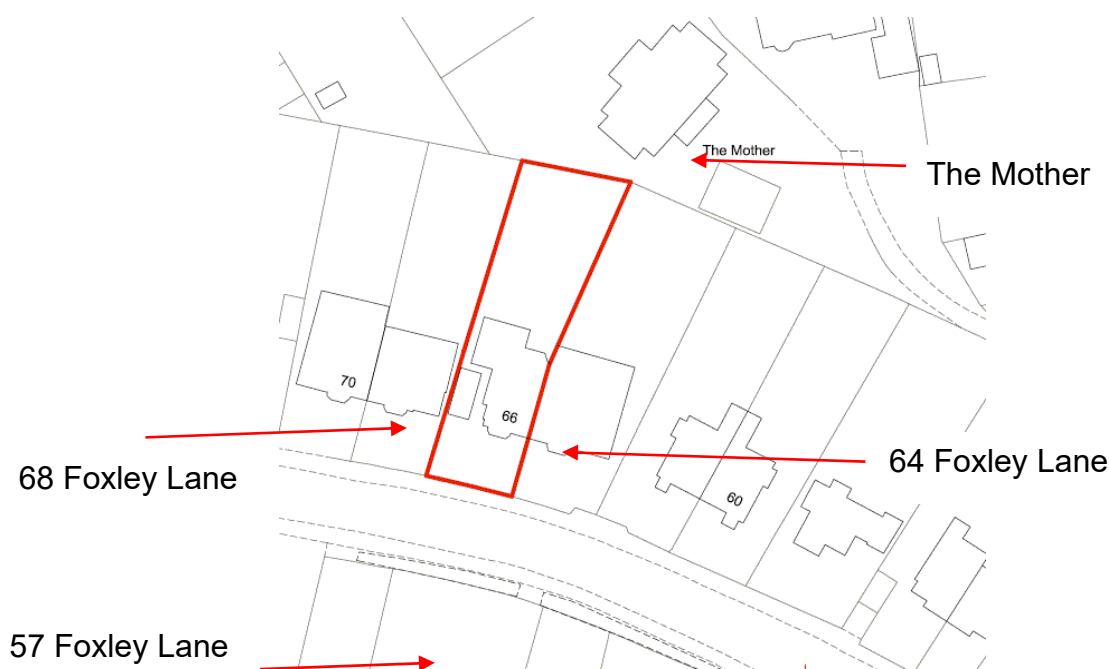


Figure 6: Existing Site Location Plan showing neighbouring properties

68 Foxley Lane

- 8.16 The existing house at No.66 has a large single storey rear extension and a garage adjacent to the boundary with No.68. The proposed two storey side extension would be situated approximately 1.3m off the boundary. The ground floor element would not extend as far as the current extension and the first floor element would extend just under 1m beyond the rear elevation of No.68. No.68 has benefitted from a two-storey side extension (planning permission 16/04820/HSE). The proposed development

would not encroach over a 45 degree angle from the rear windows of No.68 (as outlined in the Suburban Design Guide). As such it is not considered that the development would cause any harmful loss of outlook or light to this adjacent property. No.68 has a side ground floor window (serving a shower room) and third floor window (serving a bedroom) and both of these windows are obscurely glazed. The only side window proposed in the current scheme serves a hallway and would be conditioned to be non-openable and obscured. The proposed rear balcony has been substantially reduced in width and is set away from the boundary with No.68 and as such it is not considered that this addition would cause any harmful loss of privacy to No.68. It is prudent to impose a condition on any permission granted requiring privacy screens to be erected to the side of the balconies to prevent any overlooking. Overall the proposal is not considered to detrimentally impact the amenities of this neighbouring property.

64 Foxley Lane

- 8.17 No.64 has been extended and converted into flats. The ground floor rear extension would align with the existing rear elevation of No.64 and the side extension is located at a distance from the boundary with this adjoining property. As such the proposed extensions would cause no loss of light or outlook from No.64. As noted above, the first floor rear balcony has been reduced in width to ensure no overlooking and a privacy screen is proposed to the second floor balcony which would be secured by condition. The proposal is not considered to detrimentally impact the amenities of this neighbouring property.

57 Foxley Lane and The Mother

- 8.18 There would be an approximate separation of more than 30 metres between the proposal and the front/side elevation of these neighbouring dwellings. Owing to this separation between the built forms and landscaping, it is not considered that the proposal would have any adverse impact upon the amenities of these properties.

Access and Parking

- 8.19 The application site is not located within a controlled parking zone and has a PTAL rating of 1b indicating poor access to public transport. London Plan (2021) standards suggest that up to a maximum of 1.5 spaces per unit should be provided. One space is proposed to serve 4 units. Given the constraints of the site in terms of the position of the existing building and the level changes, it is clear that it is not possible to provide any additional parking on this site (as well as providing accessible bin storage and soft landscaping).
- 8.20 Despite the poor PTAL, there are bus stops within 0.2km of the site on Foxley Lane, Purley District Centre is located 0.8km from the site and cycle storage is provided at the site to encourage other means of travel. Therefore this is an area that should be considered appropriate for infill residential development. A Parking Stress Survey has been submitted and finds that the development would result in 62% parking occupancy in the local area, which is below the 85% parking occupancy considered to be maximum parking stress. The National Planning Policy Framework (NPPF) advises that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or severe impacts on the road

network. Given the location of the site, the small number of homes, and clear site constraints, in this instance, the quantum of parking is considered to be appropriate.

- 8.21 Concerns have been raised by residents with regard to resultant highway safety on the busy thoroughfare Foxley Lane. The submission demonstrates that the required visibility splays for vehicles and pedestrians sightlines are achieved at the site access. Manoeuvring tracking is also provided which demonstrates that vehicles can access and egress the site in forward gear.
- 8.20 London Plan (2021) Policy T5 requires a minimum of 1.5 cycle parking spaces per studio/1 bed unit and 2 cycle parking spaces per 2 bed+ unit (7.5 spaces for the proposed development). The plans show a cycle storage area to the rear of the building to accommodate 8 cycles. Full details of this storage area would be secured by condition.
- 8.22 The refuse/recycling store is located to the front of the building alongside a bulky waste area. Details of screening for this area will be secured by condition.

Landscaping

- 8.23 There are no Tree Preservation Orders on the site or adjoining properties and the proposal does not result in the removal of any mature trees. There are no specific concerns relating to ecology or biodiversity. Whilst some hedging would be removed to facilitate the development, it is proposed to provide replacement planting to the front boundaries and additional landscaping to the rear. Full details of landscaping will be secured by condition.

Flood Risk and sustainability

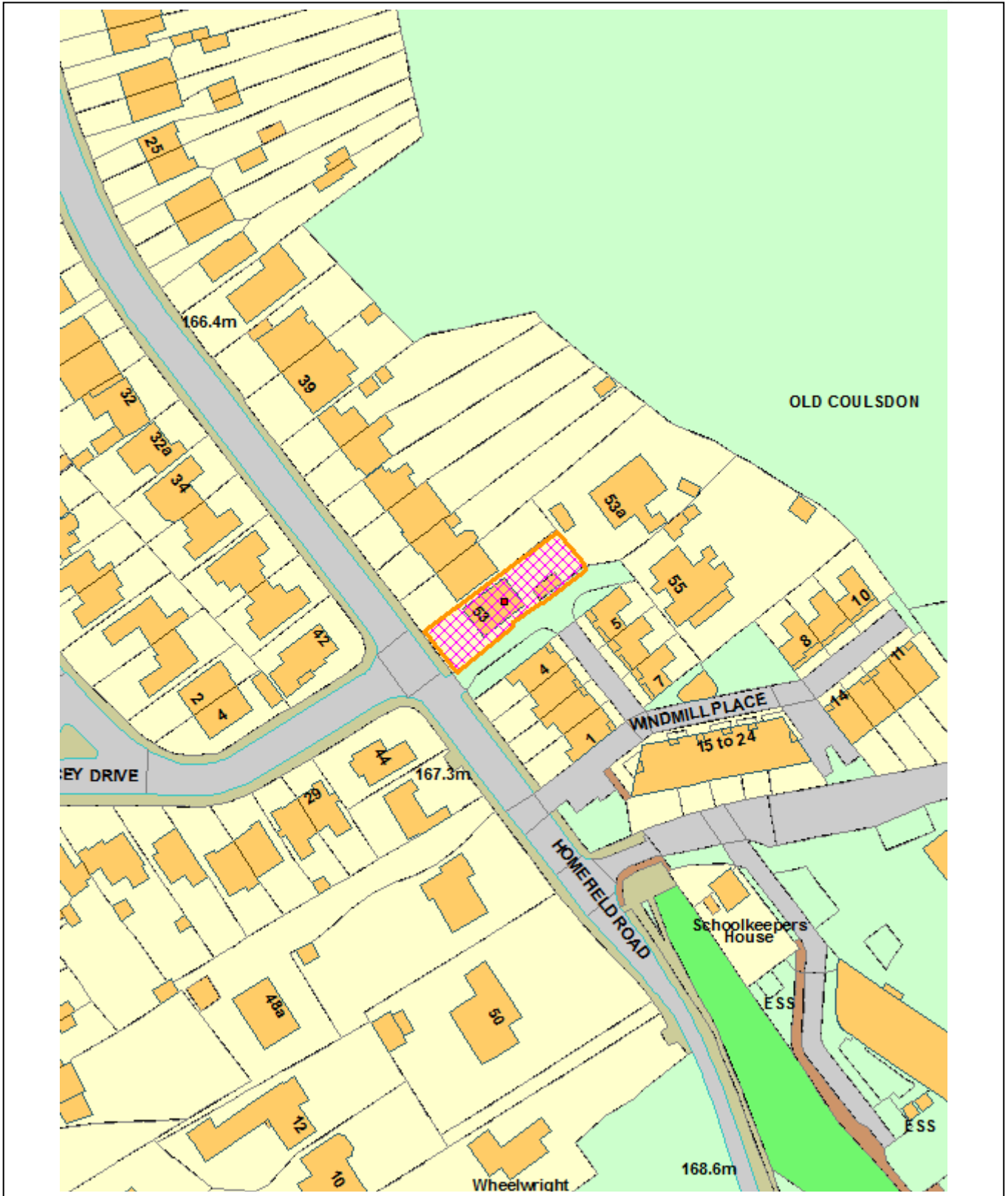
- 8.24 The site is within an area at low risk of surface water flooding with the exception being the highway area and some parts of the property frontage and limited potential for groundwater flooding. A Flood Risk Assessment has been submitted as part of the application and outlines that permeable paving will be used for all hard surfacing and a rainwater tank filter system will be used to collect water to the rear of the building. Such measures could be secured by condition.
- 8.25 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. Conditions can be used to ensure CO2 reduction compliance and to ensure water use targets have been met following construction.

Other matters

- 8.26 London Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety. A Planning Fire Safety Strategy has been provided which satisfactorily addressed the requirements of Policy D12.
- 8.27 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area and the impact on local infrastructure. 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.

Conclusion

- 8.28 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway network and parking provision is acceptable, having taken into consideration the existing situation within the surrounding area and its location. The proposal is therefore overall considered to be in accordance with the relevant policies.
- 8.29 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/01470/FUL
 Location: 53 Homefield Road
 Ward: Coulsdon
 Description: Demolition of an existing bungalow and construction of a three storey detached residential building with accommodation in the roof space comprising 4 flats with associated bin and cycle stores, landscaping, alterations to vehicular access and provision of car parking spaces (amended description)
 Drawing Nos: PL_101 – Rev 05, PL_202 – Rev 05, PL_203 – Rev 05, PL_201 – Rev 05, PL_100 – Rev 05, PL_102 –Rev 07, PL_050 – Rev 05, PL_001 – Rev 02, PL_200 – Rev 05, Existing plans.
 Agent: Paul Lewis
 Applicant: Adam King, Robert Dean Developments
 Case Officer: Russell Smith

	1 bed	2 bed	3 bed	5 bed
Existing			1	
Proposed		1	3	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
3	7

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

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission

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

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

- Pre-Commencement Conditions
3. Submission of Construction Logistics Plan to Council for approval prior to commencement of demolition/construction works.

- Pre-Commencement Conditions (except for demolition and below slab level works)
4. Material and details to be submitted
 5. Submission of SUDs details

- Pre-Occupation Conditions
6. Full details of soft and hard landscaping, including new tree planting and biodiversity enhancements, and children's play space and boundary treatment to be submitted for approval and retained as appropriate thereafter.
 7. Details of refuse and cycle storage to be submitted

- Compliance Conditions
8. Development to meet energy efficiency/carbon reduction targets as appropriate.
 9. Electronic Vehicle Charging Points and visibility splays on either side of the vehicular accesses serving the development shall be maintained for the lifetime of the development.
 10. Implementation and adherence to actionable measures of Fire Strategy
 11. Development to meet 110 litre per person/day water use target.
 12. No windows/openings to be provided to western flank elevation other than as shown on approved plans.
 13. First floor window on western flank elevation to be obscured.
 14. Ground floor unit to meet M4(3) accessibility standards as appropriate.
 15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Highways informative in relation to s278 and s38 works required
- 4) Compliance with Building/Fire Regulations
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of an existing bungalow and construction of a three storey detached residential building with accommodation in the roof space
- Creation of four residential units

- Associated bin and cycle storage
- Private and communal external amenity space, and landscaping
- Alterations to vehicular access and provision of three off-street parking spaces

3.2 The scheme has been amended during the course of the application:

- The number of proposed units has been reduced from 5 to 4 so that a three bedroom unit is now proposed on the ground floor, which meets M4(3) accessible design standards.
- The reduction in units has reduced the on-site parking by one space from four to three.
- The massing to the rear has been reduced.
- Relocation of rear window facing amenity of unit 1, to increase privacy.
- Additional side elevation windows facing Windmill Place development and minor alterations of aperture.
- Reduction of the ridge height of the side facing gable so it appears subordinate to the main ridge and relates to the neighboring development at Windmill Place.
- Access path to the side increased to 1.2m wide.
- Re-arrangement of communal amenity space which provides defensible space to the rear window of unit 1.

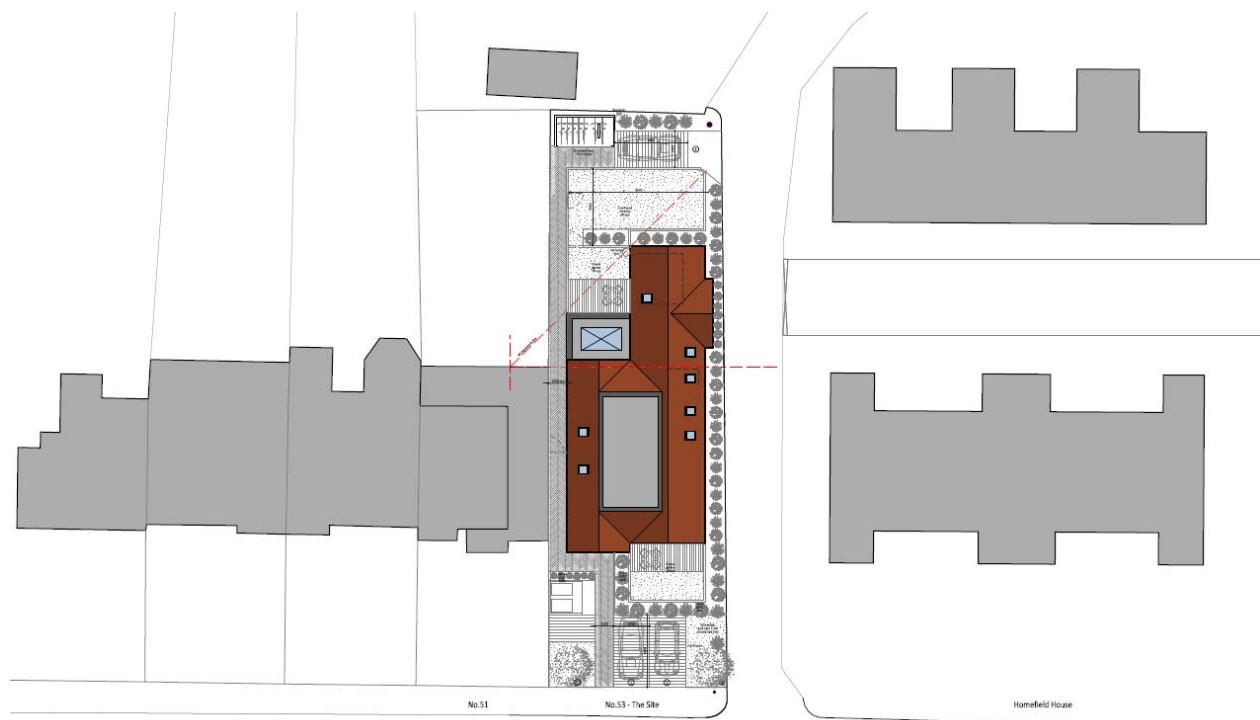


Figure 1. Proposed Block Plan

Site and Surroundings

3.3 The application site lies on the north-east side of Homefield Road and currently comprises a single detached bungalow with detached garage to the rear. The site is located opposite the junction with Homefield Road and Lacey Drive with an access road along the eastern elevation which separates it from the Windmill Place

development. The surrounding area is residential in character and comprises of a mix house types, including two storey semi-detached houses, detached bungalows, and the 3-storey Homefield House/Windmill Place. A site visit was undertaken and noted that the site is relatively flat. The proposal would maintain the existing site levels and there are no requirements for excavation or retaining walls. The site sits within Tier III Croydon Downs Archeological Priority Area with the potential for archeological remains. A Written Scheme of Investigation has been provided dated May 2021, and a condition has been added in regards of this.

3.4 The site is not subject to any formal planning constraints. It is situated in an area with low risk of surface water flooding and has a Public Transport Accessibility Level (PTAL) of 1b.



Figure 2: Aerial street view within the surrounding streetscene

Planning History

3.5 The most relevant planning history associated with the site is noted below:

- 18/05863/PRE, Demolition of existing bungalow and erection of a two and half storey building with accommodation in the roofspace comprising of 1 three bedroom, 1 two bedroom and 3 one bedroom flats.
- 19/05303/FUL, Demolition of an existing bungalow and construction of a two and a half storey detached residential building with accommodation in the roof space comprising 5 flats with associated bin and cycle stores, alterations to provide 4 car parking spaces at front. Permission refused:
 - **The development would provide sub-standard accommodation by reason of inadequate floor areas, poor communal space including poor accessibility and poor outlook resulting in loss of privacy and insufficient internal amenity for future occupiers and would thereby conflict with Policies SP2.8 and DM10.4 and DM10.5 of the Croydon Local Plan 2018, Policy 3.5 of the London Plan (consolidated with alterations since 2011), the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016)**

- **The development would be detrimental, negative and overbearing to the amenities of the occupiers of adjoining property by reason of visual intrusion and would thereby conflict with Policy DM10 of the Croydon Local Plan 2018 and 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and Supplementary Planning Document - Suburban Design Guide.**
- **The applicant has failed to demonstrate that adequate provision can be made for refuse provision and accessibility and would thereby conflict with Policies DM13 of the Croydon Local Plan 2018, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) the Housing Supplementary Planning Guidance to the London Plan (March 2016) and Supplementary Planning Document - Suburban Design Guide.**
- 20/01556/FUL, Demolition of an existing bungalow and construction of a two and a half storey detached residential building with accommodation in the roof space comprising 5 flats with associated bin and cycle stores, landscaping, alterations to provide 4 car parking spaces at front. Permission Refused:
 - **The development would provide sub-standard accommodation by reason of inadequate floor areas, poor communal space including poor accessibility and poor outlook, resulting in loss of privacy and insufficient internal amenity for future occupiers and would thereby conflict with Policies SP2.8 and DM10.4 and DM10.5 of the Croydon Local Plan 2018, Policy 3.5 of the London Plan (consolidated with alterations since 2011), the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016) and the Suburban Design Guide - Supplementary Planning Document (April 2019)**
 - **The development would be detrimental, negative and overbearing to the amenities of the occupiers of adjoining property by reason of visual intrusion and would thereby conflict with Policy DM10 of the Croydon Local Plan 2018 and Policies 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and the Suburban Design Guide - Supplementary Planning Document (April 2019).**
 - **The refuse store would not be accessible and it has not been demonstrated an area for bulky goods would be provided and would thereby conflict with Policies DM13 of the Croydon Local Plan 2018, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) the Housing Supplementary Planning Guidance to the London Plan (March 2016) and the Suburban Design Guide - Supplementary Planning Document (April 2019).**
 - **The applicant has failed to demonstrate the development would be accessible and adaptable and wheelchair user dwellings and would thereby conflict with Policy 3.8 of the London Plan (consolidated with alterations since 2011), the London Housing SPG and policy DM10 of the Croydon Local Plan (2018)**

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate for its setting.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety is considered acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been consulted upon in the form of letters of notification to 36 neighbouring properties as well as a site notice displayed. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 65 Objecting: 65 Supporting: 0 Comment: 0

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

Objection	Officer comment
<i>Principle of development</i>	
Loss of family home, change from dwelling house to flats	This is addressed in section 8.2 and 8.20 of this report.
Overdevelopment of this type of development in the area	This is addressed in section 8.3 of this report.
<i>Design and appearance</i>	
Harm from the demolition of host property and surrounding area	This is addressed in section 8.4 to 8.19 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Impact on neighbouring amenity including overlooking, privacy, loss of daylight and sunlight.	This is addressed in section 8.25 to 8.30 of this report.

<i>Amenity of future occupiers</i>	
Sufficient recreational space	This is addressed in section 8.20 to 8.24 of this report.
Poor layout and access to outlook	This is addressed in section 8.20 to 8.24 of this report.
<i>Environment</i>	
Impact on environment and wildlife, loss of garden and impact on badger sett.	This is addressed in section 8.39 of this report.
Air, noise and water pollution	This is a residential development in a residential area. There is no reason to expect that this proposal would have additional adverse impacts not expected in this area. A Construction Logistics Plan would be required by condition.
<i>Highways and parking</i>	
Insufficient parking	This is addressed in section 8.36 of this report.
Impact on road safety	This is addressed in section 8.36 of this report
Already a problem with refuse in the area	Adequate bin storage is proposed in an area that is accessible by refuse collectors.
<i>Flooding</i>	
Flooding	This is addressed in section 8.40 of this report.
<i>Fire safety</i>	
Fire safety	This is addressed in section 8.42 of this report.
<i>Other matters</i>	
Rights of access	The access to the rear parking space is within the red line boundary. Certificates have been provided and as long as notice has been served on appropriate owners from a planning perspective this is

	acceptable in planning terms, as access rights are a civil matter.
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6.4 Old Coulsdon Residents Association object to this proposal on the following grounds:

- No significant change from previous applications
- The density of rooms combined with the adjacent development exceeds the PTAL maximum and is overdeveloped.
- Overlooking and overshadowing.
- Poor standard of accommodation.
- Traffic and highway concerns due to the proximity to the Secondary School.
- Flood issues.
- Badger sett in close proximity.

6.5 Cllr Bird objects to the proposal on the following grounds:

- Overbearing
- Overshadowing
- Design
- Overdevelopment
- Parking
- Health and Wellbeing
- Flooding and drainage
- Ownership

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), issued in February 2021. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport;
- Achieving well designed places;
- Conserving and enhancing the natural environment

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

London Plan 2021

- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- S4 Play and informal recreation
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- SI 2 Minimising greenhouse gas emissions
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.1 Residential Parking
- T7 Deliveries, servicing and construction

Croydon Local Plan 2018

- SP2 – Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Suburban Design Guide 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Housing mix and quality for future occupiers
- Impacts on neighbouring residential properties
- Access and parking
- Landscaping
- Flood Risk and sustainability
- Other matters

Principle of Development

8.2 All London Boroughs are required by the London Plan 2021 to deliver a number of residential units within a specified plan period. The Croydon Local Plan 2018 states there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 and separates this target into three relatively equal sub targets with 10,060 homes delivered across the Borough on windfall sites. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes. The London Plan 2021 Policy D2 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority.

8.3 The application is for a demolition of the existing bungalow and construction of a new residential development providing additional homes within the borough. The existing use of the site is residential (C3) and as such the principle of redevelopment for residential purposes is acceptable in land use terms.

Design and impact on the character of the area

8.4 The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. London Plan Policy D3 seeks to optimise site capacity through the design-led approach and Policies D4 and D5 require high quality architecture which contributes to the local architectural character. Policy SP4 and DM10 of the Croydon Local Plan (2018) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon.

Height, Scale and Massing

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 to create sustainable communities. 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. The London Plan Policy D3 requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

8.7 The proposed building would be situated on a corner with two properties to the rear No.53a and No.55. The adjacent property No.51 is a two storey semidetached building with a single storey side/rear extension adjacent to the boundary with no. 53. Adjacent to the application site at former Homefield House (now Windmill Place), a mix of houses and flats have been built within 3-storey buildings under pitched roofs.

8.8 There have been a number concerns raised in representations in regards with the height, scale and massing of the building. Street scene drawings have been submitted which show the relationship between the proposed and neighbouring buildings, see Figures 3, 4 and 5.



Figure 3. Proposed Front Elevation



Figure 4. Proposed Rear Elevation



Figure 5. Existing and Proposed Street Scene.

8.9 The proposal would significantly increase the scale and massing compared to the existing bungalow. While the proposal would be three stories in height and the roof would be higher than No. 51 Homefield Road, the ridge and eaves heights would be lower than those at Windmill Place, allowing the development to relate to the street scene. This gentle increase in scale when read from the street scene in context with the development at Windmill Place allows the proposal to transition in terms of height, see Figure 5.

8.10 The height of the proposal complies with Policy DM10.1, where it states that that whilst seeking to achieve a maximum of 3 storeys it must relate to the character of the area. Additionally, it follows the Suburban Design Guidance which states that where surrounding buildings are predominantly semi-detached homes, new

developments should seek to accommodate a full third storey partially within the roof space to ensure the characteristic scale of the buildings along the street is maintained, see Figure 6. This design guidance has been followed. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.



Figure 2.10e: Where surrounding buildings are semi-detached homes in a planned estate, new developments should seek to accommodate a full third storey partially contained within the roof space to ensure the characteristic scale of the buildings along the street is maintained.

Figure 6. Figure 2.10e, from the Suburban Design Guide SPG

8.11 A gap of approximately 1.2m would be retained to the boundary with No.51, and the roof would be pitched to ensure the building does not appear cramped in the plot and maintains sky views between roofs. The proposal maintains reasonable separation from the adjacent buildings of No.51 and Windmill Place which is considered to enable the mass and bulk to sit comfortably within the character of the area.

Design

8.12 The dwellings along Homefield Road are predominantly semi-detached two storey and detached bungalows with relatively tight relationships and garages built between. Roof forms mostly maintain “V” shaped gaps between buildings, with the occasional hip to gable roof extensions.

8.13 The proposed architectural expression follows a “contemporary reinterpretation” approach to character (Suburban Design Guide 2.8). The main entrance would be located to the front of the building facing Homefield Road on the prominent stepped front gable, which is a clearly defined entrance point. Side access is proposed at the boundary with No.51 to the rear amenity space via a gate. At the ground floor the site provides soft landscaped amenity space to the front of the building for the duplex unit and two parking spaces, with an appropriate balance of hard and soft landscaping provided through the use of new planting. This would result in a significant increase in soft landscaping compared to the existing situation, as the existing area to the front of the building is predominately hard standing. The proposed building has a dog legged appearance to the rear and includes a single storey element at the boundary with No. 51. The single storey element projects around 3.5m to avoid harm of the adjoining neighbouring amenity whilst retaining a holistic approach for the site.

8.14 At first floor level floor the building incorporates a steel planter in the recessed front elevation window to add some interest and contrast, this is repeated on some of the side elevation windows to tie-in this element of design. The first floor rear elevation introduces a recessed balcony. The previous schemes highlighted within the refusal

raised no concerns with the recessed balconies, which are considered acceptable in terms of impact on the character of the area and locality.

8.15 The second floor is accommodated within the roof space. The double gabled roof design reflects the wider street scene, in terms of the symmetrical twin gables, particularly on semi-detached buildings. One of the gables to the front of the building incorporates a recessed terrace area using the full gabled pitched form. Gabled roof forms are also used to in the rear elevations roof, where another recessed balcony is also included using the full aperture of the gabled end. The roof accommodates a gable in the east elevation facing the access road. The prominent gables to the front and rear of are part of an overall design that is informed by the character of the street and the re-interpretation is acceptable in this context. The rhythm of the fenestration with slightly oversized openings provides interest and responds to the proportions of the proposed elevations.

8.16 The materials at No. 51 Homefield Road are a mix of brick/pebbledash and paint/render, see Figure 7. The existing bungalow is white with grey window frames. The material approved at Windmill Place are Grey stock brick with zinc roof, as shown in Figure 8.



Figure 7. 51 Homefield Road



Figure 8. Windmill Place

8.17 The building is proposed in off white painted brick, a projecting band of vertical brick work at first floor in off white, red/brown roof tile, light grey window frames, light grey painted steel planter boxes, light grey painted steel balustrade and roof lights. Taking into account the adjacent buildings, as well as the noted historic applications, which set out a similar material palette and were considered acceptable. These materials are considered acceptable subject to a condition to ensure final details.

8.18 It is proposed that the front/garden area would provide outdoor amenity space, refuse store and parking. This area is currently used solely as a parking area with hard standing throughout (as seen in Figure 7). The positioning and structure of the bulky waste area was a concern for the previous proposal, where it was considered that due to the size, siting and height of the refuse store in relation to the proposed building, it is considered the refuse store would be poorly sited which would affect the appearance of the proposed building in the street scene. The proposal has overcome this by reducing scale and prominence of the refuse store, the height will be around 1.3m overall and will sit slightly proud of the boundary wall by 0.2m, which is considered acceptable. The re-positioned vehicular access allows a better defined and focussed entrance path to be created and is not considered to impact on the character of the area compared to the current situation.

8.19 Given the location of the proposed building, on a corner plot, the size, siting and design of the proposed development, it is considered the proposed building would make a positive addition to the visual amenity of the street scene and character of the area.

Housing Mix and Quality for Future Occupiers

Housing Mix

8.20 Local Plan Policy DM1.2 requires there to be no loss of 3 bedroom homes as originally built or homes under 130m² and Policy SP2.7 sets a strategic target for 30% of all new homes to have three or more bedrooms. The existing building comprised three bedrooms as originally built and the existing floor area less than 130m². The scheme proposes 3x three bedroom units and complies with the above-mentioned policy requirement. Therefore, there is no net loss of family homes. As amended the scheme also contributes to the strategic target (Policy SP2.7) for 30% of all new homes up to 2036 to have three or more bedrooms.

Quality of accommodation

8.21 Well designed homes are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time. The previous application raised issues with the quality of accommodation for future occupiers by reason of inadequate floor areas, poor communal space including poor accessibility and poor outlook, resulting in loss of privacy and insufficient internal amenity for future occupiers. The proposal

has overcome these issues through a significantly re-designed layout. The previous application accommodated five units, which has now been reduced to 4 units. This has resulted in additional space to meet the minimum space standards which was a reason for refusal on the previous application. Other concerns raised in the previous application were the relationship of the front ground floor flat in proximity to the refuse store in terms of outlook and visual intrusion, see Figure.9. The revised layout has resulted in the front unit being converted to a duplex, the main entrance moved towards the front of the building and repositioned refuse storage which has addressed this refusal reason, see Figure 10. As a result of the re-design, all units would also be dual aspect.

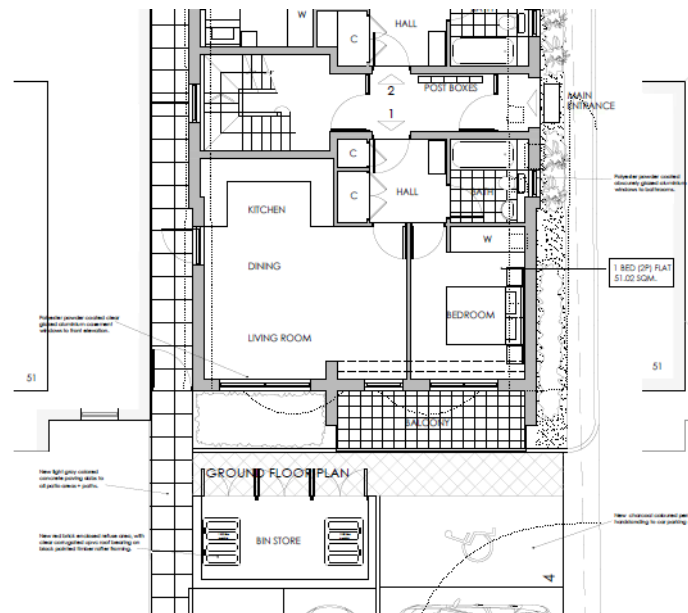


Figure 9. Previous planning application (20/01556/FUL) ground floor layout

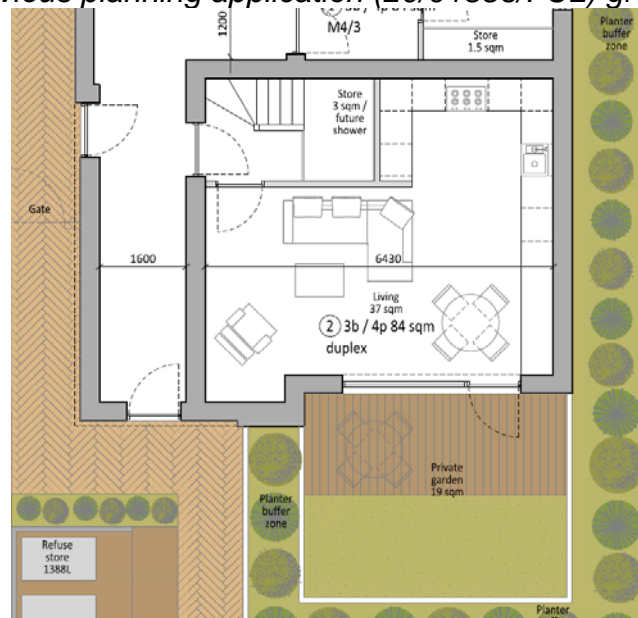


Figure 10. Proposed ground floor layout

8.21 Access and separation of the communal/private amenity space was considered unclear, poorly sited and inaccessible for future occupiers in the previous application. The proposal now shows defined areas for Flat 1, defensible space from the ground

floor units and designated access through the building behind a side gate which is now considered acceptable. The positioning of the large brick refuse store was considered inaccessible due to the size of the bins and proximity to the front of the building, as shown in Figure 9, has been overcome through re-positioning an orientation as shown in Figure 10.

8.22 In terms of accessibility, Policy D7 and H2 of the London Plan set out that to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Supporting paragraphs to Policy D7 (paragraph 3.7.6) of the London Plan state that in exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In some circumstances, and only in blocks of four storeys or less, it may be necessary to apply some flexibility in the application of this policy. This includes in specific small-scale infill developments. Supporting text to Policy H2 says at Paragraph 4.2.9 that homes located on the ground floor on minor developments should meet the requirements of Policy D7 Accessible housing. Homes that are not on the ground floor on minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible. The previous application was not considered compliant with either M4(2) or M4(3) and was refused on this ground. The new proposal spreads four units over three levels, with one unit occupying the roof space accessed from the first floor. The proposal has two units with step-free access. It provides one M4(3) unit (25%) which is in excess of the policy requirement, and one duplex with step-free access, which is capable of being an M4(2) unit. The other two units would not have step-free access, being accessed by a staircase, and in order to achieve M4(2) compliance would require the installation of a lift. Taking into account the nature of the development, being a minor scheme of 4 units and only 2 of the units being located above the ground floor, in this circumstance the lack of a lift is considered acceptable and the M4 (3) unit will be secured via condition accordingly. Overall, all of the proposed units meet the national space standards in terms of their size and individual room sizes have dual aspect and provide good quality accommodation for future occupiers.

8.23 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter. All the units have access to acceptable private amenity space and also communal space accessed to the side of the building. A communal garden area is provided at the rear of the property incorporating children's play space. Full details of the landscaping and children's play space will be secured by condition.

8.24 Overall the development is considered to result in development with acceptable quality for future occupiers.

Amenity of neighbouring properties

8.24 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 properties that have the potential to be most affected by the development are the adjacent properties at 51, 53a, 55 Homefield Road and Windmill Place, see Figure 11.



Figure. 11: Proposed Block Plan

8.25 The Suburban Design states “it should be demonstrated that there would be no unreasonable impact on neighbour amenity, the projection beyond the rear building line may need to step down in height and width to meet the following guidance:

- It follows the 45 degrees rule demonstrated in Figure 2.11b and 2.11c. In exceptional circumstances, where orientation, topography, landscaping and neighbouring land uses allow, there may be scope for a depth beyond 45 degrees.
- The flank wall is designed to minimise visual intrusion where visible from neighbouring properties.”

51 Homefield Road

8.26 The impact on the amenity of neighbouring properties was a reason for refusal on the previous application, which did not respect a 45 degree guideline when measured from the nearest habitable windows of No.51. The proposal has addressed these concerns, as shown in Figure 12.

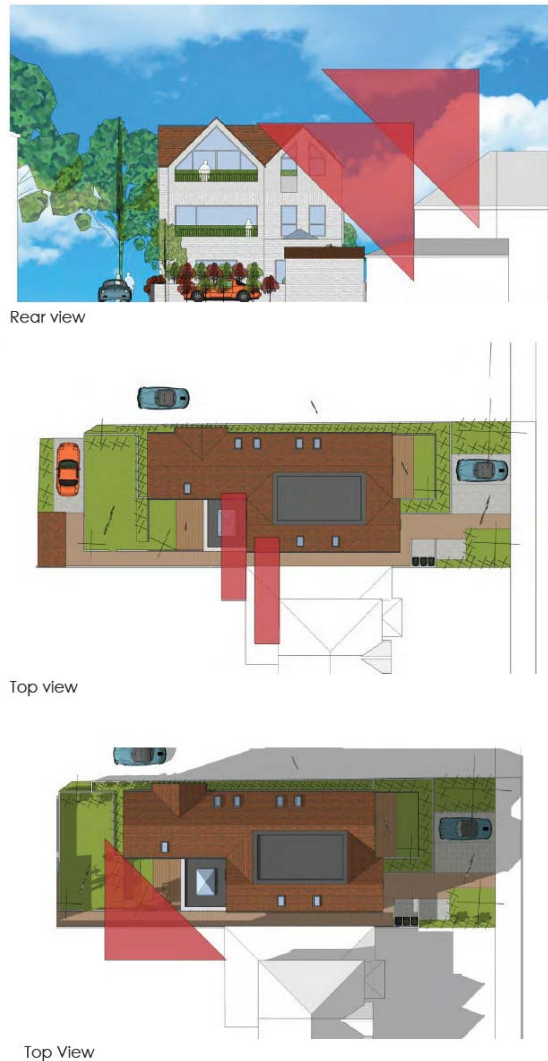


Figure 12. 45 degree tests

8.27 The proposed building would be adjacent to the boundary with No. 51. There is 1.2m separation from the boundary with No.51. No 51 has a single storey side/rear extension to the boundary with no. 53. From the planning history in relation to No. 51 (13/00635/P) the window at front serves a bedroom and the rear facing window adjacent to the boundary serves an open plan kitchen/diner. There is a wooden fence along the side boundary. Additionally, No. 51 has a bathroom window in the main rear wall at first floor level adjacent to the boundary and a landing window in the side elevation at first floor level. As previously discussed, the proposed building has a stepped rear form, with a single storey element projecting around 3.5m from the rear wall of No.51 and the three storey outrigger element projecting around 8m. As shown above in Figure 12, the stepped rear arrangement respects the 45 degree angle, when measured from the nearest ground floor habitable window. Additionally, due to the stepped rear appearance the proposal respects the height of the projection beyond the boundary is no greater than 45 degrees at both ground and first floor level.

8.28 Concerns were raised in the previous application in regards to the positioning and mass of refuse storage, positioned 1m from the boundary with No.51 was considered to be visually intrusive to the occupiers. As previously discussed the mass and scale of the refuse storage has been reduced with only a small increase above

the boundary wall. This is not considered to have an overbearing impact upon the amenities of the adjoining occupiers.

53a and 55 Homefield Road

8.31 The previous scheme had a comparable separation from 53a and 55 Homefield Road/Homefield Cottage (to the rear) of around 18m (see Figure 12 for locations). No concern was raised with the previous application in terms of impact on these neighbouring buildings, in terms of separation distances and the current arrangement. This proposal is not considered to have a significant impact on the amenities beyond the previous application. A representation was received in relation of the cottage to the rear of the site being “marooned”. The properties to the rear are separate from the properties fronting Homefield Road and the proposal would increase the prominence of the access to No. 53a and 55, including increased overlooking of the access. This would not have an undue impact on the setting of No.55/‘Homefield Cottage’ and in some respects could be said to better integrate it into the wider setting.

Windmill Place

8.32 A residential development, named Windmill Place, has been erected on the adjacent site on 57 Homefield Road/ Homefield House, providing a mix of houses and flats. The development fronts onto Homefield Road with some accommodation at rear adjacent to no. 53 Homefield Road, see Figure 13.



Figure 13. Windmill Place

8.33 The proposal would have secondary bedroom windows facing Windmill Place. Windmill Place has no side elevation windows facing the proposal site and there is a separation of around 8.5m across the access drive (to nos.53a and 55), which is considered reasonable for properties across a street-facing elevation. Additionally the

previous application did not raise an issue with the relationship and in this context is considered acceptable.

8.34 With regards to noise, disturbance, pollution, rubbish/refuse, impact on the enjoyment, officers are satisfied that the development would not have a significant impact on neighbouring properties and would not introduce sufficient harm to substantiate a sustainable reason for refusal (in view of the current policy position).

8.35 Concerns in regards to the disruption from building works/noise/dust/inconvenience have been received. The Council has a code for construction sites "Code of Practice on the Control of Noise and Pollution from Construction Sites" which has been included as an informative (in the event planning permission is granted) which should be adhered to and a pre-commencement condition for a Construction Logistics Plan has been recommended.

Access and Parking

8.36 The application site is not located within a controlled parking zone and has a Public Transport Accessibility Level (PTAL) of 1b indicating poor access to public transport. London Plan (2021) standards suggest that up to a maximum of 1.5 spaces per unit should be provided. Therefore the proposal should provide a maximum of 6 parking spaces. Three car parking spaces are proposed to serve the 4 units, two to the front from the repositioned vehicular crossover from Homefield Road, and one to the rear accessed from the private access road. Although this is lower than the maximum standard, the previous application proposed four spaces for five units (0.8 spaces per home) and was not refused on parking grounds. The proposal provides a comparable ratio (0.75 spaces per home) and the view of officers is that there have not been material changes since the previous application which would justify a different approach. The National Planning Policy Framework (NPPF) advises that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or severe impacts on the road network. No parking stress survey was submitted with the application. The survey results from the 2016 planning application at 57 Homefield Road (16/06400/FUL, next door) identified 39% parking stress overnight (81 available spaces) and 21% stress (105 available spaces) at school pick up time for the Oasis Academy (15:45). Although this may have changed, the site does not have high parking stress, and the proposal would not result in severe highway impacts. On that basis, the proposed parking is considered to be justified and would not warrant refusal in this case. .

8.37 London Plan (2021) Policy T5 requires a minimum of 1.5 cycle parking spaces per studio/1 bed unit and 2 cycle parking spaces per 2 bed+ unit (7.5 spaces for the proposed development). The plans show a cycle storage area to the rear of the building to accommodate 8 cycles which would be acceptable, and secured by condition.

8.38 The refuse/recycling store is located to the front of the building alongside a bulky waste area. Details of screening for this area will be secured by condition.

Ecology and Landscaping

8.39 There are no Tree Preservation Orders on the site or adjoining properties and the proposal does not result in the removal of any mature trees. There are no specific concerns relating to ecology or biodiversity. Whilst some hedging would be removed to facilitate the development, it is proposed to provide replacement planting and additional landscaping which would significantly improve the sites visual amenity within the surrounding context. Full details of the proposed landscaping on-site will be secured by condition.

Flood Risk and sustainability

8.40 The site is within an area at low surface water flood risk with the exception being the highway area and some parts of the property frontage and limited potential for groundwater flooding. A Flood Risk Assessment has been submitted as part of the application and outlines that permeable paving will be used for all hard surfacing and a rainwater tank filter system will be used to collect water to the rear of the building. Such measures could be secured by a condition requiring a Sustainable Urban Drainage strategy.

8.41 The Local Plan and London Plan seek high standards of design and construction in terms of sustainability and set out Local and National CO2 reduction targets. Conditions can be used to ensure CO2 reduction compliance (a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013),) and to ensure water use targets (110 litres/person/day) have been met following construction.

Fire safety

8.42 According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting. The details on Fire Safety Statement submitted by the Applicant's Authorised Agent were considered to sufficiently address the requisite fire safety measures/procedures, and a planning condition is recommended to secure compliance.

Other matters

8.43 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area and the impact on local infrastructure. 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.

Conclusion

8.44 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway

network and parking provision is acceptable, having taken into consideration the existing situation within the surrounding area and its location. The proposal is therefore overall considered to be in accordance with the relevant policies.

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

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

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.

31/01/2022 to 11/02/2022

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

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

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

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

Ref. No. :	21/01852/FUL	Ward :	Addiscombe East
Location :	231 Addiscombe Road Croydon CR0 6SQ	Type:	Full planning permission
Proposal :	Removal of rear external stairwell		

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 07.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04207/HSE
Location : 62 Elgin Road
Croydon
CR0 6XA
Proposal : Alterations, erection of rear dormer extension and installation of 2 rooflights in front
roofslope

Ward : Addiscombe East
Type: Householder Application

Date Decision: 03.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04795/LP
Location : 48 Sefton Road
Croydon
CR0 7HR
Proposal : Erection of rear and side dormer extensions, installation of window in front elevation and
2 rooflights in side roofslopes.

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

Date Decision: 03.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05684/FUL
Location : Farley Croft
55 Ashburton Road
Croydon
CR0 6AQ
Proposal : Demolition of the existing garages. Erection of a single storey residential dwelling (Use
Class C3) to north of the site with associated landscaping, cycle parking and refuse
storage.

Ward : Addiscombe East
Type: Full planning permission

Date Decision: 04.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05765/TRE
Ward : Addiscombe East

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 21 Outram Court
Outram Road
Croydon
CR0 6XG

Type: Consent for works to protected trees

Proposal : T1 Beech - Overall crown reduction of 6m
(TPO 57, 2009)

Date Decision: 11.02.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/06249/CAT
Location : St Davids Court
100 Outram Road
Croydon
CR0 6XF

Ward : **Addiscombe East**
Type: Works to Trees in a Conservation Area

Proposal : T1 and T2 Cherry - Fell

Date Decision: 11.02.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05933/DISC
Location : Grassmere House
40 Cherry Orchard Road
Croydon
CR0 6GA

Ward : **Addiscombe West**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Public Art Strategy) attached to planning permission 18/03320/FUL for the Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses (as amended by 20/00570/NMA and 20/06484/NMA)

Date Decision: 03.02.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/06111/LE
Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 250 Morland Road
Croydon
CR0 6NF
Type: LDC (Existing) Use edged
Proposal : Erection of 3-bedroom house adjacent to the existing house at 250 Morland Road.
Date Decision: 02.02.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/06209/FUL
Location : 4 Cart Lodge Mews
Croydon
CR0 6FG
Type: Full planning permission
Ward : **Addiscombe West**
Proposal : Erection of 2-storey dwelling on vacant plot with associated garage, amenity space and refuse storage.
Date Decision: 09.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06328/LP
Location : 25 Brickwood Road
Croydon
CR0 6UL
Type: LDC (Proposed) Operations edged
Ward : **Addiscombe West**
Proposal : Loft conversion including hip to gable, rear dormer and 3 x front facing rooflights.
Date Decision: 09.02.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/04454/HSE
Location : 43 Melfort Road
Thornton Heath
CR7 7RS
Type: Householder Application
Ward : **Bensham Manor**
Proposal : Basement extension with a front lightwell and metal staircase and railings
Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06138/PA8
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : Outside 160 - 172 Brigstock Road
Thornton Heath
CR7 7JB
Type: Telecommunications Code
System operator

Proposal : Erection of 20m mast with 3no. TEF Antenna on upper headframe and 3no. Antenna on lower headframe. Erection of 1no. York & 1no. Shire enclosure cabinets

Date Decision: 02.02.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/06272/GPDO
Location : 20 Braemar Avenue
Thornton Heath
CR7 7RG
Ward : **Bensham Manor**
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 2.86 metres and a maximum height of 3.73 metres

Date Decision: 03.02.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06137/HSE
Location : 18 Fairmead Road
Croydon
CR0 3NQ
Ward : **Broad Green**
Type: Householder Application

Proposal : Erection of two-storey outbuilding in front garden for use as a self-contained granny annex.

Date Decision: 01.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06255/FUL
Location : Harris Invictus Academy Croydon
88 London Road
Croydon
CR0 2TB
Ward : **Broad Green**
Type: Full planning permission

Proposal : Installation of new metal fencing and associated gates.

Date Decision: 11.02.22

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 1 The Dell
Upper Norwood
London
SE19 2QA
Type: Full planning permission

Proposal : Erection of one/three-storey rear/side extension to form three-storey dwellinghouse (Use Class C3) with associated amenity, cycle storage, vehicle parking and waste storage spaces, Erection of single-storey rear extension, and Alterations

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05556/HSE
Ward : **Crystal Palace And Upper Norwood**

Location : 201 South Norwood Hill
South Norwood
London
SE25 6DN
Type: Householder Application

Proposal : Partial demolition of existing lean to structure and erection of new single-storey lean to side extension.

Date Decision: 31.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05696/HSE
Ward : **Crystal Palace And Upper Norwood**

Location : 34 Bradley Road
Upper Norwood
London
SE19 3NS
Type: Householder Application

Proposal : Erection of first floor side extension

Date Decision: 31.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06081/NMA
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : Development Site Adjoining 2 Fitzroy Gardens
Upper Norwood
London

Type: Non-material amendment

Proposal : Non material amendment to the description of the development for LPA ref: 18/03814/FUL (Erection of 2no. three bedroom houses with basements with associated parking and landscaping).

Date Decision: 08.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06146/LE

Ward : **Crystal Palace And Upper Norwood**

Location : Development Site Adjoining 2 Fitzroy Gardens
Upper Norwood
London

Type: LDC (Existing) Use edged

Proposal : confirmation that planning application ref 18/03814/FUL (Erection of 2no. three bedroom houses with basements with associated parking and landscaping) has been lawfully implemented

Date Decision: 04.02.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/06251/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 15 Summit Way
Upper Norwood
London
SE19 2PU

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 04.02.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/01274/FUL **Ward : Coulsdon Town**
Location : 100 Reddown Road Type: Full planning permission
Coulsdon
CR5 1AL
Proposal : Demolition of the existing dwelling and redevelopment of the site to provide 9 flats in a new 3/4 storey building including living accommodation in the roof space with associated car parking, landscaping and cycle storage.

Date Decision: 02.02.22

Permission Refused

Level: Planning Committee

Ref. No. : 21/02397/HSE **Ward : Coulsdon Town**
Location : 76 Downs Road Type: Householder Application
Coulsdon
CR5 1AF
Proposal : Alterations, erection of a two storey side/rear extension, first floor side extension, rear dormer and ground floor rear decking

Date Decision: 02.02.22

Appeal Not Contested - (rec conditions)

Level: Delegated Business Meeting

Ref. No. : 21/05032/HSE **Ward : Coulsdon Town**
Location : 30 Rickman Hill Type: Householder Application
Coulsdon
CR5 3DN
Proposal : Demolition of existing garage and erection of a wraparound front, side and rear extension including alterations to ground levels

Date Decision: 11.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05677/FUL **Ward : Coulsdon Town**
Location : Jewson Type: Full planning permission
Ullswater Crescent
Coulsdon
CR5 2HR
Proposal : Demolition of sales building and warehouse and erection of new combined sales / warehouse building on the north side of the site. Alterations to yard, yard racking and traffic management.

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 10.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05705/TRE
Location : 42A Bramley Avenue
Coulsdon
CR5 2DP
Proposal : Holm Oak Tree (T1) - requires root pruning because of damage to neighbour's property. Proposal is to prune roots at the boundary fence with our neighbour (no 42) as outlined in the Tree Hazard evaluation. (TPO 47, 1990)

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

Date Decision: 11.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/06004/HSE
Location : 76 Downs Road
Coulsdon
CR5 1AF
Proposal : Erection of a two storey side extension, first floor side extension and dormer loft conversion; Decking area proposed within the rear garden.

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

Date Decision: 31.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06142/HSE
Location : 1B The Drive
Coulsdon
CR5 2BL
Proposal : Alterations and erection of a garage, excavation, new retaining wall along boundary, new front brick wall and sliding timber gate.

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

Date Decision: 04.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06180/HSE
Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 3 Wilhelmina Avenue
Coulsdon
CR5 1NL
Type: Householder Application
Proposal : Demolition of existing extension, and construction of a replacement single-storey rear extension.

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06187/HSE
Location : 34 The Chase
Coulsdon
CR5 2EG
Type: Householder Application
Ward : Coulsdon Town
Proposal : Erection of single storey side and rear extension, including erection of first floor side and rear extension with internal alterations. Formation of raised patio.

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06206/HSE
Location : 26 Parkside Gardens
Coulsdon
CR5 3AS
Type: Householder Application
Ward : Coulsdon Town
Proposal : Erection of single storey rear extension with raised patio

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06212/HSE
Location : 95 Woodcote Grove Road
Coulsdon
CR5 2AN
Type: Householder Application
Ward : Coulsdon Town
Proposal : Erection of single storey front extension to the existing garage with pitched roof

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00071/TRE
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 30 Charles Howell Drive
Coulsdon
Croydon
CR5 3JX
Type: Consent for works to protected trees

Proposal : T1 Horse Chestnut - Fell
T2 Sycamore - 2m reduction from all aspects
T3 Horse Chestnut - lateral reduction to reduce lean as the tree is unbalanced (TPO 25, 1993)

Date Decision: 02.02.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/06498/DISC
Location : 21-27 Sheldon Street
Croydon
CR0 1SS
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Contaminated Land) of LPA ref 16/03825/P (Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking.

Date Decision: 11.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03131/DISC
Location : Land Between 1 And 17 Scarbrook Road
Croydon
CR0 1SQ
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (external facing materials) of planning permission 15/01462/P for the 'Erection of an eleven storey building, comprising 13 three bedroom, 20 one bedroom and 9 two bedroom flats with associated landscaping, cycle parking and amenity space'.

Date Decision: 02.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03590/DISC **Ward : Fairfield**
Location : Electric House Type: Discharge of Conditions
3 Wellesley Road
Croydon
CR0 2AG
Proposal : Discharge of Condition 8 (Delivery and servicing management plan) attached to planning consent 20/02813/FUL for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.
Date Decision: 10.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04084/DISC **Ward : Fairfield**
Location : Development Site Former Site Of Type: Discharge of Conditions
5 - 9 Surrey Street
Croydon
CR0 1RG
Proposal : Discharge Condition No 16 (cycle storage) attached to PP 18/01211/FUL for the demolition of the existing building and replacement with a six/seven/eight storey development. Commercial units would be provided on the lower ground (sui generis, A3 and D1/D2) and ground floor (flexible use A1, A2, A3, D1, D2, B1(a)), with 60 flats above with associated public realm improvements and landscaping including courtyard area with, disabled car parking and cycle parking.
Date Decision: 04.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04791/HSE **Ward : Fairfield**
Location : 16 Mulgrave Road Type: Householder Application
Croydon
CR0 1BL
Proposal : Erection of boundary wall to existing forecourt (retrospective application)
Date Decision: 09.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05341/FUL **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : Woolwich House
43 George Street
Croydon
CR0 1LB
Type: Full planning permission

Proposal : Shopfront and elevational alterations

Date Decision: 11.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05402/NMA
Location : Development Site Former Site Of
14 St Andrew's Road
Croydon
CR0 1AB
Ward : **Fairfield**
Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission 18/00794/FUL for Demolition of office building, erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings, provision of associated cycle and refuse stores

Date Decision: 01.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05666/DISC
Location : Lavendar Apartments
1A Mulgrave Road
Croydon
CR0 1BL
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 attached to Planning Permission 20/05890/FUL for Erection of mansard roof over whole building to reconfigure 2 x studio flats, and provide 1 x 1-bed flat and 1 x studio. Erection of 4-storey rear extension converting 6 x studio flats into 3 x 2-bed flats and 3 x 1-bed flats. Erection of 4-storey side extension to provide 4 x studio flats, 1 x 1-bed and 1 2-bed flats (total of 8 additional flats) with external alterations revised landscaping and access. Provision of communal amenity space, refuse and cycle stores

Date Decision: 10.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05831/DISC
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : East Cliff House
5 Highland Road
Purley
CR8 2HS
Type: Full planning permission

Proposal : Increase in height of existing refuse store.

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06099/HSE
Location : 36 Valley Road
Kenley
CR8 5BQ
Type: **Ward : Kenley**
Householder Application

Proposal : Alterations, construction of first floor to form two storey house

Date Decision: 04.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06248/TRE
Location : 23 Hadley Wood Rise
Kenley
CR8 5LY
Type: **Ward : Kenley**
Consent for works to protected trees

Proposal : Repeat works of application 13/01241/T
(TPO 100)

Date Decision: 02.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00004/TRE
Location : 30 Cullerden Road
Kenley
CR8 5LR
Type: **Ward : Kenley**
Consent for works to protected trees

Proposal : G1 Laurel: Reduce height by 2metres.
G2 Conifer Hedge, reduction.
T2 Laurel: Crown reduction of 2 metres.
(TPO 4, 1975)

Date Decision: 02.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00167/TRE
Location : 3 Hadley Wood Rise
Kenley
CR8 5LY
Proposal : T3 Oak: Reduce western facing laterals to achieve a 1.5m clearance from nearby building and crown raise to 4m.
(TPO 100)
Date Decision: 11.02.22

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05825/HSE
Location : 27 Elmside
Field Way
Croydon
CR0 9DT
Proposal : Erection of single-storey rear extension following demolition of existing lean-to. Refurbishment of the existing rear storages and creation of a storage/studio. Repair and partial extension to the boundary fences. Improvements to the thermal envelope to the house.

Ward : New Addington North
Type: Householder Application

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05219/NMA
Location : Tharreo House
Salcot Crescent
Croydon
CR0 0JJ
Proposal : Non-material amendment to planning permission 19/05756/ful for Construction of a new single-storey block containing 2 classrooms, 1 teaching kitchen and 1 toilet (involving reorientation of building, elevation and material changes from timber finish to aluminium and render).

Ward : New Addington South
Type: Non-material amendment

Date Decision: 02.02.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Alterations, erection of single-storey rear extension, two-storey side extension, 2x rear dormer extensions, provision of 5 rooflights in front roofslope and 1 rooflight in rear roofslope.

Date Decision: 01.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05876/LP

Ward : Norbury Park

Location : 46 Virginia Road
Thornton Heath
CR7 8EJ

Type: LDC (Proposed) Operations
edged

Proposal : HIP TO GABLE ROOF EXTENSION AND ERECTION OF DORMER IN REAR ROOF SLOPE

Date Decision: 03.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06108/LP

Ward : Norbury Park

Location : 9 Bigginwood Road
Norbury
London
SW16 3RY

Type: LDC (Proposed) Operations
edged

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

Date Decision: 03.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06109/HSE

Ward : Norbury Park

Location : 9 Bigginwood Road
Norbury
London
SW16 3RY

Type: Householder Application

Proposal : Erection of a part single/part two story side and rear extensions and rear dormer

Date Decision: 03.02.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 83 Dalmeny Avenue
Norbury
London
SW16 4RR

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear roof dormer extension and provision of rooflights in front roofslope

Date Decision: 01.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06202/FUL

Ward : Norbury And Pollards Hill

Location : 103 Pollards Hill South
Norbury
London
SW16 4LS

Type: Full planning permission

Proposal : Erection of a two storey side extension, erection of single storey front extension to garage and and rear dormer with front rooflights

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06256/GPDO

Ward : Norbury And Pollards Hill

Location : 98 Norbury Crescent
Norbury
London
SW16 4LA

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.6 metres from the rear wall of the original house with a height to the eaves of 2.3 metres and a maximum height of 4 metres

Date Decision: 03.02.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06284/TRE

Ward : Norbury And Pollards Hill

Location : 82 Pollards Hill North
Norbury
London
SW16 4NY

Type: Consent for works to protected
trees

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : T1 Ash: Raise lower crown height over applicants patio to 3.5-4m from ground level.
(TPO 30, 1988)

Date Decision: 02.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00124/GPDO
Location : 13 Kilmartin Avenue
Norbury
London
SW16 4RE

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 2.57 metres and a maximum height of 3.63 metres

Date Decision: 10.02.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/00166/NMA
Location : 33 Pollards Hill West
Norbury
London
SW16 4NU

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

Proposal : Non-material amendment to planning permission 21/05180/HSE (Erection of single-story rear extension)

Date Decision: 08.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04738/FUL
Location : 48 Waddington Avenue
Coulsdon
CR5 1QF

Ward : Old Coulsdon
Type: Full planning permission

Proposal : Erection of a bungalow at rear fronting Waddington Close, with parking space and refuse to the front of the host property

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 09.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05842/DISC **Ward : Old Coulsdon**
Location : 1 & 2 Coulsdon Court Road **Type: Discharge of Conditions**
Coulsdon
CR5 2LL
Proposal : Discharge of Condition 2 (External materials) and 6 (Construction Logistics Plan) of planning application 20/00581/FUL for Demolition of existing garage and outbuildings, erection of 4 terraced dwellings with associated car parking, vehicular accesses, landscaping, cycle parking and refuse storage.

Date Decision: 07.02.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/06271/DISC **Ward : Old Coulsdon**
Location : Downland Surgery **Type: Discharge of Conditions**
59 Tollers Lane
Coulsdon
CR5 1BF
Proposal : Discharge of condition 3 - cycle parking/storage attached to planning permission 21/01814/FUL for change of use from Doctors Surgery (class E) to Training Centre (class F.1)

Date Decision: 01.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00117/CAT **Ward : Old Coulsdon**
Location : The Holt **Type: Works to Trees in a**
8 Canon's Hill **Conservation Area**
Coulsdon
CR5 1HB

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : T27 - Aspen
To reduce crown height by up to 3.5m
To reduce crown radial spread by up to 2m
To remove major dead wood

Reason

Overbearing size and dominance in relation to cottage and frequently dropping branches.

Date Decision: 02.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04661/FUL
Location : 34 Brownlow Road
Croydon
CR0 5JT
Proposal : Demolition of existing dwelling and the erection of a 4 storey building comprising of 7 apartments with a single parking space and other external alterations (amended description)

Ward : Park Hill And Whitgift
Type: Full planning permission

Date Decision: 02.02.22

Permission Refused

Level: Planning Committee

Ref. No. : 21/05424/HSE
Location : 29 Fitzjames Avenue
Croydon
CR0 5DL
Proposal : Alterations, erection of single-storey front, single-storey side/rear and part-single/two-storey side extensions, erection of 2x rear dormer extensions and front roof extension and provision of 4 rooflights in front roofslope and 1 rooflight in side roofslope.

Ward : Park Hill And Whitgift
Type: Householder Application

Date Decision: 31.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06069/HSE
Location : 4 Grimwade Avenue
Croydon
CR0 5DG

Ward : Park Hill And Whitgift
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Erection of part single/part two storey side/rear extensions, erection of part single/part two storey rear extension and two storey front projection

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06136/HSE
Location : 62 Fitzjames Avenue
Croydon
CR0 5DD

Ward : Park Hill And Whitgift
Type: Householder Application

Proposal : Erection of a single-storey side and rear extension following a demolition of garage.
Construction of terrace area.

Date Decision: 02.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06166/HSE
Location : 2A Upfield
Croydon
CR0 5DP

Ward : Park Hill And Whitgift
Type: Householder Application

Proposal : Alterations; Increased height to existing roof to create a two storey house with accommodation in the roofspace.

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00113/TRE
Location : 3 Digby Place
Croydon
CR0 5QR

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

Proposal : T1 and T2 Chestnut - Crown lift to 6m the North East side of the tree
- Reduce laterals on North East facing side of trees by up to 2m.
(TPO 41, 1973)

Date Decision: 11.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02604/DISC

Ward : Purley Oaks And Riddlesdown

Location : 162 Kingsdown Avenue
(Formerly Known R/o 126 Mount Park Avenue)
South Croydon
CR2 6DJ

Type: Discharge of Conditions

Proposal : Discharge of condition number's 2 (materials) and 6 (CLP) attached to planning permission ref. 18/04067/FUL. (Erection of a two-storey four-bedroom house with accommodation in the roof space including 1 x dormer addition on the front roof slope and 1 x dormer addition on the rear roof slope, associated cycle store and amenity space, formation of new crossover and the provision of two parking spaces).

Date Decision: 08.02.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04329/HSE

Ward : Purley Oaks And Riddlesdown

Location : 33 Derwent Drive
Purley
CR8 1ER

Type: Householder Application

Proposal : Conversion of garage into habitable room, erection of single storey front and rear extension, two-storey side extension, rear dormer with juliet balcony and new patio

Date Decision: 07.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04987/HSE

Ward : Purley Oaks And Riddlesdown

Location : 15 Norman Avenue
South Croydon
CR2 0QH

Type: Householder Application

Proposal : Alterations to existing roof space to provide additional 2no. bedrooms and 1no. bathroom
Hip to gable conversion. Dormers to rear elevation.
Velux rooflights to front elevation

Date Decision: 01.02.22

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05155/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 52 Glossop Road **Type: Householder Application**
South Croydon
CR2 0PU

Proposal : Erection of single storey side and rear extension

Date Decision: 07.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05307/DISC **Ward : Purley Oaks And Riddlesdown**
Location : 126-132 Pampisford Road **Type: Discharge of Conditions**
Purley
CR8 2NH

Proposal : Discharge of condition number 4 and partial discharge of condition number 6 part A(i) attached to planning permission ref. 20/01550/FUL (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH)

Date Decision: 08.02.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05482/DISC **Ward : Purley Oaks And Riddlesdown**
Location : 126 - 132 Pampisford Road **Type: Discharge of Conditions**
Purley
CR8 2NH

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Full discharge of condition number 15 (Delivery and Service Management Plan) attached to planning permission ref. 20/01550/FUL (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH).

Date Decision: 08.02.22

Approved

Level: Delegated Business Meeting

Ref. No. :	21/05709/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	15 Mitchley Avenue Purley CR8 1BZ	Type:	Householder Application
Proposal :	Erection of single storey rear extension		

Date Decision: 07.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/05919/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	6 Dalegarth Gardens Purley CR8 1EH	Type:	Householder Application
Proposal :	The construction of a side extension and garage conversion to a habitable room.		

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/06020/FUL	Ward :	Purley Oaks And Riddlesdown
Location :	861 Brighton Road Purley CR8 2BN	Type:	Full planning permission
Proposal :	Conversion of single dwelling into separate units, erection of two storey side storey side extension, single storey rear extension, construction of loft conversion with roof lights in the front roof slope and dormers in the rear.		

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 02.02.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/06224/FUL
Location : 922 - 930 Purley Way
Purley
CR8 2JL
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking

Date Decision: 02.02.22

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

Level: Planning Committee

Ref. No. : 21/04129/FUL
Location : 17 Briar Hill
Purley
CR8 3LF
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing house/garage and erection of replacement dwelling

Date Decision: 04.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04379/DISC
Location : 1 More Close
Purley
CR8 2JN
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (Detailed Drawings), 5 (Landscaping), 6 (Biodiversity Enhancement), 7 (Cycle and Refuse Storage) and 9 (SUDS) attached to planning permission ref. 19/04564/FUL for the demolition of existing two storey detached house and erection of a three storey building to provide 9 units, with associated vehicular accesses, car parking, child playspace and soft and hard landscaping as well as cycle and refuse storage.

Date Decision: 04.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04578/FUL **Ward : Purley And Woodcote**
Location : 934 Brighton Road **Type: Full planning permission**
Purley
CR8 2LN

Proposal : Roof alterations including roof lights in the front and side roof slopes, roof lights, dormer and recessed terrace in the rear roof slopes to form new dwelling in the loft space. (Amended).

Date Decision: 11.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05635/OUT **Ward : Purley And Woodcote**
Location : 12 Purley Rise **Type: Outline planning permission**
Purley
CR8 3AW

Proposal : Outline application (scale and layout only) for demolition of existing dwelling and erection of a 3 storey building comprising 8 flats with associated amenity space and car parking. Access, appearance and landscaping as reserved matters.

Date Decision: 02.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05708/HSE **Ward : Purley And Woodcote**
Location : 8 Briar Hill **Type: Householder Application**
Purley
CR8 3LE

Proposal : Retention of 2no. black wrought iron entrance gates to existing driveway entrances to property

Date Decision: 02.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05771/HSE **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 35 Stoats Nest Road
Coulsdon
CR5 2JJ
Type: Householder Application
Proposal : Erection of a single storey front and side extension to the house

Date Decision: 11.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05912/FUL
Location : 50 Brighton Road
Purley
CR8 2LG
Type: Full planning permission
Ward : **Purley And Woodcote**
Proposal : Change of use from Guest House (Use Class C1) to 9-bedroom (10 occupiers) (Sui Generis) and new front window and rooflights.

Date Decision: 10.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05969/HSE
Location : 85 Downs Court Road
Purley
CR8 1BJ
Type: Householder Application
Ward : **Purley And Woodcote**
Proposal : Erection of single storey side extension

Date Decision: 31.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05983/DISC
Location : Land Development Site Former Site Of 41 -
43
Russell Hill Road
Purley
Type: Discharge of Conditions
Ward : **Purley And Woodcote**
Proposal : Discharge of Condition 5 (archaeological written scheme of investigation) attached to permission 18/04264/FUL for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 31.01.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06127/DISC

Ward : Purley And Woodcote

Location : 58 Old Lodge Lane
Purley
CR8 4DF

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (construction logistics plan) attached to planning permission ref. 21/00954/FUL (Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces).

Date Decision: 04.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06133/FUL

Ward : Purley And Woodcote

Location : 5A Russell Hill Parade
Russell Hill Road
Purley
CR8 2LE

Type: Full planning permission

Proposal : Extension to the roof of the existing building to provide a single dwelling with associated amenity space.

Date Decision: 07.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06240/DISC

Ward : Purley And Woodcote

Location : Gemini Court
852 Brighton Road
Purley
CR8 2FD

Type: Discharge of Conditions

Proposal : Discharge of condition 1 - construction logistics plan attached to application 18/05212/GPDO for change of use from existing B1 offices to C3 residential use, provision of 8 no. flats(4 no. 1B and 4 no. 2b flats)

Date Decision: 03.02.22

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Level: Delegated Business Meeting

Ref. No. : 21/06244/TRE
Location : 1 Olden Lane
Purley
CR8 2EH

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

Proposal : T1: Yew Tree - Crown Reduction of up to 2 metres up to a max cut size of 25mm.
(TPO no. 17, 2010)

Date Decision: 02.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00031/TRE
Location : Flat 1
1 Westdene Close
Purley
Croydon
CR8 4FA

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

Proposal : T10 - Holly, Crown lift to 3m over car parking Bays
T12 - Yew Crown lift to 3m over car parking Bays and 3m over pavement
(TPO 13, 1973)

Date Decision: 02.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01769/DISC
Location : 33C Sanderstead Hill
(Formerly Known As 11 The Windings)
South Croydon
CR2 0HW

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of condition numbers 3 (Construction logistics plans), 4 (External materials), 5 (Cycle/bin store), 6 (SUDS & Drainage) and 10 (Co2) attached to planning permission ref. 20/05832/FUL (Erection of a 4 bedroom detached house and provision of two parking spaces. Creation of new access onto Sanderstead Hill).

Date Decision: 07.02.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02892/ADV
Location : 77-79 Mitchley Avenue
South Croydon
CR2 9HN

Ward : Sanderstead
Type: Consent to display
advertisements

Proposal : Internally illuminated sign

Date Decision: 04.02.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04127/HSE
Location : 6 Kings Walk
South Croydon
CR2 9BS

Ward : Sanderstead
Type: Householder Application

Proposal : The erection of an outbuilding as a granny-annexe.

Date Decision: 10.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04338/FUL
Location : Gresham Primary School
Limpsfield Road
South Croydon
CR2 9EA

Ward : Sanderstead
Type: Full planning permission

Proposal : Change use of existing school house to school support accommodation. Demolition of existing lean-to stores at rear of existing school house and construction of new single storey school reception. Construction of new single storey extension to existing school building to allow the creation of new classroom and toilets. Proposed new hard and soft landscaping to the front of the site together with new low level boundary fence and gates and installation of new canopy to the rear of the school house.

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04995/LE
Location : 16 Hurnford Close
South Croydon
CR2 0AN
Proposal : Retention of decking to the front/side/rear of the house
Ward : **Sanderstead**
Type: LDC (Existing) Use edged

Date Decision: 09.02.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05230/DISC
Location : 33C Sanderstead Hill
South Croydon
CR2 0HD
Proposal : Discharge of condition number 5 (cycle/bin store) attached to planning permission ref. 20/05832/FUL (Erection of a 4 bedroom detached house and provision of two parking spaces. Creation of new access onto Sanderstead Hill).
Ward : **Sanderstead**
Type: Discharge of Conditions

Date Decision: 07.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05516/CONR
Location : Land R/O 50-52 Glebe Hyrst
South Croydon
CR2 9JF
Proposal : Variation of condition 2 (approved drawings) attached to application 21/01810/FUL for erection of two storey 4 bedroom detached house with integral garage to the rear of no's 50 & 52 Glebe Hyrst fronting North Down, refuse store and formation of vehicular access onto North Down
Ward : **Sanderstead**
Type: Removal of Condition

Date Decision: 01.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05804/HSE
Location : 3 Wisborough Road
South Croydon
CR2 0DR
Ward : **Sanderstead**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Erection of single story rear extension, first floor side extension and alterations to front entrance door.

Date Decision: 01.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05830/DISC
Location : Alnus Apartments
43 Downsway
South Croydon
CR2 0JB

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of condition 7 - carbon dioxide emissions attached to planning permisison 20/00170/CONR (The demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, containing 5 two bedroom and 2 three bedroom flats with associated access, 5 parking spaces, cycle storage and refuse store. (without compliance with conditions 1, 3, 4, 6 and 13 attached to reference number: 19/00828/CONR to allow for minor changes to: land levels; refuse arrangements; landscaping; and construction setup)) for alterations to the landscaping and drainage at the site (original consent 17/05464/FUL)

Date Decision: 10.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05922/HSE
Location : 100 Orchard Road
South Croydon
CR2 9LW

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of side extension to replace existing conservatory and proposed conversion of garage to form habitable room.

Date Decision: 31.01.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06171/LP
Location : 59 Maywater Close
South Croydon
CR2 0RS

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 27 Beech Avenue
South Croydon
CR2 0NN

Type: Consent for works to protected trees

Proposal : G1- Yew tree x 2- Crown lift to 2.5m from ground level all round and crown reduce extended lateral branches by up to 1.5m.
(TPO 40, 1983)

Date Decision: 02.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04163/HSE

Ward : **Selsdon And Addington Village**

Location : 77 Croham Valley Road
South Croydon
CR2 7JJ

Type: Householder Application

Proposal : Erection of a single-storey side/rear extension.

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04473/HSE

Ward : **Selsdon And Addington Village**

Location : 8 Riesco Drive
Croydon
CR0 5RS

Type: Householder Application

Proposal : Alterations to include new landscaping and retaining wall along the front boundary; erection of three storey side extension.

Date Decision: 04.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05054/LE

Ward : **Selsdon And Addington Village**

Location : 1 Selsdon Park Road
South Croydon
CR2 8JE

Type: LDC (Existing) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Erection of outbuilding (amendment to 21/00570/LP)

Date Decision: 01.02.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/05594/HSE **Ward : Selsdon And Addington Village**

Location : 26 Copse View
South Croydon
CR2 8HH

Type: Householder Application

Proposal : Erection of outbuilding in rear garden (retrospective)

Date Decision: 10.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05663/FUL **Ward : Selsdon And Addington Village**

Location : 155 Ballards Way
Croydon
CR0 5RJ

Type: Full planning permission

Proposal : Demolition of the existing front dormer, side conservatory and rear conservatory;
Subdivision of the existing dwelling into two, 3 bedroom houses; erection of a side extension, an extension to the existing roof, addition of two rear dormers.

Date Decision: 02.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06139/HSE **Ward : Selsdon And Addington Village**

Location : 5 Crossways
South Croydon
CR2 8JP

Type: Householder Application

Proposal : Erection of single/two storey side extension and erection of single storey rear extension.

Date Decision: 03.02.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 22 Lynne Close
South Croydon
CR2 8QA

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials), 5 (landscaping, SUDS, retaining walls), 7 (lighting, boundary wall, cycle store, EVCP and landing area) and 11 (playspace equipment) attached to planning permission 19/04191/FUL for the demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.

Date Decision: 11.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06245/TRE

Location : 14 Woodland Gardens
South Croydon
CR2 8PH

Ward : **Selsdon Vale And Forestdale**

Type: Consent for works to protected trees

Proposal : T1: Beech Tree - Reduce in height by 3 metres and reduce lateral spread by 2.5 metres.
T2: Fir Tree - Remove branch and reduce canopy up to 1.5 metres up to a max 25mm cut size.
(TPO no. 29, 2013)

Date Decision: 11.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/06289/GPDO

Location : 90 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 3 metres and a maximum height of 3.15 metres

Date Decision: 03.02.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06367/TRE

Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 46 Kersey Drive
South Croydon
CR2 8SX
Type: Consent for works to protected trees
Proposal : T1 Spruce - Fell

Date Decision: 02.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01876/FUL
Location : 250 Whitehorse Road
Croydon
CR0 2LB
Type: Full planning permission
Ward : **Selhurst**
Proposal : Change of use from a small HMO (Use Class C4) to an eight bedroom HMO (Use Class Sui Generis) facilitated by rear roof extension and external alterations

Date Decision: 03.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05314/DISC
Location : 19 - 21 Selhurst Road
South Norwood
London
Type: Discharge of Conditions
Ward : **Selhurst**

Proposal : Details pursuant to the discharge of Condition 2 (bin and cycle stores) from planning permission 20/03827/GPDO for 'Change of use of the part of the ground floor from a betting shop (sui generis) to a flat (C3)'

Date Decision: 02.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05315/DISC
Location : 19 - 21 Selhurst Road
South Norwood
London
SE25 5PP
Type: Discharge of Conditions
Ward : **Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Details pursuant to the discharge of Condition 2 (bin and cycle stores) from planning permission 20/05711/GPDO for 'Change of use of the ground floor from a betting shop to two flats'

Date Decision: 02.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06071/DISC

Ward : Selhurst

Location : 170 Whitehorse Road

Type: Discharge of Conditions

Croydon

CR0 2LA

Proposal : Part Discharge of Condition 5 (site investigation including a supplemental remediation strategy) attached to permission 19/02727/GPDO for 'Change of use from Light Industrial (B1c) to Residential (C3) to create 16 Flats.'

Date Decision: 10.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06183/DISC

Ward : Selhurst

Location : 196 Sydenham Road

Type: Discharge of Conditions

Croydon

CR0 2EB

Proposal : Discharge of Conditions 3, 5, 6a), 15 (parts 2, 3, 4 & 5) and 16 attached to planning permission 19/00808/FUL for Internal and External alterations to existing building and grounds, extension and alterations to roof to form mansard roof to form 1 x 1 bedroom flat, excavation of rear lightwells and re-configuration of lower ground floor flat to provide additional bedrooms to existing flat resulting in 1 x 3 bedroom flat, demolition of rear garages and excavation of ground, and erection of two storey terraced building comprising lower ground floors and ground floors to provide 4 x 2 bedroom dwellings, provision of associated refuse storage and cycle storage, and off-street parking space, and provision of new soft landscaping.

Date Decision: 03.02.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05411/DISC

Ward : Shirley North

Location : 17 Orchard Avenue

Type: Discharge of Conditions

Croydon

CR0 8UB

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Details pursuant to conditions 2 (external materials), 3 (landscaping, boundary treatment, site lines) 7 (land levels) , 8 (CLP) , 13 (tree protection and planting) of planning permission ref 19/00131/ful granted for Demolition of existing detached house, erection of 3-storey building with further floor of accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.

Date Decision: 08.02.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05486/DISC

Ward : Shirley North

Location : 17 Orchard Avenue
Croydon
CR0 8UB

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 12 (SUDS) of p.p. 19/00131/FUL granted for Demolition of existing detached house, erection of 3-storey building with further floor of accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.

Date Decision: 04.02.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05741/FUL

Ward : Shirley North

Location : 46 The Glade
Croydon
CR0 7QD

Type: Full planning permission

Proposal : Demolition of a single storey dwelling and redevelopment with a new building to provide 9 dwellings (Class C3), with associated amenity space, integral refuse, cycle stores and external car parking.

Date Decision: 03.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05809/HSE

Ward : Shirley North

Location : 49 Greenview Avenue
Croydon
CR0 7QW

Type: Householder Application

Proposal : Erection of single-storey rear extension and installation of three rooflights.

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05901/HSE
Location : 11 High Trees
Croydon
CR0 7UR
Proposal : Erection of single-storey side extension.

Ward : Shirley North
Type: Householder Application

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06102/HSE
Location : 81 Gladeside
Croydon
CR0 7RW
Proposal : Erection of single-storey rear extension following demolition of an existing conservatory.

Ward : Shirley North
Type: Householder Application

Date Decision: 04.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06143/LP
Location : 64 Lorne Gardens
Croydon
CR0 7RY
Proposal : Erection of new front porch.

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

Date Decision: 31.01.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/06184/LP
Location : 31A Orchard Avenue
Croydon
CR0 8UB
Proposal : Erection of single-storey side and rear extension, garage conversion and loft alternation.

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

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Date Decision: 08.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06230/HSE
Location : 32 Ridgemount Avenue
Croydon
CR0 8TQ
Proposal : Erection of single storey rear extension

Ward : Shirley North
Type: Householder Application

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06231/LP
Location : 62 Lorne Gardens
Croydon
CR0 7RY
Proposal : Erection of hip to gable and rear dormer roof extensions with installation of 3 front rooflights. Erection of single-storey rear extension following demolition of existing structure.

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

Date Decision: 31.01.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06270/GPDO
Location : 197 The Glade
Croydon
CR0 7UN
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

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

Date Decision: 03.02.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Ref. No. : 21/06368/GPDO
Location : 46 Verdayne Avenue
Croydon
CR0 8TS

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 03.02.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02418/HSE
Location : Green Bay
Birch Hill
Croydon
CR0 5HT

Ward : Shirley South
Type: Householder Application

Proposal : The erection of a single storey rear extension and a rear dormer extension with balcony, landscaping works in the rear garden and the provision of a retaining wall facing the property and road level area to the front of the site, a new pedestrian crossover with electric gate and other associated works. (Retrospective application)

Date Decision: 08.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04963/HSE
Location : 41 Shirley Church Road
Croydon
CR0 5EF

Ward : Shirley South
Type: Householder Application

Proposal : Erection of detached garage

Date Decision: 01.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05189/HSE

Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 8 Oaks Road
Croydon
CR0 5HL
Type: Householder Application
Proposal : Convert loft space into liveable accommodation by increasing the ridge height and providing two rear dormer windows

Date Decision: 03.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05795/HSE
Location : 11A West Way Gardens
Croydon
CR0 8RA
Type: Householder Application
Ward : **Shirley South**
Proposal : Erection of a single-storey side extension.

Date Decision: 01.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05844/HSE
Location : 24 Devonshire Way
Croydon
CR0 8BR
Type: Householder Application
Ward : **Shirley South**
Proposal : Erection of two storey side extension and single storey rear extension

Date Decision: 10.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06007/HSE
Location : Gairnshiel
15 Pine Coombe
Croydon
CR0 5HS
Type: Householder Application
Ward : **Shirley South**
Proposal : Minor alterations to front of property. Erection of a single-storey front extension.

Date Decision: 08.02.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Level: Delegated Business Meeting

Ref. No. : 21/06156/HSE
Location : 16 Mead Way
Croydon
CR0 8BQ
Ward : **Shirley South**
Type: Householder Application
Proposal : Erection of single storey rear extension and dormer extension in rear roofslope;
installation of rooflights in rear and side roof slopes.

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05792/FUL
Location : 63, 65 & 67 South End
Croydon
CR0 1BF
Ward : **South Croydon**
Type: Full planning permission
Proposal : Erection of a four storey rear extension, alterations, roof extensions including hip to gable
and installation of rooflights for conversion of 6 units to provide 9 units with associated
bin and cycle stores.

Date Decision: 04.02.22

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

Level: Delegated Business Meeting

Ref. No. : 21/02537/DISC
Location : The Croft
3 Binfield Road
South Croydon
CR2 7HP
Ward : **South Croydon**
Type: Discharge of Conditions
Proposal : Discharge of Condition 6 (CLP) attached to planning permission 20/01598/FUL for the
Demolition of existing dwelling and erection of two semi-detached dwellings with
landscaped areas including parking, vehicular access, cycle and refuse storage.

Date Decision: 09.02.22

Approved

Level: Delegated Business Meeting

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05785/TRE **Ward : South Croydon**
Location : 7 Broadeaves Close **Type: Consent for works to protected trees**
South Croydon
CR2 7YP
Proposal : Sycamore Tree T9 1997 .We would like to Fell the tree as we now have the planning permission/Appeal in place now to build a new garage in that area. . Reference number PP-09313149 - 8732 Appeal reference 21/00024/HREF. The building work will start in the new year .
The building works may damage the roots and may make the tree unstable and dangerous and therefore we would like to fell it .It will also run very close to the new garage .This will avoid it leaning over the new garage and the excessive shading that happens over the autumn may block the drains over the new garage .
(TPO 9, 1997)

Date Decision: 11.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05838/FUL **Ward : South Croydon**
Location : Land And Garages R/o 172A - 174A Fronting **Type: Full planning permission**
Helder Street South Croydon,
CR2 6PJ
Proposal : Demolition of 3no. garages at the rear of Nos. 172A - 174A (facing on Helder Street) and erection of two storey building consisting of 2no. flats (1xstudio; 1x1bedroom); including associated works.

Date Decision: 09.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06124/HSE **Ward : South Croydon**
Location : 42 Croham Valley Road **Type: Householder Application**
South Croydon
CR2 7NB
Proposal : Barn hip loft conversion with rear dormer and 3 x rooflights to the front elevation and 1 x rooflight to the side

Date Decision: 03.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06148/LP
Location : 6 Manor Way
South Croydon
CR2 7BQ
Proposal : Erection of a hip to gable roof extension, rear dormer extension and first floor window to side elevation.

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

Date Decision: 02.02.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/06220/LP
Location : 7 Broadeaves Close
South Croydon
CR2 7YP
Proposal : Demolition of existing conservatory, erection of single-storey rear extension.

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

Date Decision: 09.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06243/HSE
Location : 16 Croham Valley Road
South Croydon
CR2 7NA
Proposal : Erection of single storey rear extension

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

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06253/HSE
Location : 15 Pilgrim's Way
South Croydon
CR2 7HT

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

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Erection of single storey extension and alterations/extension to the roof to include rooflights

Date Decision: 09.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00126/TRE
Location : Hurstbourne Priors
19 Harewood Road
South Croydon
CR2 7AT

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

Proposal : T1 Sycamore Tree - Reduce the East facing lateral branches by 1.5 metres.
(TPO no. 8, 2016)

Date Decision: 11.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03617/HSE
Location : 1 Springfield
Avenue Road
South Norwood
London
SE25 4ED

Ward : South Norwood
Type: Householder Application

Proposal : Erection of 2.3m high boundary treatment (following demolition of existing 2.3m high fence) (Retrospective)

Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05321/HSE
Location : 4 Sundial Avenue
South Norwood
London
SE25 4BX

Ward : South Norwood
Type: Householder Application

Proposal : Erection of outbuilding in rear garden

Date Decision: 04.02.22

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Location : 18 Lawrence Road
South Norwood
London
SE25 5AA
Type: Full planning permission
Proposal : Erection of ancillary outbuilding to the rear of the property.
Date Decision: 04.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03899/FUL
Location : 155 Livingstone Road
Thornton Heath
CR7 8JZ
Type: Full planning permission
Ward : **Thornton Heath**
Proposal : Change of use from dwellinghouse (Use Class C3) to residential care home for children (Use Class C2); and associated amenity, cycle parking and waste storage spaces
Date Decision: 04.02.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05538/GPDO
Location : Beulah Road Post Office
100 Beulah Road
Thornton Heath
CR7 8JF
Type: Prior Appvl - Class O offices to houses
Ward : **Thornton Heath**
Proposal : Prior approval application for change of use from office (Class E) to residential (Class C3) to provide 1 self-contained flat and installation of window in front elevation and 2 windows in side elevation.
Date Decision: 01.02.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05920/LP
Location : 36 Moffat Road
Thornton Heath
CR7 8PU
Type: LDC (Proposed) Operations edged
Ward : **Thornton Heath**
Proposal : Erection of a hip-to-gable loft conversion. Installation of two windows to the front and rear roof slopes.

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Conversion of loft to habitable space and erection of rear dormer. Installation of 2 x rooflights to the front roof slope.

Date Decision: 08.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06221/LP

Ward : Thornton Heath

Location : 14 Pridham Road
Thornton Heath
CR7 8RS

Type: LDC (Proposed) Operations
edged

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

Date Decision: 10.02.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/00134/PDO

Ward : Thornton Heath

Location : 1 Ambassador House
Brigstock Road
Thornton Heath
CR7 7YL

Type: Observations on permitted
development

Proposal : Removal of 3 No. antennas and the installation of 3 No. replacement antennas on existing antenna support poles. All other works within the existing equipment cabin.

Date Decision: 09.02.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05094/FUL

Ward : Waddon

Location : 51 Haling Park Road
South Croydon
CR2 6ND

Type: Full planning permission

Proposal : Demolition of one house and the construction of 6 residential flats and 3 chalet bungalows at 51 Haling Park Road

Date Decision: 07.02.22

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Ref. No. : 21/05900/ADV **Ward : Waddon**
Location : 222 Purley Way Type: Consent to display
Croydon advertisements
CR0 4XG
Proposal : Erection of 2 illuminated panels and 2 internally illuminated box signs.
Date Decision: 02.02.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05965/HSE **Ward : Waddon**
Location : 54 The Ridgeway Type: Householder Application
Croydon
CR0 4AE
Proposal : Erection of single-storey rear extension following demolition of existing conservatory.
Date Decision: 08.02.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06274/TRE **Ward : Waddon**
Location : Oaklands Type: Consent for works to protected
113 Haling Park Road trees
South Croydon
CR2 6NN
Proposal : T3 To fell Leylandii by fence
T8 To cut back by 1.5 metres
(TPO 16, 1969)
Date Decision: 11.02.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00011/LP **Ward : Waddon**
Location : 35 Thorneloe Gardens Type: LDC (Proposed) Operations
Croydon edged
CR0 4EQ
Proposal : Erection of hip to gable and rear dormer and installation of 2 rooflights to the front slope.
Date Decision: 10.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Conversion of an existing 3 bedroom house into 2 no. self-contained flats, 1 two bed and 1 three bed, erection of rear dormer with 2 rooflights to the front. Erection of first floor terrace/balcony

Date Decision: 02.02.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06154/LP

Ward : West Thornton

Location : 20 Malvern Road
Thornton Heath
CR7 7LH

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer extension and front roof lights

Date Decision: 04.02.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00101/AUT

Ward : Out Of Borough

Location : Land Outside 27 To 35 Church Road Anerley
London

Type: Consultation from Adjoining
Authority

Proposal : Erection of a 4 storey building comprising of 2 no. commercial (Class E) units at ground floor and 4 no. residential (Use Class C3) selfcontained units above, with associated bike and bin stores - Consultation from London borough of Bromley - Reference No : DC/22/00033/FULL1

Date Decision: 09.02.22

Objection

Level: Delegated Business Meeting

Ref. No. : 22/00165/AUT

Ward : Out Of Borough

Location : Eastfields Estate
Mitcham Surrey

Type: Consultation from Adjoining
Authority

Decisions (Ward Order) since last Planning Control Meeting as at: 14th February 2022

Proposal : Application for reserved matters following outline planning permission 17/P1717 relating to the Outline Planning Application (with all matters reserved, except in relation to parameter plans) for the comprehensive regeneration of the Eastfields estate comprising the demolition of all existing buildings and structures, erection of new buildings providing up to 800 residential units (C3 Use Class) Provision of up to 275 sqm of non-residential floorspace (flexible use classes A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or D2) provision of new public open space and communal amenity spaces including children's play spaces, new public realm, landscaping works and new lighting, cycle parking spaces (including new visitor cycle parking) and car parking spaces (including within ground level podiums), together with associated highways and utilities works - Consultation from London Borough of Merton

Date Decision: 09.02.22

No Objection

Level: Delegated Business Meeting