

Planning Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Ian Parker, Sean Fitzsimons, Clive Fraser, Mark Johnson,
Humayun Kabir, Lee, Ellily Ponnuthurai and Holly Ramsey

Reserve Members: Jade Appleton, Louis Carserides, Sherwan Chowdhury,
Chris Clark, Gayle Gander, Karen Jewitt, Llabuti, Luke Shortland, Srinivasan
and Nikhil Thampi

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 14 July 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
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8 Mint Walk, Croydon CR0 1EA

Jayde Watts
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www.croydon.gov.uk/meetings
Wednesday, 6 July 2022

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

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

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk 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
Jayde Watts 020 8726 6000 x52729
Tariq Aniemeka-Bailey 020 8726 6000 x64109

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on Thursday 16 June as an accurate record.

3. Disclosure of Interest

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

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

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

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

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

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

6.1 21/06036/FUL - Land to the South of Firsby Avenue and to the East of Verdayne, Avenue, Shirley, CR0 8TL (Pages 19 - 42)

Erection of eight semi-detached houses, together with associated access, car parking and landscaping.

Ward: Shirley North

Recommendation: Grant permission

6.2 22/00948/FUL - 2 Highland Road, Purley, CR8 2HS (Pages 43 - 66)

Demolition of the existing dwelling. Erection of three storey building comprising 8 flats and provision of associated parking and landscaping works.

Ward: Kenley

Recommendation: Grant permission

6.3 21/01473/FUL - 220 Brighton Road, Upper Norwood, SE19 3XD (Pages 67 - 96)

Demolition of existing two storey house and detached garage and erection of a three/four storey building to provide 9 units with associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Ward: Purley and Woodcote

Recommendation: Grant permission

6.4 21/05015/FUL - 21 Downsview Road, Upper Norwood, SE19 3XD (Pages 97 - 128)

Demolition of existing dwelling house and construction of new replacement building comprising lower ground floor, ground floor, first floor, and second floor, and comprising 9 residential flats with associated vehicle access and off-street parking, cycle storage, refuse storage, and landscaping.

Ward: Crystal Palace and Upper Norwood
Recommendation: Grant permission

6.5 21/03333/FUL - 87-89 Foxley Lane, Purley CR8 3HP (Pages 129 - 154)

Demolition of pair of semi-detached houses and erection of a three storey building plus accommodation in the roof comprising 22 flats with associated car parking and landscaping

Ward: Coulsdon Town
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 155 - 264)

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

Attached is a list of Delegated Decisions taken between 06 June 2022 and 01 July 2022.

9. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of held on Thursday, 16 June 2022 at 6.30 pm in the Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Ian Parker, Sean Fitzsimons, Mark Johnson, Humayun Kabir,
Ellily Ponnuthurai and Holly Ramsey

Also Present: Councillors Mario Creatura and Yvette Hopley

PART A

34/22 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 28 April 2022 be signed as a correct record.

35/22 **Disclosure of Interest**

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

36/22 **Urgent Business (if any)**

There was none.

37/22 **Development presentations**

There were none.

Planning officer Jan Slominski the meeting left the council chamber.

38/22 **Planning applications for decision**

39/22 **21/06097/FUL - 1A Meadow Rise, Coulsdon, CR5 2EH**

Erection of part two/four-storey building to provide nine (9) self-contained flats (following demolition of existing dwellinghouse and outbuilding), associated amenity, cycle storage, vehicle parking and waste storage spaces, and Alterations including formation of vehicle crossover and landscaping (following removal of existing crossover).

Ward: Coulsdon Town

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

Mr Nigel King spoke against the application.

Mr Joe Garner spoke in support of the application.

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

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Cllr Ben Hassel. This was seconded by Cllr Kabir.

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

Councillor Parker proposed the motion to refuse the application on the basis that the proposed development would not be in keeping with the character of the area and would have a detrimental impact on the street scene by reason of its height and massing. This was seconded by Councillor Ramsey.

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 1A Meadow Rise, Coulsdon, CR5 2EH.

40/22 **21/01298/FUL - 62 The Ridge Way, South Croydon, CR2 0LF**

Demolition of the existing dwelling and creation of 9 new family sized dwellings, 5no. houses and 4no.maisonettes with associated parking, landscaping and children's play area.

Ward: Sanderstead

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

Ms Leanne Henery spoke against the application.

Ms Donna Walker spoke in support of the application.

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

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

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

The motion to grant the application was taken to a vote and fell with five Members voting in favour, five Members voting against.

The chair used his casting vote to vote against the motion to approve the application.

Councillor Johnson proposed the motion to refuse the application for the proposed development by reason of its scale and mass would represent an overdevelopment of the site which would not respond appropriately to the character of the area and would have a harmful impact on the street scene. This was seconded by Councillor Sherine Thampi.

The motion to refuse the application was taken to a vote and carried with five Members voting in favour and five Members voting against.

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

The Committee **RESOLVED** to **REFUSE** the application for the development at **62 The Ridge Way, South Croydon, CR2 0LF**.

Planning Officer Jan Slominski re-joined the meeting in the Council Chamber.

41/22 **21/06318/FUL - Braeside and Tree Tops, Firs Road, Kenley, CR8 5LD**

Demolition of two existing bungalows (Use Class C3) and the erection of four 2-storey plus roof level buildings comprising of 8 self-contained dwelling houses (Use Class C3) and associated landscaping, car and cycle parking and refuse storage.

Ward: Kenley

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

Ms Susan Cotton spoke against the application.

Mr Jon Davis spoke in support of the application.

The Ward Member Councillor Kolade submitted a written statement with his view on the application, which was presented to the committee.

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

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

The Chair invited the Committee to vote on whether to extend the meeting past the 10.00pm guillotine. The members voted in favour of extending the meeting by an extra 30 minutes.

Councillor Parker proposed the motion to refuse the application for two reasons: (1) the height, scale, layout and appearance (citing the roof pitch, gaps between buildings, and the lack of variation in the materials used); and (2) failure to provide the maximum permitted amount of parking, which the committee considered should be achieved given the large sizes of the proposed houses. This was seconded by Councillor Ben Hassel.

The motion to refuse the application was taken to a vote and carried with nine Members voting in favour and one Member abstained their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at Braeside and Tree Tops, Firs Road, Kenley, CR8 5LD.

42/22 **Items referred by Planning Sub-Committee**

There were none.

43/22 **Other planning matters**

There were none.

The meeting ended at 10.32pm.

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

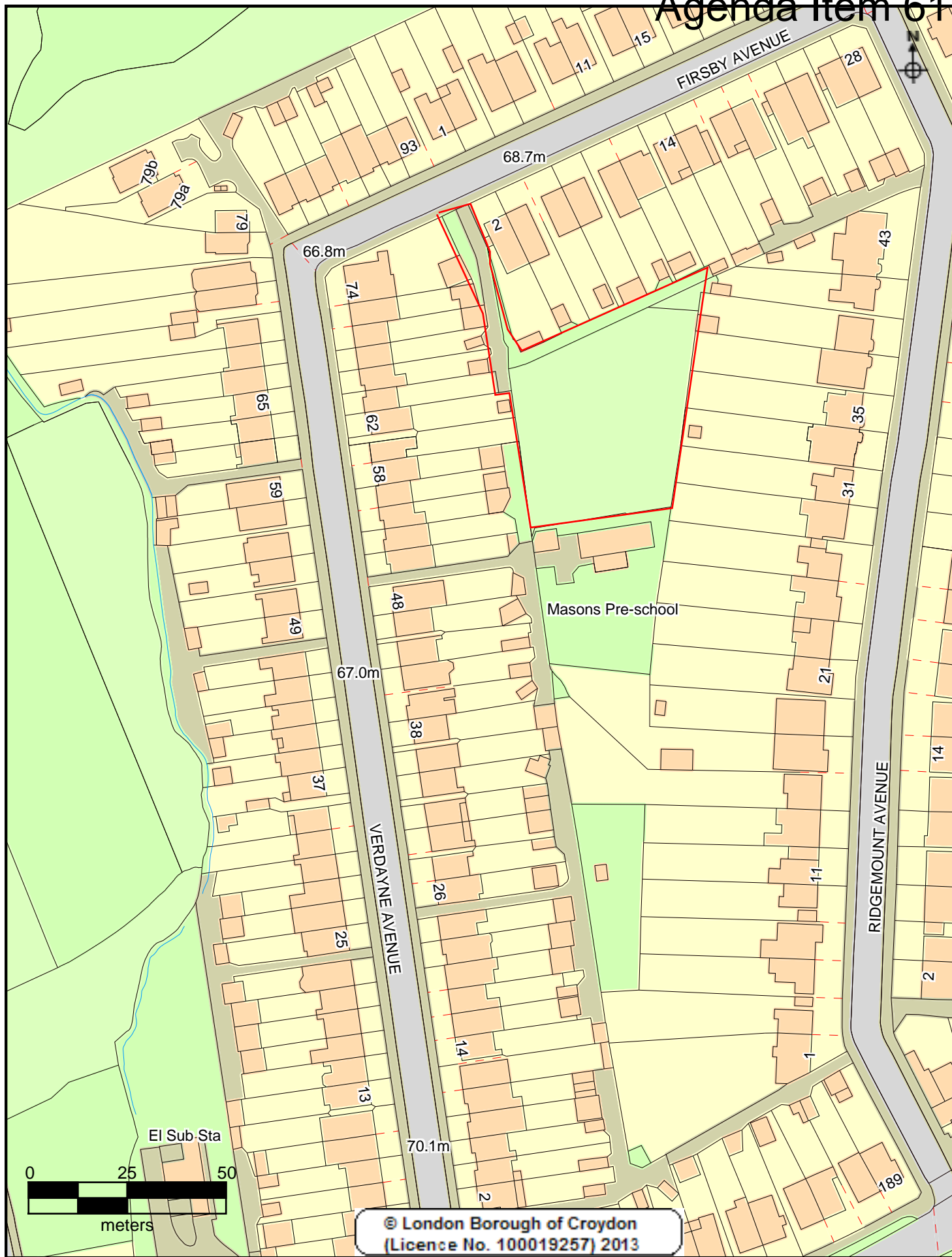
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1.0 APPLICATION DETAILS

Ref: 21/06036/FUL
 Location: Land to the South of Firsby Avenue and to the East of Verdayne Avenue, Shirley, CR0 8TL
 Ward: Shirley North
 Description: Erection of eight semi-detached houses, together with associated access, car parking and landscaping
 Drawing Nos: WIE-18592-SA-95-0011-A03 Rev A03, WIE-18592-SA-95-0006-A04 Rev A04, OWG19-MAA-XX-DR-A-01101 Rev P15, OWG19-MAA-XX-DR-A-04101 Rev P05, OWG19-MAA-XX-DR-A-04102 Rev P05, OWG19-MAA-XX-DR-A-04103 Rev P05, OWG19-MAA-XX-DR-A-04104 Rev P05, OWG19-MAA-XX-DR-A-02101 Rev P04, OWG19-MAA-XX-DR-A-02102 Rev P03 (House Type 2), OWG19-MAA-XX-DR-A-02102 Rev P04 (House Type 3), OWG19-MAA-XX-DR-A-02103 Rev P05, OWG19-MAA-XX-DR-A-01401 Rev P05, OWG19-MAA-XX-DR-A-01501 Rev P05
 Applicant: The Oakwood Group
 Case Officer: Georgina Betts

	Three bedroom	Four bedroom	Five or more bedroom	Total
Existing	0	0	0	0
Proposed	4	4	0	8

Number of car parking spaces	Number of cycle parking spaces
8	18

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

- The Ward Councillor (Cllr Sue Bennett) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- 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 subject to:

A) The prior completion of a legal agreement to secure the following:

- A financial contribution of £12,000 for sustainable transport improvements and enhancements;
- Car club membership for each unit for a period of 3 years;

- Provision and maintenance of the eastern wooded area in perpetuity; and
 - Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration.
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

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

Pre-commencement

3. Construction Logistics Plan to include a survey of the public highway
4. Landscaping and hard standing
5. Sustainable urban drainage (SuDS)

Pre-Occupation

6. External materials and samples
7. Implementation of car parking as specified
8. Electric Vehicle Charging Points at 20% active and 80% passive
9. Submission of a lighting scheme
10. Submission of biodiversity enhancement details

Compliance

11. Accessibility (M4(2) and M4(3))
12. In accordance with Fire Strategy Statement
13. Energy and water efficiency requirements
14. Removal of permitted development rights
15. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative
7. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 2.4 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990
- 2.5 That, if within 2 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The application seeks planning permission for redevelopment of the site, involving the following:

- Erection of eight semi-detached houses
- Construction of an access road and highway improvement works
- The creation of a wooded landscape buffer to the east
- Provision of associated cycle parking, car parking and refuse storage



Figure 1 – Proposed Block Plan

Amendments

3.2 Throughout the course of this application, various amendments were sought from the applicant to address officer concerns. The following changes have been made to the scheme:

- the quantum of development (reduction from 9 to 8 dwelling houses),
- replacement of lost habitats (wooded landscape buffer to east now proposed)
- highway improvement works (including the widening of the access, provision of granite setts and alterations to the kerb line)
- Reduction in the size of the application site as shown by the site boundary identified by the 'red line'.

- 3.3 As a result, third parties, external and internal consultees were reconulted regarding the amendments; further representations have been included within Section 5 of this report where relevant.
- 3.4 Further supporting information was received on the 17th and 20th June 2022
- Further details demonstrating how unit 3 complies with M4(3)
 - Submission of a Fire Statement

Site and Surroundings

- 3.5 The application site lies on the southern side of Firsby Avenue and is occupied by a vacant piece of land which has been subject to previous clearance works, as such the site has very little to no ecological or biodiversity value. From looking at historic maps it can be reasonably assumed that the site to the rear was previously occupied by tennis courts, which had become overgrown with scrub and self-seeded trees. Whilst this area had become unkept its verdant and semi-wooded character did contribute to the character of this part of Shirley North. It should however be noted that the trees within the site were not subject to a Tree Preservation Order nor is the site within a Conservation Area which would have provided a level of protection to the trees within the site. Therefore, whilst the removal of these trees and soft landscaping is regrettable (and not a practise officers condone) there is nothing to stop a landowner doing such clearance works.

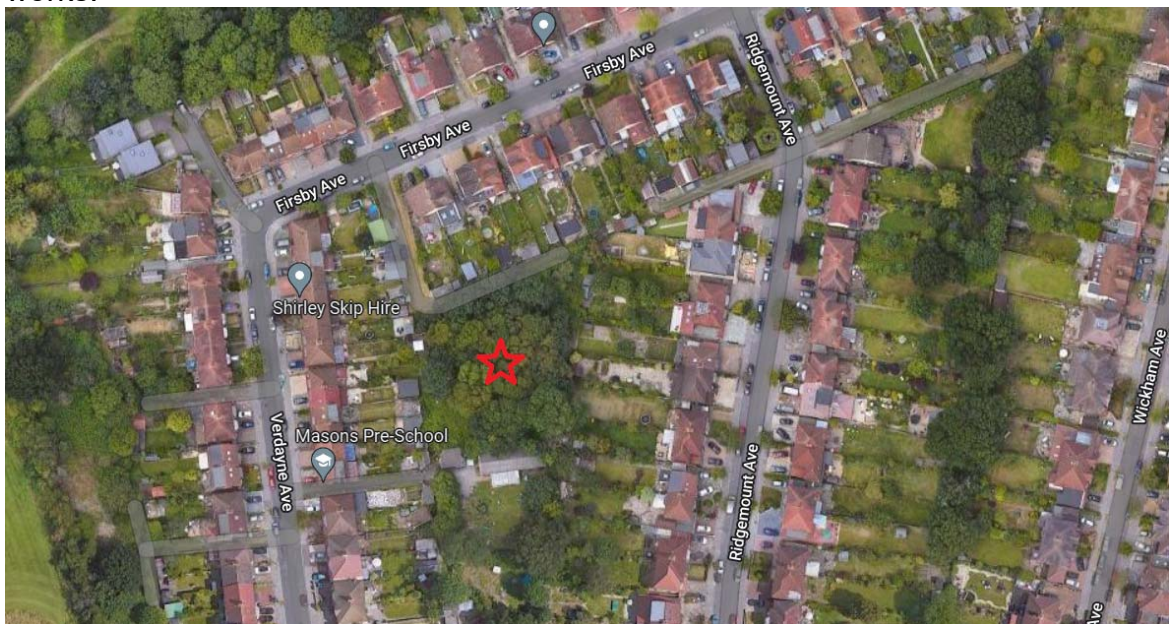


Figure 2 – the application site

- 3.6 The surrounding area is residential in character comprising predominately of two storey semi-detached and terrace houses with some detached properties nearby. The area has a strong inter-war character which varies in style and appearance with large catslide roofs, bay windows and two storey gable features contributing to the variety of the built form. Plot sizes and shapes do vary within the immediate

vicinity of the site with a later development to north within the Shirley Oaks development within Primrose Lane.

- 3.7 The site lies within a suburban location with local amenities provided to the south within the commercial district of the A232 known as Wickham Road. There are no site-specific constraints that would impact upon the proposal before members. However, it is noted that due to the red route along the A232 to the south the area does suffer from higher levels of on street parking, such matters will be discussed in more detail below.

Planning History

- 3.8 Pre-applications were submitted before the current application. The applications were submitted by the current agent as per this proposal.

Reference	Description
21/04235/PRE	The erection of nine semi-detached and terraced houses, together with associated landscaping and improvements to the current access road.

- 3.9 There is no further planning history in relation to this site

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally;
- There is an acceptable mix of unit sizes with all dwellings capable of being classified as family homes;
- The quality of accommodation is acceptable for future residents;
- The design and appearance of the development is an acceptable quality, and it is not considered that it would harm the character of the surrounding area;
- The proposal would not create undue harm to the amenity of nearby residential properties and their occupiers;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- Impacts upon biodiversity and ecology is acceptable with suitable mitigation capable of being secured through condition;
- All remaining sustainability aspects can be controlled by conditions.

5.0 CONSULTATIONS

LOCAL REPRESENTATION

5.1 The application was publicised by 58 letters of notification to neighbouring properties. The number of representations received in response to the initial notification and publicity of the application are as follows.

No of individual responses: 90; Objecting: 90; Supporting: 0

5.2 The following issues were raised in representations.

Objection	Officer comment
<i>Design and Character</i>	
Overdevelopment/high density	Acknowledged and this is addressed in paragraphs 7.9 – 7.24 of this report.
Not in keeping with the area/ taller than surrounding buildings	
Loss of green space	
Inappropriate materials	
Obtrusive by design	
<i>Impacts on neighbouring amenity</i>	
Light Pollution	Acknowledged and this is addressed paragraphs 7.36 – 7.43 of this report.
Overlooking/loss of privacy	
Overshadowing	
<i>Transport and highways impacts</i>	
Scope of Parking Stress Survey	Acknowledged and this is addressed paragraphs 7.48 – 7.60 of this report.
Inadequate size of access road, lack of turning area and separate footpath	
Lack of parking	
Existing road will not take the weight of construction vehicles	Such details would be secured via condition as part of the Construction Logistics Plan
<i>Environmental Matters</i>	
Detrimental impact on trees	Acknowledged and this is addressed paragraphs 7.44 – 7.47 of this report.
Reduction of green space	
Impact on wildlife; badger and newts	Acknowledged and this is addressed paragraphs 7.68 of this report.
Increased Flood Risk	Acknowledged and this is addressed paragraphs 7.64 of this report.
<i>Other matters</i>	
Impact on local infrastructure/communities	The development will make a CIL payment to contribute towards infrastructure and services

5.3 The ward councillor for Shirley North, Councillor Sue Bennett, has objected to the scheme (and referred to Committee) summarised as follows:

- PTAL too low for the density proposed
- Inadequate access width, length and sightlines
- Inadequate parking
- Emergency and refuse access problematic

Officer's response: These aspects are addressed within the assessment below.

5.4 The Monks Orchard Residents Association have objected to the application raising the following items:

- Land ownership [*Officer comment: all relevant certificates have been provided with the application while ownership disputes are not material planning considerations.*]
- Housing density not appropriate for the area
- Loss of vegetation
- Inadequate replacement landscaping
- Parking stress
- Highway safety concerns
- Lack of storage
- Fire safety
- Lack of parking

Officer's response: These aspects are addressed within the assessment below.

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 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).

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

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

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D11 Safety, security and resistance to emergency
- D12 Fire Safety
- D13 Agent of change
- D14 Noise

- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance:

- Croydon Suburban Design Guide SPD (2019) – officer's note Mayor Perry intends to revoke this guidance following his election in May 2022. However, the SPD2 remains in place as of today and is a material consideration in the determination of relevant planning applications, such as that before members
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- Croydon SPG 12: Landscape Design
- London Housing SPG (Mayor of London, 2016)

- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

7.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Design and the impact on the character of the area;
- Quality of accommodation;
- Neighbouring residential amenity;
- Trees, landscaping and ecology;
- Transport;
- Waste/recycling facilities;
- Flood risk and energy efficiency;
- Other matters; and
- Conclusion.

Principle of development

7.2 The London Plan 2021 (LP) and the National Planning Policy Framework 2021 (NPPF) place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis.

7.3 Policy SP2.1 of the Croydon Local Plan 2018 (CLP) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites.

- 7.4 LP policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way. Policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs.
- 7.5 CLP Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three-bedroom units and the loss of units that have a floor area of less than 130sqm. As the site is currently vacant and was not previously in use not previously used for residential purposes there would be no loss of residential land.
- 7.6 CLP Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough.
- 7.7 All units would have at least 3-bedrooms and therefore 100% of the total accommodation provides family homes. As such, the proposal would exceed the strategic target and contribute to family housing provision for the borough.
- 7.8 While the sites previous use for recreational purposes has been identified above it is clear that this use has been abandoned. The application site has remained in private ownership and the site is not accessible to the wider public. The site lies within an established residential area of the Borough and is currently serviced by nearby amenities along the A232 to the south. The proposal would result in the redevelopment of brownfield land in a residential location and therefore the presumption in favour¹ would exist. Given all of the above, the residential use at this site to provide 8 family homes is acceptable in principle.

Design and impact on the character of the area

- 7.9 CLP policy SP4.1 states 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.
- 7.10 CLP policy DM10.1 has a presumption in favour of 3 storey dwellings, which should respect the development pattern, layout; siting, the scale, height, massing, and density; and the appearance, existing materials, and built and natural features of the surrounding area.
- 7.11 CLP Policy DM10.7 requires developments to incorporate high quality materials that respond to the local character in terms of other things durability, attractiveness, sustainability, texture and colour. This policy also requires roof forms to positively contribute to the character of the local and wider area with proposals being sympathetic with its local context.

¹ Paragraph 11 of the NPPF 2021

- 7.12 Layout, Height, Form, Scale and Massing: The site lies to the rear of 2-12 Firsby Avenue in an area dominated by two storey semi-detached and terrace properties. The site is relatively flat while the existing properties fronting directly onto the highway. The site, due to its previous use and location is uncharacteristically large and is capable of forming its own character while reflecting nearby housing typologies and character.
- 7.13 CLP policy DM10.1 states that new development should seek to achieve a minimum height of 3 storeys. The proposed development has been designed to appear as two stories with accommodation in the roof space with dormer windows located on inward facing roofslopes. The proposed roof typology is that of a 'barn-hip' which would seek to respect the character of the locality and complement the architectural styles of nearby dwellings. The maximum height of the development is comparable with properties within Ridgemount Avenue and Firsby Avenue while the substantial separation distance would offset the nominal height difference in the ridgelines (approximately 0.3m above Ridgemount Avenue and 1.1m above Verdayne Avenue).

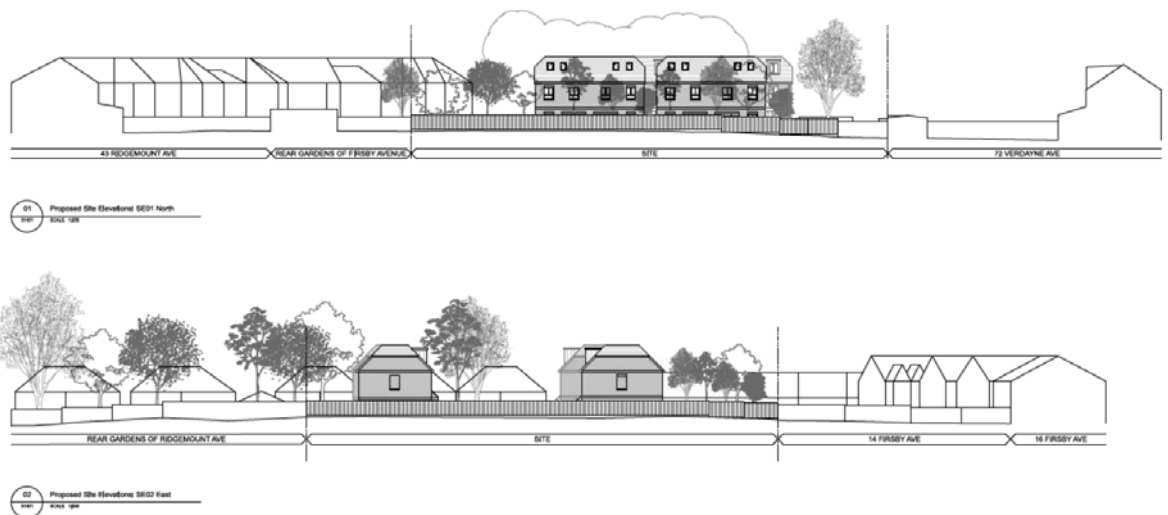


Figure 3: Proposed Streetscene Elevations

- 7.14 The proposed development is therefore of an acceptable scale and design and would respond to neighbouring character, as such meets the objectives of DM10 and the Suburban Design Guide SPD (SDG).
- 7.15 CLP Policy DM10.1 (a) requires the development pattern, layout and siting to respect that of the surrounding area. The proposed layout would follow a traditional cul-de-sac with the access road sited between 2 Firsby Avenue and 74 Verdayne Gardens (where an access road already exists to serve garages), four pairs of semi-detached two storey houses would then front onto the shared access road. This approach is reflective of the wider Shirley Oak development further north but also that at 79, 79a and 79b Verdayne Gardens which can be seen within the context of the application site. The cul-de-sac approach while not

adhering to the prevailing townscape would not result in significant harm to the character and appearance of the locally having regards to nearby developments.

- 7.16 CLP Policy DM10.1 (b) requires proposal to respect the scale, height, massing, and density. All dwellings would be set in from the site boundaries with a wooded area being provided to the eastern side of the application site, helping to offset the impacts of the development upon biodiversity and ecology. The generous separation distance to neighbouring properties in Firsby Avenue, Verdayne Avenue and Ridgemount Avenue far exceed the guidance set out in the SDG and would not compromise the development pattern of the surrounding area.
- 7.17 Car parking for eight vehicles would be located within the central area of the site with turning areas to the east and west. The location and cul-de-sac form would seek to reduce the overall hardstanding areas that would be required for a development of this nature. This approach is accepted in character terms.
- 7.18 Architectural Expression: CLP policy DM10.1 (c) requires proposals to respect the appearance, existing materials and built and natural features of the surrounding area.
- 7.19 The Design and Access Statement (DAS) includes information on a contextual analysis carried out on the site and surrounding area. There is a clear rationale for how this has influenced the design, and how the design has progressed.
- 7.20 The indicative materials for the dwellings would consist of yellow bricks with buff brick soldier courses and stone headers with grey concrete roof tiles. The window frames would be of a composite material with the frames being grey in colour. These materials are considered to be acceptable given the mixed character of the area while the detail and fenestration proportions are acceptable.



Figure 4: extract from the DAS showing materials

- 7.21 Full details on the external materials and finishes would be secured via condition to ensure that they are of a suitable quality.
- 7.22 **Landscaping:** The site until recently, was heavily vegetated with a number of trees and scrub occupying its majority. The trees and vegetation, which were not protected, were removed prior to the submission of this application. This is an unfortunate event, but the LPA note that the applicant did not require permission to undertake this clearance. To incorporate and restore the sites contribution to the verdant character of the area the applicant has incorporated a wooded area to the eastern side of the site. This has been secured during the course of assessment by officers, resulting in the loss of one unit from the proposal bringing the total number of units down to 8. Officers have reviewed the indicative landscaping proposal and are satisfied that space is available for planting, with full details could be secured adequately through condition. Subject to a suitably worded condition in this respect of soft landscaping and a clause securing the maintenance of the wooded area as part of the Legal Agreement the proposal is considered acceptable in landscaping character terms.
- 7.23 The waste, recycling and cycle stores would be located within each plot with visitor cycle parking provided to the north-eastern side of the access road. Adequate space has been allowed for such amenities and subject to full details being secured at the condition stage are acceptable.
- 7.24 **Conclusion:** The design approach is considered to respect the character of Firsby Avenue, Verdayne Avenue and Ridgemount Avenue, in terms of design, height, scale, massing and layout and has an appropriate balance of landscaping.

Quality of accommodation

7.25 LP policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. CLP policy SP2.8 also deals with quality and standards. The table below demonstrates the GIAs of each residential dwelling:

Unit	Provision	Actual GIA	Min GIA	Amenity Space	Storage
1	4 bedroom 7 person	137m ²	115m ²	74.1m ²	3.9m ²
2	4 bedroom 7 person	137m ²	115m ²	65.4m ²	3.9m ²
3	4 bedroom 7 person	137m ²	115m ²	42.6m ²	3.9m ²
4	4 bedroom 7 person	137m ²	115m ²	54.7m ²	3.9m ²
5	3 bedroom 5 person	123m ²	99m ²	35.1m ²	6.3m ²
6	3 bedroom 5 person	112m ²	99m ²	39.2m ²	4.1m ²
7	3 bedroom 5 person	112m ²	99m ²	41.1m ²	4.1m ²
8	3 bedroom 5 person	112m ²	99m ²	37.7m ²	4.1m ²

7.26 As shown on the table above, all units comply with LP standards on minimum floorspace areas, storage space, and amenity space. All bedrooms within the proposal comply with parts 2, 3, and 4 of policy D6 in relation to bedroom size standards. Each dwelling would also have a floor to ceiling height of 2.5m for at least 75% of the floor space of the entire dwelling. All of the dwellings are dual aspect, therefore adequate light levels and ventilation will be available.

7.27 Given the above it is considered that adequate floor areas and space standards would be provided for future occupiers.

Amenity Space

7.28 CLP policy DM10.4c states: All proposals for new residential development will need to provide private amenity space that provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter.

7.29 CLP policy DM10.4d states: All proposals for new residential development will need to provide private amenity space that all flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2.

- 7.30 CLP policy DM10.5 states: In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.
- 7.31 All of the units have adequate private amenity space, as demonstrated on the table above while the proposal would not trigger the need for playspace given they are houses with their own generous rear gardens.

Accessible Dwellings

- 7.32 LP policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'; and all other dwellings should meet the Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site.
- 7.33 All dwellings would have step-free access and the additional floorplans demonstrate that a wheelchair user would be able to use the facilities within Unit 3, as well as nearby cycle storage. All car parking spaces are accessible and would be located immediately adjacent to each dwelling. The proposal would provide 7 units capable of complying with M4(2) and 1 unit of M4(3) which would be secured through condition.
- 7.34 LP policy D12A states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The applicant submitted a Fire Strategy Statement and this is considered sufficient and would therefore comply with Policy D12 of the London Plan 2021. Subject to such a condition the proposal would comply with Policy D12 of the London Plan 2021 while full fire safety measures would be secured at the Building Regulations stage.
- 7.35 Overall, the standard of accommodation is considered to be acceptable, subject to conditions.

Neighbouring residential amenity

- 7.36 CLP policy DM10.6 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. CLP policy DM10.6(c) outlines that proposals for development should not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling.
- 7.37 Section 2.9.10 of the SDG outlines that there should be a minimum distance of 18m between a new dwelling and a third-party dwelling.

- 7.38 The proposed development has been well considered and would lie in excess of 18 metres from the properties within Firsby Avenue, Verdayne Avenue and Ridgemount Avenue at 25 metres, 32 metres and 32 metres respectively. Given the generous separation distances between the proposed development and existing residential properties adequate levels of privacy would be retained.
- 7.39 A separation distance of approximately 15.4 metres would exist between the northern and southern pairs of semi-detached properties. Such separation distances exceed the minimum guidance of 12m outlined within the SDG and as such adequate levels of privacy would be provided for future occupiers.

Other surrounding properties

- 7.40 Mason's pre-school lies to the south of the application sites with its main outlook and amenity space to the south of the existing building. Given the nature of this site, the separation distance, the direction of its main outlook and amenity area the proposal development is not considered to appear visually intrusive or overbearing to the existing pre-school. It is considered that other properties in the vicinity of the site are of a sufficient distance to mitigate against any unacceptable amenity impacts. Details of external lighting could be secured via condition to ensure that the proposal would not result in light pollution.

Construction impacts

- 7.41 It is acknowledged that with any build, whilst there may be slight disturbances and inconveniences for neighbouring properties, there are no grounds to refuse planning permission based on construction impacts. A Construction Logistics Management Plan can be secured through condition which would seek to protect neighbouring amenities as far as possible during this time. In addition, under the Control of Pollution Act 1974, the council has a Construction Code of Practice which sets out when construction and demolition work can occur, and it is not expected that works will be permitted to take place out of these hours. This would be placed as an informative (in the event planning permission is granted) and is enforceable under the Environmental Health Acts.
- 7.42 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by spatial separation between neighbouring properties. Furthermore, the orientation of the proposed dwellings and the existing orientation of the surrounding neighbouring properties is favourable to mitigate adverse impacts. The proposal would therefore comply with policy DM10.6 and adhere to the guidance of the Suburban Design Guide 2019.

Trees, landscaping and ecology

- 7.43 LP Policy G7 and CLP policy DM10.8 and DM28 seek to retain existing trees and vegetation. CLP policy DM10.8 requires proposals to incorporate hard and soft landscaping.
- 7.44 As noted above, the site has been subject to recent clearance works which have removed all vegetation and habitats from within the site. This removal trees and

soft landscaping is regrettable (and not a practise officers condone) but there is nothing to stop a landowner doing such clearance works and therefore such action should not influence the planning merits of the proposal. Given the removal of established trees and soft landscaping the site has zero baseline value of biodiversity. As such, the proposal which incorporates new landscaping and a wooded area to the east would result in a biodiversity net gain. The indicative landscaping plan shows sufficient space for meaningful landscaping, full details of which would be secured at the condition stage.

- 7.45 In turning to the wooded area to the east it is noted that any landscaping scheme would only secure planting for a period of 5 years. To ensure that the wooded area is retained and maintained for the lifespan of the development it is considered necessary to secure a tree maintenance plan as part of the legal agreement. Such an approach is deemed necessary to ensure that such that the development is acceptable in planning (character) terms.
- 7.46 The site is not located in within a Site of Nature Conservation Area nor were any protected species identified within the Preliminary Ecological Assessment (PEA). While representations have raised concerns regarding Newts the PEA identified a low potential for reptiles on site, no further information was received from third parties as to whether the newt reference referred to a protected species. The PEA did not reference badgers or setts within the site and without any evidence from third parties the LPA are satisfied that the potential for badgers is low. Given the base line value of zero, as discussed above, and the findings of the PEA it is considered that the proposal could incorporate measures to enhance and encourage ecological interests. Subject to an appropriately worded condition the proposal would accord with policies G6 of the London Plan 2021 and DM27 of the Croydon Local Plan 2018.
- 7.47 Subject to the imposition of an appropriately worded condition and clause forming part of any legal agreement the proposal would accord with the aforementioned policies.

Transport

- 7.48 The site has a Public Transport Accessibility Level (PTAL) of 2, on a scale where 0 is the worst and 6 is the best, which indicates poor access to public transport. The site is not within a Controlled Parking Zone however it is noted that the area does suffer from high levels of on street parking. The site is a short walk from local amenities and bus services along the A232 (Wickham Road) and is therefore sustainably located.
- 7.49 During the course of the application amendments have been received to address the concerns of the Highway Authority and the Transportation Team. The amendments secured include a wider access point onto Firsby Avenue, appropriate sight lines, turning heads to accommodate emergency and refuse vehicles and cycle parking in accordance with London Plan Standards with particular reference to visitor parking.

Access arrangements

- 7.50 The existing access sited between 2 Firsby Avenue and 74 Verdayne Gardens would be utilised and upgraded, which includes an increase in width, to provide vehicular access to the proposed dwellings. Two turning heads have been provided to the eastern and western side of the access road to allow for emergency and refuse vehicles to enter the site and exit in a forward gear. The site entrance onto Firsby Avenue have undergone revisions during the course of the application to increase its width at the access point, whilst the inclusion of granite setts are proposed to deter larger vehicles from passing over the public footpath which lies either side of the crossover. Such works would require a separate Section 278 application with the Highway Authority . Following these revisions, the Highways Authority and Transportation Team have not raised any concerns relating to the safety and efficiency of the highway network which includes the safety of pedestrians. Necessary matters will be secured by condition.

Car Parking

- 7.51 LP Policy T6.1 suggests a provision of up to 1 space per dwelling for family homes within this PTAL (2).
- 7.52 The proposal includes 8no. car parking spaces integrated within the development; this provision would result in a parking ratio of 1:1 and would accord with Policy T6.1 of the London Plan. Furthermore, the applicant has undertaken a Parking Stress Survey in accordance with the Lambeth Methodology in which the extent of such a survey has been scoped with the Transportation Team. While on street parking levels are high in the immediate area it is not at or near saturation level (with a maximum parking stress of 37/39%). Any visitor parking can therefore be accommodated on the highway and would not unduly impact on the parking amenity currently enjoyed by existing residents. Regardless of the result of the Parking Stress Survey parking provision has been provided in accordance with the London Plan 2021, such a provision is therefore acceptable.
- 7.53 Adequate space within the site has been provided to ensure that vehicles can manoeuvre in and out of the parking spaces freely. Each car would have adequate space next to hedges and walls to alight safely and efficiently.
- 7.54 A condition will be included to secure electric vehicle charging points, to ensure 20% active and 80% passive points are provided in line with CLP policy DM30 and LP policy T6.1.

Cycle parking

- 7.55 CLP Policy DM30 and LP policy T5 (and Table 10.2) requires the provision of a total of 18no. cycle parking spaces for residents, to accommodate 2no. cycle spaces per unit.

- 7.56 Each dwelling would be provided with a dedicated, covered and secure cycle store that can be accessed via a side gate to the rear garden, this ensures that cycles are not brought through the dwellings and that adequate thought has been provided in terms of encouraging more sustainable transport modes. In addition, 2 visitor cycle spaces are proposed to the north of the eastern turning head. These visitor spaces would be accessible from the highway and are visible ensuring that levels of natural surveillance are achieved. The quantum and indicative form of storage is considered acceptable and would accord with Policy T5 of the London Plan 2021. Full details including the appearance of such storage would be secured via condition.

Obligations

- 7.57 A contribution of £12,000 will be secured via legal agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders, signing, and lining of a potential car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.
- 7.58 It is recommended that car club membership is provided for each unit for a period of 3 years; this will be secured via legal agreement.
- 7.59 A condition would be attached to require submission of a Construction Logistics Plan (CLP) which shall include a survey of the surrounding footways and carriageway prior to commencement of works on site.
- 7.60 Overall, in terms of transport matters, the proposal is considered acceptable, subject to conditions and a legal agreement to secure a contribution of £12,000 for sustainable transport initiatives.

Waste / recycling facilities

- 7.61 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.
- 7.62 The applicant has demonstrated through tracking diagrams that both emergency and refuse vehicles will be able to enter and exit the site in a forward gear. Refuse storage would be provided towards the frontage within designated stores and within the rear garden of each dwelling and residents would be expected to present their bins at the side of the road on collection day. As such residents would not walk more than 30 metres to dispose of their waste while refuse personnel would be able to collect the waste from within 20 metres of the highway. The applicant has demonstrated that waste can be accommodated and collected from the site and that each dwelling could comfortably accommodate such stores. Full details of the size and appearance of the refuse stores would be secured via condition.

- 7.63 While a bulky waste area has not been identified on the proposed block plan the site is capable of providing a bulky waste area in excess of the required 10m². Officers anticipate that such an area would be provided within the western turning head so that larger vehicles can enter, collect, and then turn within the site to exit in a forward gear. As the site is capable of accommodating bulky waste storage it is suggested that full details in respect of its location is secured via condition.

Flood risk and energy efficiency

Flood Risk and Sustainable Drainage Systems (SuDS)

- 7.64 The site is not at risk of surface water flooding nor is the site located within Flood Zones 1, 2 and 3 however it is noted that the proposal has the potential to contribute to surface water run-off given the introduction of built form and associated hardstanding. In accordance with Policies SI 12 and SI 13 of the London Plan 2021 and Policy DM25 of the Croydon Local Plan it is therefore reasonable that the proposed development seeks to reduce the cause and effect of flooding through the incorporation of permeable paving and infiltration as part of wider Sustainable Drainage Systems (SuDS). Subject to the incorporation of an appropriately worded condition the proposal would accord with the aforementioned policies.

Energy efficiency

- 7.65 CLP policy SP6 requires development proposals to both achieve the national technical standard for energy efficiency in new homes.
- 7.66 The applicant has outlined in the Design and Access Statement that the proposal would comply with the energy hierarchy of the LP and would be in accordance with CLP policy SP6, as the development has been designed to achieve a reduction in CO₂ emissions beyond the Building Regulations Part L and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. These aspects would be secured via condition.

Other matters

- 7.67 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 7.68 All other planning considerations including equalities have been taken into account but none are sufficient to outweigh the recommendation for approval.

Conclusion

- 7.69 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 a resolution to grant planning permission subject to the legal agreement should be made without further delay.

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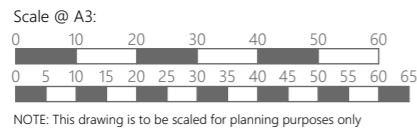
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OS Location Plan



1:1250

OS Block Plan



Project: 2 Highland Road
 Address: 2 Highland Road, Purley, South Croydon, CR8 2HS
 Client: Paul Thompson

Drawing: Location & Block Plan
362 - OBA - 00 - ZZ - DR - A - 0100 -
 Status: Planning OBA proj no: 362

rev	description	date
-0	Planning Application	21/02/2022

ob
architecture.

The Dispensary, 5-6 The Square, Winchester, SO23 9ES
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1.0 APPLICATION DETAILS

Ref: 22/00948/FUL
 Location: 2 Highland Road, Purley, CR8 2HS
 Ward: Kenley
 Description: Demolition of the existing dwelling. Erection of three storey building comprising 8 flats and provision of associated parking and landscaping works.
 Drawing Nos: 362-OBA-00-ZZ-DR-A-0100, 362-OBA-00-ZZ-DR-A0101, 362-OBA-00-ZZ-DR-A-0102 REV A, 362-OBA-00-GF-DR-A-0251 REV A, 362-OBA-00-GF-DR-A-0252, 362-OBA-00-GF-DR-A-0253, 362-OBA-00-GF-DR-A-0254, 362-OBA-00-ZZ-DR-A-0300, 362-OBA-00-ZZ-DR-A-0350, 362-OBA-00-ZZ-DR-A-0450, 362-OBA-00-ZZ-DR-A-0451, 362-OBA-00-ZZ-DR-A-0452, 362-OBA-00-ZZ-DR-A-0453, 362-OBA-00-ZZ-DR-A-0454, 362-OBA-00-ZZ-DR-A-0455, 362-OBA-00-ZZ-DR-A-0456, 362-OBA-00-ZZ-VS-A-0501, 362-OBA-00-ZZ-VS-A-0502, 362-OBA-00-ZZ-VSR-A-0505
 Applicant: Mr Thompson
 Case Officer: Georgina Betts

	One bedroom	Two bedroom	Three bedroom	Four+ bedroom	Total
Existing	0	0	0	1	1
Proposed	3	2	3	0	8

Number of car parking spaces	Number of motor cycle spaces	Number of cycle parking spaces
8	2	18

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

- The Ward Councillor (Cllr Ola Kolade) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- 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 subject to:

- A) The prior completion of a legal agreement to secure the following:

- A financial contribution of £12,000 for sustainable transport improvements and enhancements;
 - Car club membership for each unit for a period of 3 years; and
 - Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration.
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

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

Pre-commencement conditions

3. Construction Logistics Plan to include a survey of the public highway
4. Landscaping and hard standing
5. Sustainable urban drainage (SuDS)

Pre-Occupation Conditions

6. External materials and samples
7. Implementation of car parking as specified
8. Electric Vehicle Charging Points at 20% active and 80% passive
9. Submission of a lighting scheme
10. Submission of a biodiversity enhancement plan

Compliance Conditions

11. Accordance with recommendations set out in Preliminary Ecological Appraisal
12. Accessibility (M4(2) and M4(3))
13. Refuse, cycle stores and play space to be provided as approved
14. In accordance with the Tree Survey
15. In accordance with the Fire Statement
16. Energy and water efficiency requirements
17. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative

7. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.4 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990
- 2.5 That, if within 2 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The application seeks planning permission for redevelopment of the site, involving the following:

- Demolition of the existing dwelling
- Erection of a three storey building comprising 8 flats
- Provision of 8 car parking spaces, 1 motorcycle space and storage for 15 bicycles
- Provision of an internal bin store
- Provision of hard and soft landscaping including rear amenity space

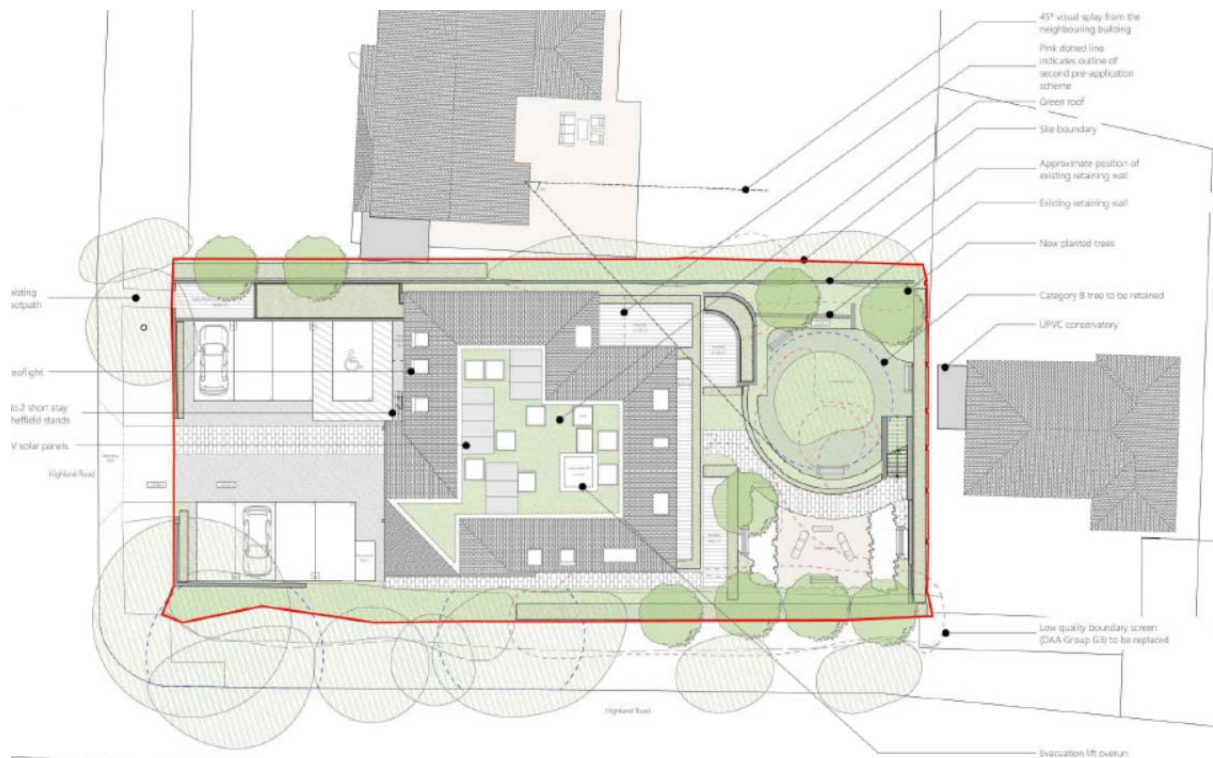


Figure 1 – Proposed Block Plan

Additional Information

3.2 Following the validation of the application existing plans were requested from the applicant, provided on 23rd May 2022 and uploaded. These documents were submitted in support of the information already provided.

Amended Plans

3.3 Amended plans were received during the course of the application to address officer concerns. The following changes have been made to the scheme:

- Unit 1 has been made the wheelchair user Part M4(3) unit in place of unit 2.
- Unit 2 floor area has been reduced by 4sqm; this has been put towards the cycle parking to relocate the adaptable cycle space.
- Annotations regarding the door to the cycle store have been added.
- Pedestrian visibility and vegetation notes have been added.

3.4 Given that the above are minor amendments and points of clarification, no further consultations were considered necessary by the LPA.

3.5 Further amended plans were received on the 24th June 2022 increasing the level of onsite cycle parking and further clarification was received in respect of the M4(3) unit.

4 Site and Surroundings

4.1 The application site lies of the southern side of Highland Road in the ward of Kenley and is currently occupied by a large, detached property within a generous plot. The land rises sharply to the north-east and falls to the south-west, whilst to the south land levels are fairly flat towards the neighbouring property at 27 Highland Road. The existing property dates to the post-war era and while not of high architectural quality the existing dwellings contributes to the sites suburban setting.

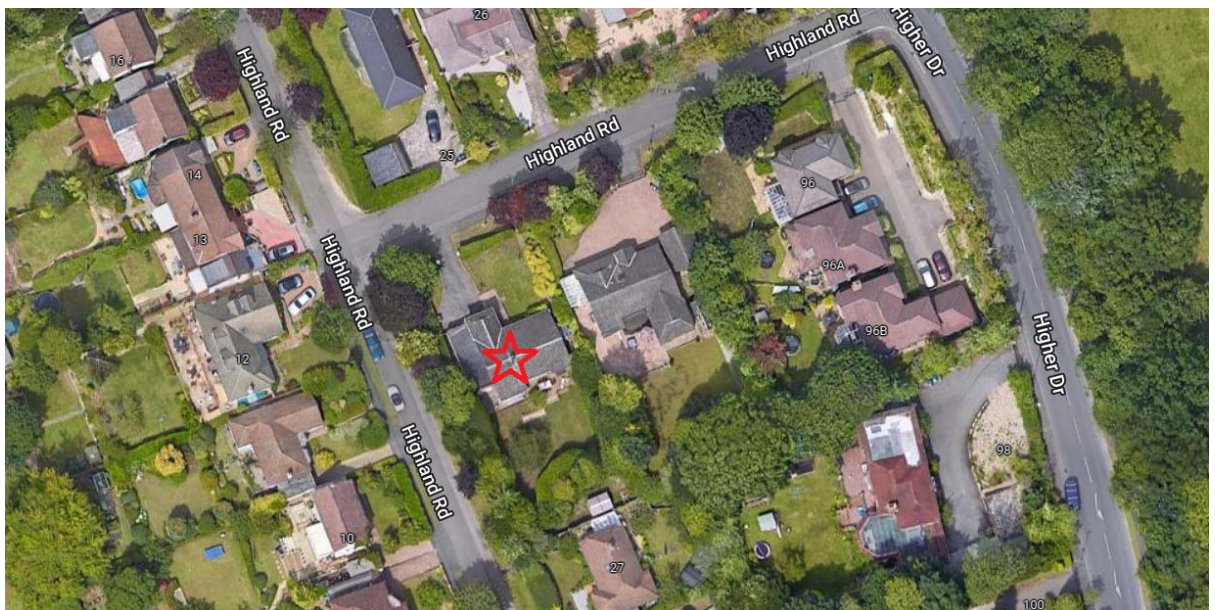


Figure 2 – the application site

4.2 The surrounding area is residential in character comprising predominately single and two storey detached and semi-detached properties all within generous plots. The built form varies in style and comprises buildings from the inter war and post war era with most benefitting from established soft landscaping. The surrounding area has a strong residential and verdant character while several recent flatted developments have been completed within Higher Drive and Highland Road itself.

4.3 The site lies within a suburban location however with the steeply rising topography walking to local amenities within Purley and Kenley is unlikely. The site lies within an area at risk of surface water flooding however there are no other site constraints that would impact upon the proposal before members.

Planning History

4.4 Pre-applications were submitted before the current application. The applications were submitted by the current agent as per this proposal.

Reference	Description
21/05879/PRE	Demolition of the existing dwelling and erection of a 2.5 storey building consisting of 8 apartments, parking and associated landscaping.
21/04756/PRE	Demolition of the existing dwelling and erection of a 3-4 storey building comprising 9 flats with 10 car parking spaces and associated landscaping.
19/05302/PRE	Demolish existing house and erection of nine new apartments comprising of two one bed apartments and six two bed apartments and one three bed apartment with on-site parking and communal gardens

4.5 There is no other recent and/or relevant planning history in relation to this site.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally;
- There is an acceptable mix of unit sizes with all dwellings capable of being classified as family homes;
- The quality of accommodation is acceptable for future residents;
- The design and appearance of the development is an acceptable quality, and it is not considered that it would harm the character of the surrounding area;
- The proposal would not create undue harm to the amenity of nearby residential properties and their occupiers;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- Impacts upon biodiversity and ecology is acceptable with suitable mitigation capable of being secured through condition;
- All remaining sustainability aspects can be controlled by conditions.

5.0 CONSULTATIONS

LOCAL REPRESENTATION

5.1 The application was publicised by 11 letters of notification to neighbouring properties. The number of representations received in response to the initial notification and publicity of the application are as follows.

No of individual responses: 42; Objecting: 42; Supporting: 0

5.2 The following issues were raised in representations.

Objection	Officer comment
<i>Design and Character</i>	
Overdevelopment/high density	Acknowledged and addressed in paragraph 7.8 – 7.23 of this report.
Not in keeping with the area/ taller than surrounding buildings	
Loss of green space	
Inappropriate materials	
Obtrusive by design	
<i>Impacts on future amenity</i>	
Lack of amenity space for families	Acknowledged and this is addressed paragraphs 7.24 – 7.43 of this report.
Fire Safety	Acknowledged and this is addressed paragraphs 7.33 of this report.
<i>Impacts on neighbouring amenity</i>	
Loss of sunlight/daylight	Acknowledged and this is addressed paragraphs 7.35 – 7.43 of this report.
Overlooking/loss of privacy	
Overshadowing/dominance/visual intrusion	
Noise and general disturbance	
Need for a CLP prior to determination	Acknowledged and this is addressed paragraphs 7.58 of this report.
Disruption through construction	Acknowledged and this is addressed paragraphs 7.42 – 7.43 of this report.
<i>Transport and highways impacts</i>	
Highway Safety/shared surfaces	Acknowledged and this is addressed paragraphs 7.47 – 7.62 of this report.
On street parking/cumulative impacts	
Lack of parking	
<i>Environmental Matters</i>	
Loss/impact on trees/lack of trees and screening	Acknowledged and this is addressed paragraphs 7.44 – 7.46 of this report.
Reduction of green space	
Loss of ecology, biodiversity and impact protected species e.g. slow worms	Acknowledged and this is addressed paragraphs 7.67 of this report.
Drainage/flooding	Acknowledged and this is addressed paragraphs 7.63 of this report.
<i>Other matters</i>	
Impact on local infrastructure/communities	The development will make a CIL payment to contribute towards infrastructure and services

5.3 The ward councillor for Kenley, Councillor Ola Kalode, has objected to the scheme (and referred to Committee) summarised as follows:

- Over development
- Visually intrusive resulting in harm to neighbouring properties
- Out of character
- Inadequate amenities for future occupiers
- Lack of green space
- Loss of daylight/sunlight
- Impact on local drainage
- Loss of trees and/or biodiversity
- Impacts on highway safety

Officer's response: These aspects are addressed within the assessment below.

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 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).

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

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

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D11 Safety, security and resistance to emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening

- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance:

- Croydon Suburban Design Guide SPD (2019) – officer’s note Mayor Perry intends to revoke this guidance following his election in May 2022. However, the SPD2 remains in place as of today and is a material consideration in the determination of relevant planning applications, such as that before members
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- Croydon SPG 12: Landscape Design
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

7.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Design and the impact on the character of the area;
- Quality of accommodation;
- Neighbouring residential amenity;
- Trees, landscaping and ecology;
- Transport;
- Waste/recycling facilities;
- Flood risk and energy efficiency;
- Other matters; and
- Conclusion.

Principle of development

7.2 The London Plan 2021 (LP) and the National Planning Policy Framework 2021 (NPPF) place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis.

7.3 Policy SP2.1 of the Croydon Local Plan 2018 (CLP) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites.

- 7.4 LP policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way. Policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs.
- 7.5 CLP Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three-bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property is a four bedroom detached home in excess of 130m² and as such the proposal would not result in the loss of a small family home.
- 7.6 CLP Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough.
- 7.7 Of the 8 units proposed 3 units would have at least 3-bedrooms. At a provision 37.5% the proposal would exceed the strategic target and would contribute to the provision of family housing in the borough.

Design and impact on the character of the area

- 7.8 CLP policy SP4.1 states 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.
- 7.9 CLP policy DM10.1 has a presumption in favour of 3 storey dwellings, which should respect the development pattern, layout; siting, the scale, height, massing, and density; and the appearance, existing materials, and built and natural features of the surrounding area.
- 7.10 CLP Policy DM10.7 requires developments to incorporate high quality materials that respond to the local character in terms of other things durability, attractiveness, sustainability, texture and colour. This policy also requires roof forms to positively contribute to the character of the local and wider area with proposals being sympathetic with its local context.
- 7.11 Layout, Height, Form, Scale and Massing: The application site fronts onto Highland Road and while the land levels fall substantially from the north-east to south-west the levels within the site are relatively consistent and flat. The immediate area comprises single to two storey dwellings, with single storey dwellings to the north-east and two storey dwellings to the south-west. Site access is provided to the north close to the 'T' junction. While the existing dwelling could be classed as a bungalow, accommodation is provided over two floors, being a lower ground and ground floor level. The site forms part of an established building line but is at the corner 'T' junction of Highland Road and therefore sits in a prominent location.

7.12 CLP policy DM10.1 states that new development should seek to achieve a minimum height of 3 storeys. The proposed development has been designed to appear as two stories with accommodation in the roof space and the gable facades. The proposed roof typology is that of a hip with intersecting gable features towards the northern and western elevations. The proposed hip roof and gable features, while larger in form than neighbouring buildings, would seek to respect the character of the locality and complement the architectural styles of nearby dwellings. The overall height of the development would sit below that of 1 Highland Road but would be taller than the dwellings to the south-west given the topography of the area. While the proposed development would sit proud of the dwellings to the south-west a generous separation distance of approximately 22.9m would offset any increase in perceived mass.



Fig 3: Proposed Streetscene Elevations

- 7.13 The proposed development is therefore of an acceptable scale and design and would respond to neighbouring character, as such meets the objectives of DM10 and the Suburban Design Guide SPD (SDG).
- 7.14 CLP Policy DM10.1 (a) requires the development pattern, layout and siting to respect that of the surrounding area. The proposed layout would align with the established building line of Highland Road and would appropriately turn the corner. This approach would seek to allow for a greater transition at the corner of the 'T' junction adding to the visual interest and suburban character of the street scene. This approach is appropriate given the established character of Highland Road.
- 7.15 CLP Policy DM10.1 (b) requires the proposal to respect the scale, height, massing, and density. The proposed building would be set in from the site boundaries with a landscaped buffer to the eastern and western boundaries which would seek to integrate the development within its sylvan setting while contributing to biodiversity. The generous separation distance to neighbouring properties to the south and west far exceed the guidance set out in the SDG and would not disrespect the development pattern of the surrounding area.

- 7.16 Car parking for eight vehicles would be located within the forecourt area of the site with sufficient turning areas. The hard to soft landscaping ratio is well balanced with adequate spacing to retain the existing hedging to the west and the incorporation of meaningful planting. The indicative schedule of hardstanding materials would help to soften and visually break down the appearance of the parking area, this approach is similar, in some cases better, than other examples in the area. This approach is accepted in character terms.
- 7.17 Architectural Expression: CLP policy DM10.1 (c) requires proposals to respect the appearance, existing materials and built and natural features of the surrounding area.
- 7.18 The Design and Access Statement (DAS) includes information on a contextual analysis carried out on the site and surrounding area. There is a clear rationale for how this has influenced the design, and how the design has progressed.
- 7.19 The indicative materials for the building would consist of red and buff bricks with clay roof tiles and vertical timber cladding. The window frames would be aluminium being of a bronze or brown colour which would seek to complement the timber cladding. These materials are acceptable given the mixed character of the area and are reminiscent of more recent development towards the northern end of Highland Road.



Figure 4: Indicative materials

- 7.20 Full details of the external materials and finishes would be secured via condition to ensure that they are of a suitable quality.

- 7.21 Landscaping: The site currently benefits from well vegetated side and rear boundaries which contributes to the character of the area but also provides privacy to the current owner. Some landscaping would be removed from the eastern boundary to accommodate the development while the trees to the western boundary would be retained. Native hedging would be planted to the western and southern boundaries to retain the landscape character while providing privacy for future occupants. The indicative landscaping plan is well considered and utilises the change in land levels and raised planters to define multi-faceted communal areas.
- 7.22 The waste, recycling and cycle stores would be integrated within the built form and is a sufficient size. Freestanding visitor cycle parking would be provided towards the front of the building in the form of Sheffield stands, with residential cycle parking within the built form. As full details have been provided, no further details are required by condition. The details of the external doors to the refuse store would be secured as part of the external facing materials condition but are proposed as timber to tie in with other elements on the building.
- 7.23 Conclusion: The design approach is considered to respect the character of Highland Road, in terms of design, height, scale, massing and layout and the proposed landscaping is well considered.

Quality of accommodation

- 7.24 LP policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. CLP. policy SP2.8 also deals with quality and standards. The table below demonstrates the GIAs of each residential dwelling:

Unit - Provision	Min GIA	GIA	Amenity Space	Storage
1 – 3b5p	86m ²	108m ²	8.22m ²	3.44m ²
2 – 3b4p	86m ²	74m ²	9.92m ²	3.07m ²
3 – 3b5p	86m ²	74m ²	15.14m ²	3.33m ²
4 – 2b3p	61m ²	65m ²	6.16m ²	1.98m ²
5 – 2b3p	61m ²	67m ²	13.54m ²	3.36m ²
6 - 1b2p	50m ²	50m ²	5.63m ²	1.21m ²
7 – 1b2p	50m ²	52m ²	5.80m ²	2.66m ²
8 – 1b1p	39m ²	39m ²	5.75m ²	1.08m ²

- 7.25 As shown on the table above, all units comply with LP standards on minimum floorspace areas, storage space, and amenity space. All bedrooms within the proposal comply with parts 2, 3, and 4 of policy D6 in relation to bedroom size standards. Each dwelling would also have a floor to ceiling height of 2.5m for at least 75% of the floor space of the entire dwelling. All of the dwellings are dual aspect, therefore adequate light levels and ventilation will be available.
- 7.26 Given the above it is considered that adequate floor areas and space standards would be provided for future occupiers.

Amenity Space

- 7.27 CLP policy DM10.4c states: All proposals for new residential development will need to provide private amenity space that provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter.
- 7.28 CLP policy DM10.4d states: All proposals for new residential development will need to provide private amenity space that all flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2.
- 7.29 CLP policy DM10.5 states: In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.
- 7.30 All of the units have adequate private amenity space while the communal garden area is well designed and is capable of use by multiple users given the multi-faceted spaces. As demonstrated on the table above the proposal is capable of providing the required amenity areas and the required 17.1m² of playspace at 24.04m², which is included within the indicative landscaping plan.

Accessible Dwellings

- 7.31 LP policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'; and all other dwellings should meet the Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site.
- 7.32 The proposed development would be step free and a lift would be provided within the communal hallway, whilst Unit 1 would be M4(3) compliant. Refuse and cycle storage is on the ground floor and has level access from internal and external doorways. A disabled parking bay is provided immediately outside the proposed building and given the proposed design would allow step free access. The proposal would provide 1 unit capable of meeting M4(3) and 7 units capable of meeting M4(2), full details would be secured at the condition stage.

- 7.33 LP policy D12A states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The applicant has submitted a Fire Statement which sufficiently demonstrates that the proposal complies with the requirements of the London Plan 2021, which will be conditioned, with final fire safety measures secured at the Building Regulations stage.
- 7.34 Overall, the standard of accommodation is considered to be acceptable, subject to conditions.

Neighbouring residential amenity

- 7.35 CLP policy DM10.6 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. CLP policy DM10.6(c) outlines that proposals for development should not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling.
- 7.36 CLP Policy DM10.6c requires new developments to not result in direct overlooking of private space 10m perpendicular to the rear elevation of an existing neighbouring property.
- 7.37 Section 2.9.10 of the SDG outlines that there should be a minimum distance of 18m between a new dwelling and a third-party dwelling.
- 7.38 The proposed development would lie approximately 16m at ground floor and approximately 17.6m at first floor and above from the flank wall of 27 Highland Road. A conservatory is located to the northern flank wall of No27 with outlook to the east, west and north while a secondary window is located within the flank wall. While the ground floor is less than the 18 metres specified within the Design Guide, the ground floor level is set lower than the ground level at No27. In addition, and given the separation distance, the proposal would not breach the 25-degree angle taken from the conservatory or secondary window and therefore adequate levels of daylight and sunlight would be retained. The separation distance at first floor and above is considered acceptable given the change in land levels between the application site and the neighbour and the position of the site at the 'T' junction of Highland Road. Given the separation distances, changes in land levels and the incorporation of soft landscaping along the southern boundary the proposal is not considered to result in significant harm to the residential amenities of 27 Highland Road.

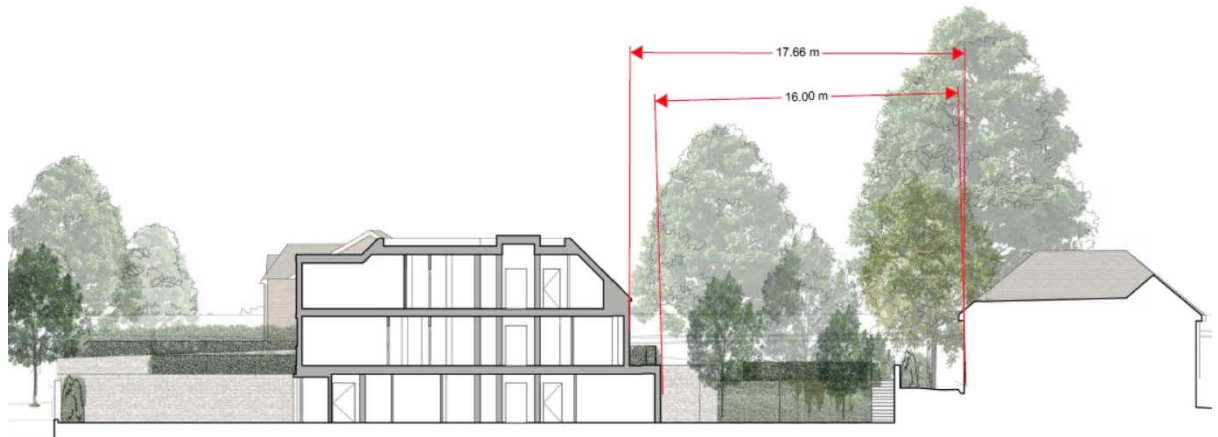


Figure 5: Separation distances to 27 Highland Road

- 7.39 The separation distance between the proposed development and the neighbouring properties to the west on the opposite side of Highland Road would exceed the SDG guidance at 22 metres, so is not considered to appear visually intrusive nor result in a significant loss of privacy to these neighbours.
- 7.40 The nearest neighbour considered to be most affected by the development is that of 1 Highland Road, the neighbour to the east. The applicant has provided a site layout plan which demonstrates that the 45-degree angle taken from the midpoint of the neighbouring window would not be intersected by the proposed development. A conservatory type structure lies to the western flank wall of 1 Highland Road and a window is also within this elevation. Given the change in land levels between the application site and the neighbour at 1 Highland Road, meaning they are at an elevated position, the proposal would not breach the 25-degree angle taken from the neighbouring window and so would be acceptable in terms of daylight and sunlight. In terms of the conservatory type structure, it has windows to the front and rear and not in the side elevation, so would not be significantly impacted from a daylight and sunlight perspective. The change in land levels between the application site and 1 Highland Road would ensure that the proposed development would not appear visually intrusive. The impact of such from the rear of 1 Highland Road would therefore be that of a single storey element given the change in land levels, as seen below.



Figure 6: Plan depicting the relationship to 1 Highland Road

Other Surrounding Properties

7.41 It is considered that other properties in the vicinity of the site are of a sufficient distance to mitigate against any unacceptable amenity impacts. Details of external lighting could be secured via condition to ensure that the proposal would not result in light pollution.

Construction Impacts

7.42 It is acknowledged that with any build, whilst there may be slight disturbances and inconveniences for neighbouring properties, there are no grounds to refuse planning permission based on construction impacts. A Construction Logistics Management Plan can be secured through condition which would seek to protect neighbouring amenities as far as possible during this time. In addition, under the Control of Pollution Act 1974, the council has a Construction Code of Practice which sets out when construction and demolition work can occur, and it is not expected that works will be permitted to take place out of these hours. This would be placed as an informative (in the event planning permission is granted) and is enforceable under the Environmental Health Acts.

7.43 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by spatial separation between neighbouring properties. Furthermore, the orientation of the proposed development and the existing orientation of the surrounding neighbouring properties is favourable to mitigate adverse impacts. The proposal would therefore comply with policy DM10.6 and adhere to the guidance of the Suburban Design Guide 2019.

Trees, landscaping and ecology

- 7.44 LP Policy G7 and CLP policy DM10.8 and DM28 seek to retain existing trees and vegetation. CLP policy DM10.8 requires proposals to incorporate hard and soft landscaping.
- 7.45 The applicant has submitted a well-considered indicative landscaping plan which has been reviewed by the trees officer. A balance has been struck between hard and soft landscaping while the applicant has sought to retain existing vegetation where possible, any losses will be mitigated with replacement planting. Subject to a suitably worded condition to obtain full details of all landscaping features including plant species and sizes the proposal is considered acceptable in this respect. In addition, the tree officer has requested that the tree survey which includes details of trees to be retained is conditioned as part of any approval.
- 7.46 The site is not located in within a Site of Nature Conservation Area nor were any protected species identified within the Preliminary Ecological Assessment (PEA). While representations have raised concerns regarding the presence of Slow Worms the PEA identified a low potential for reptiles on site, no further information was received from third parties in terms of evidence to their presence on site. Officers did visit the site as part of the application process and ecological interests were explored, no evidence of slow worms of potential habitats were found. Given the concerns expressed by residents the LPA consulted with its Ecological Advisor who reviewed the application; no objection or concerns were raised, and they confirmed ecological and biodiversity enhancements could be secured through condition. Subject to an appropriately worded condition the proposal would accord with policies G6 of the London Plan 2021 and DM27 of the Croydon Local Plan 2018.
- 7.47 Subject to the imposition of an appropriately worded condition the proposal would accord with the aforementioned policies.

Transport

- 7.48 The site has a Public Transport Accessibility Level (PTAL) of 0, on a scale where 0 is the worst and 6 is the best, which indicates poor access to public transport. The site is not within a Controlled Parking Zone however it is noted that on street parking takes place along Highland Road and further beyond in Higher Drive.
- 7.49 During the course of the application advice has been sought from the Highway Authority and the Transportation Team which follows on from advice given at the pre-application stage.

Access arrangements

- 7.50 The existing access would be altered to accommodate the development and would be subject to a separate highway works application. The amendments received now provide appropriate visibility splays and would ensure that the access is safe for all users. The access arrangements are now considered acceptable by the Highway Authority and the Transportation Team.

Car Parking

- 7.51 LP Policy T6.1 suggests a provision of up to 1.5 car parking spaces per dwelling for developments within this PTAL, so up to a maximum 12 spaces.
- 7.52 The proposal includes 8no. car parking spaces integrated within the development site. This provision would result in a parking ratio of 1:1 and given the PTAL of 0 would meet the maximum parking standard as set out within Policy T6 of the London Plan. In addition, the applicant has provided two motorcycle parking bays which under the London Plan contributes to the overall parking provision, totalling 10 parking spaces. Furthermore, the applicant has undertaken a Parking Stress Survey in accordance with the Lambeth Methodology (which has been scoped with the Transportation Team). While on street parking currently takes place in the immediate area it is not at or near saturation level, currently at 60%. Any overspill parking and/or visitor parking can therefore be accommodated on the highway and would not unduly impact on the parking amenity currently enjoyed by existing residents. Regardless of the result of the Parking Stress Survey the parking provision set out within the London Plan are maximum standards and neither the Highways Authority or the Transportation Team have objected to the proposed parking provision, such a provision is therefore acceptable.
- 7.53 Adequate space within the site has been provided to ensure that vehicles can manoeuvre in and out of the parking spaces freely. Each car would have adequate space next to hedges and walls to alight safely and efficiently. Representations have raised concerns over the shared surface towards the front and the potential impact on the visually impaired or physically disabled. Given the small scale of development, the open nature of the parking area and low trip movements a shared surface is not considered inappropriate, nor would it result in an unacceptable risk to future users or visitors. The use of tactile paving within this area could assist those who are visually impaired and can be considered and secured at condition should this be deemed necessary.
- 7.54 A condition will be included to secure electric vehicle charging points, to ensure 20% active and 80% passive points are provided in line with CLP policy DM30 and LP policy T6.1.

Cycle parking

- 7.55 CLP Policy DM30 and LP policy T5 (and Table 10.2) requires the provision of a total of 18no. cycle parking spaces for residents, to accommodate 2no. cycle spaces per unit.
- 7.56 A communal bicycle store would be incorporated within the built form of the building at the ground floor. Door widths are wide enough to ensure users can access the store while step free access is provided. Provision has been made for 16 internal cycle spaces and an area for adapted bikes provided. Two visitor cycles parking spaces will be provided towards the front of the building (as Sheffield stands), which is acceptable. The quantum and form of storage is considered acceptable and would accord with Policy T5 of the London Plan 2021.

Obligations

- 7.57 A contribution of £12,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (EVCPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders, signing, and lining of a potential car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.
- 7.58 It is recommended that car club membership is provided for each unit for a period of 3 years; this will be secured via S106 agreement.
- 7.59 A condition would be attached to require submission of a Construction Logistics Plan (CLP) which shall include a survey of the surrounding footways and carriageway prior to commencement of works on site.
- 7.60 Overall, in terms of transport matters, the proposal is considered acceptable, subject to conditions and a Section 106 Agreement to secure a contribution of £12,000 for sustainable transport initiatives.

Waste / recycling facilities

- 7.61 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.
- 7.62 Refuse would be collected from the highway with refuse personnel accessing an integrated refuse store within 13 metres of the highway, so no refuse vehicles would need to enter the site itself. Given the integrated nature of the refuse store residents would not have to walk more than 30m to dispose of their waste. The applicant has demonstrated that waste can be accommodated and collected.
- 7.63 While a bulky waste area has not been identified on the proposed block plan the site is capable of accommodating a bulky waste collection area.

Flood risk and energy efficiency

Flood Risk and Sustainable Drainage Systems (SuDS)

- 7.64 The site is at risk of surface water flooding but is not located within Flood Zones 1, 2 and 3. The proposal has the potential to contribute to surface water run-off given the increase in built form and associated hardstanding. The proposal seeks to include a green roof and permeable paving as well as planted borders and additional landscaping, given the small scale of development proposed such measures are considered to help reduce water run-off from the site. In accordance with Policies SI 12 and SI 13 of the London Plan 2021 and Policy DM25 of the Croydon Local Plan the development is required to provide SuDS to reduce the cause and effect of flooding. The application seeks to utilise

infiltration through the use of soakaways given underlying chalk geology and would adhere to hierarchy of the London Plan. Therefore, it is considered necessary that a condition requiring the incorporation of Sustainable Drainage Systems (SuDS) is secured as part of any approval. Subject to the incorporation of an appropriately worded condition the proposal would accord with the aforementioned policies.

Energy efficiency

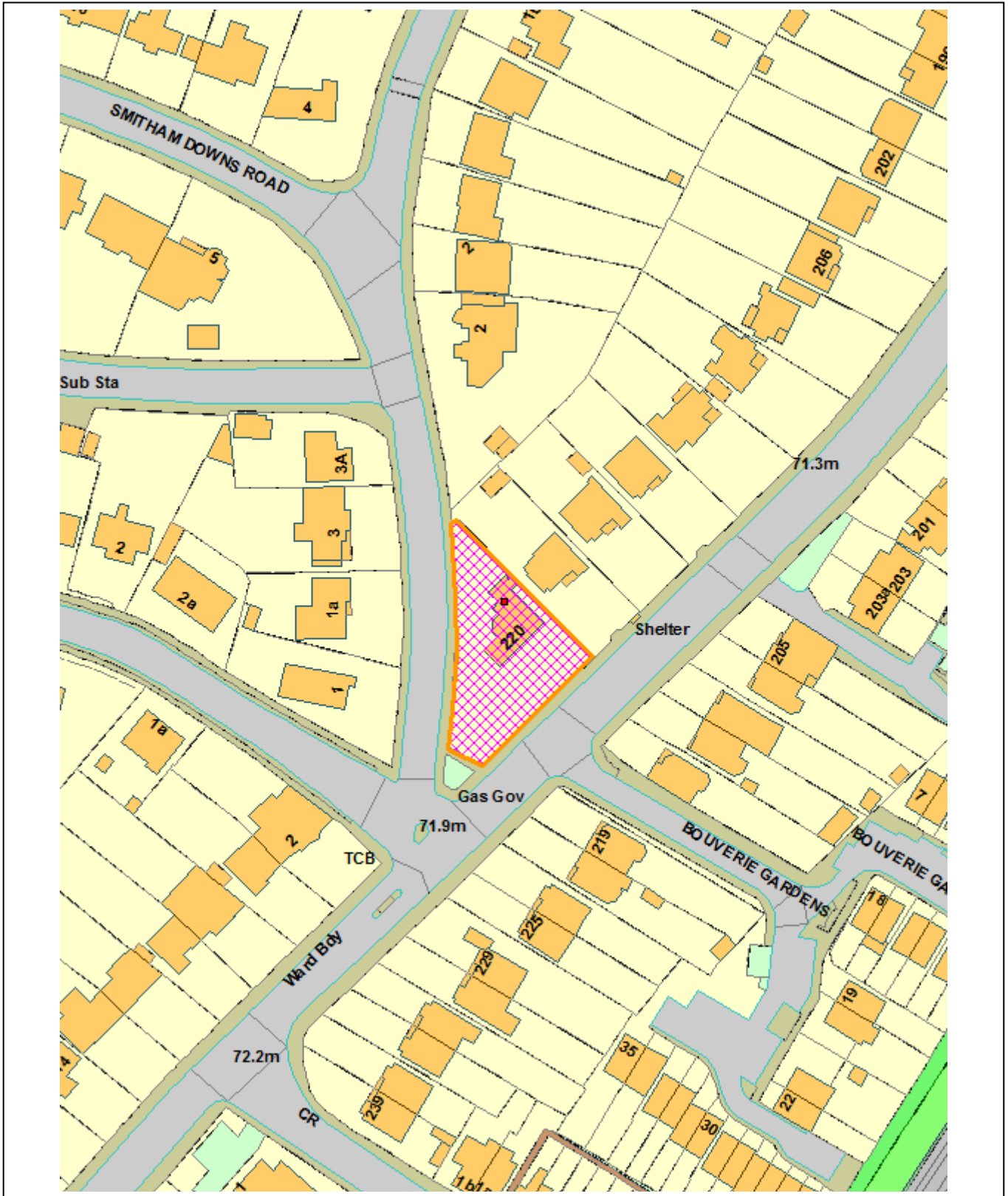
- 7.65 CLP policy SP6 requires development proposals to both achieve the national technical standard for energy efficiency in new homes.
- 7.66 The proposal would include the installation of Solar PV within the flat roof area as such the proposal would adhere to the energy hierarchy of the LP and would be in accordance with CLP policy SP6. To ensure that a reduction in CO2 emissions beyond the Building Regulations Part L is achieved and that a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G is met a condition is deemed necessary.

Other matters

- 7.67 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 7.68 All other planning considerations including equalities have been taken into account but none are sufficient to outweigh the recommendation for approval.

Conclusion

- 7.69 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 a resolution to grant planning permission subject to the Legal Agreement should be made without further delay.



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1.0 APPLICATION DETAILS

Ref: 21/01473/FUL
Location: 220 Brighton Road | Upper Norwood | SE19 3XD
Ward: Purley and Woodcote
Description: Demolition of existing two storey house and detached garage and erection of a three/four storey building to provide 9 units with associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.
Drawings: BR - OBA - 00 - 00 - DR - A - 0101 – PA; BR - OBA - 00 - 00 - DR - A - 0200 – PA; BR - OBA - 00 - 01 - DR - A - 0201 – PA; BR - OBA - 00 - RF - DR - A - 0202 – PA; BR - OBA - 00 - 00 - DR - A - 0100 – PA; BR - OBA - 00 - 01 - DR – A; BR - OBA - 00 - 00 - DR - A - 0250 – PA; BR - OBA - 00 - 01 - DR - A - 0251 – PA; BR - OBA - 00 - 02 - DR - A - 0252 – PA; BR - OBA - 00 - 03 - DR - A - 0253 – PA; BR - OBA - 00 - RF - DR - A - 0254 – PA; BR - OBA - 00 - 00 - DR - A - 0451 – PA; BR - OBA - 00 - 00 - DR - A - 0452 – PA; BR - OBA - 00 - 00 - DR - A - 0453 – PA; BR - OBA - 00 - 00 - DR - A - 0454 – PA; BR - OBA - 00 - 00 - DR - A - 0450 – PA; BR - OBA - 00 - 00 - DR - A - 0350 – PA; BR - OBA - 00 - 00 - DR - A - 0351 – PA; BR - OBA - 00 - 00 - DR - A - 0352 – PA; BR - OBA - 00 - 00 - DR - A - 0353 – PA; BR - OBA - 00 - 00 - DR - A - 0354 – PA; BR - OBA - 00 - 00 - DR - A - 0355 – PA; BR - OBA - 00 - 00 - DR - A - 0502 – PA; BR - OBA - 00 - 01 - DR - A - 0503 – PA; LC-2856-01
Statements: Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan dated 30/11/2021, Daylight and Sunlight Report dated 14/05/2021, Fire Statement dated 27/11/2021, Flood Risk Assessment & Conceptual Drainage Strategy dated 13/04/2021, Transport Statement dated April 2021, Transport Statement Addendum dated December 2021, Daylight and Sunlight Addendum letter dated 30/06/2022
Agent: Heather Tatton, OB Architecture
Case Officer: Natalie Rowland

	Type of Units				Totals
	One Bedroom	Two Bedroom	Three Bedroom	Five Bedroom	
Existing	0	0	0	1	1
Proposed	2	4	3	0	9

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
Three (3)	Eighteen (18) + visitor

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

- Objections above the threshold in the Committee Consideration Criteria;

2.0 RECOMMENDATION

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

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- S278 agreement for highways works

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

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

CONDITIONS

Standard

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

Pre-Commencement of Development Conditions

3. Submission and approval of a Construction Management Plan and Construction Logistics Plan.
4. Submission and approval of details of the materials specifications including facing materials, joinery and openings.
5. Submission and approval of cycle and refuse storage details.
6. Submission and approval of details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, landscaping management plan, and details on: boundary treatment design; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
7. Submission and approval of details of a Sustainable Urban Drainage System.

Pre-Occupation Conditions

8. Submission and approval of vehicle turntable details and management.
9. Submission and approval of details of Electric Vehicle Charging Points.
10. Submission and approval of details of a Waste Management Plan.

Compliance Conditions

11. Compliance with Arboricultural Assessment and Tree Protection Plan
12. Compliance with Fire Strategy
13. Provision and maintenance of off-street vehicle parking spaces.
14. Provision of accessible and adaptable dwellings.
15. Compliance with dwelling emissions rate and water efficiency standard.

16. Provision of ultra-low NOx boilers.

17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

2.4 That, if within three (3) months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £13,500 and other required S278 works have not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

INFORMATIVES

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

3.0 PROPOSAL AND LOCATION DETAILS



Figure 1 - CGI of front of proposal (from Brighton Road)

Proposal

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

- Demolition of the existing residential dwelling house.
- Erection of three/four storey building comprising nine units.
- The building would comprise 2 x 1B 2P units, 3 x 2B 4P units, 1 x 2B 4P (duplex) unit, 1 x 3B 5P unit and 2 x 3B 6P units.

- Provision of 3 off street parking spaces
- Communal and private amenity space, play space and hard and soft landscaping
- Provision of associated refuse and cycle storage.

3.2 From the Brighton Road elevation, the building will have a ridge height of between 11.9m – 13.2m and will be formed of three full stories with the top floor set within the pitched roof.

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

		Internal floor area (sqm)	
		Requirement	Proposed
Ground Floor	UNIT 1 (3B5P)	86	119
	UNIT 4 (2B4P) Duplex	79	109
First Floor	UNIT 2 (2B4P)	70	82
	UNIT 3 (1B2P)	50	52
Second Floor	UNIT 5 (2B4P)	70	75
	UNIT 6 (3B6P)	95	95
	UNIT 7 (1B2P)	50	55
Third Floor	UNIT 8 (2B4P)	70	80
	UNIT 9 (3B6P)	95	101

Figure 2 - Accommodation mix and floor area

3.4 The private amenity spaces above first floor are all set within recessed balconies, whilst the space serving Units 1 and 4 on the ground floor are in the form of private gardens which are separated from the rest of the communal amenity by hedging.

3.5 The communal amenity is proposed in the south east of the site, largely extending along the Brighton Road frontage of the building and wrapping around the southern point. This space has been identified on the landscaping plan as a joint communal amenity /playspace area of 157sqm.

3.6 Both the refuse and cycle stores have been contained within the footprint of the building. Due to the sloping nature of the site, the long stay cycle store is accessed from the ground floor Brighton Road entrance, while the refuse store

is accessed from the Smitham Downs Road entrance. Short stay visitor parking is located close to the Brighton Road entrance.

- 3.7 Over the application process, numerous trees have been removed from the site frontage. As they were not protected nor is the site within a Conservation Area, there is no objection to their removal. That said, in order to ensure an appropriate level of tree cover, revised soft landscaping plans have been received which detail the inclusion of twelve semi-mature trees.

Site and Surroundings



Figure 3 – Google maps view of site

- 3.8 The site is a triangular shaped corner plot, on the north eastern side of Brighton Road, to the north of the junction with Smitham Downs Road and The Drive. The site is occupied by a large inter war style detached dwelling formed in an L shape. The building predominantly addresses Brighton Road with its front elevation and its rear elevation facing onto Smitham Downs Road. There is a rear vehicular access into the site from Smitham Downs Road.
- 3.9 On the front Brighton Road elevation there is a low level wooden close board fence with an approximately 1.5m high hedge screening behind. To the rear, the site is enclosed by a 1.8m close board fence.
- 3.10 The surrounding area is predominantly residential in nature. Its adjacent properties are similar sized detached period properties however there have been a number of flatted developments built over the last few years. On the southern side of Brighton Road property types predominantly include other interwar style semi-detached houses finished in render with hipped roofs and decorative bay and gable features. Heading up Smitham Downs Road, the character changes

with elements of inter war style detached dwellings but there are also a number of smaller mid-century style detached dwellings, thus the architectural styling of the surroundings is varied to some degree.

- 3.11 The application site has a Public Transport Accessibility Level (PTAL) of 3 and does not lie within a Controlled Parking Zone.
- 3.12 Land levels within the site and wider area slope up to the north/north east.
- 3.13 The site is at high risk of surface water flooding and is in flood zone one.

Planning History

- 3.14 20/06679/PRE- Redevelopment of site to include demolition of existing property, erection of nine apartments over part 3 part 4 storeys comprising a mix of one, two and three bedroom apartments, provision of six onsite parking spaces. Advice given.
- 3.15 89/02418/P - Continued use of one room on ground floor as an office. Permission granted on 22/11/1989
- 3.16 88/03561/P - Alterations and use of premises as offices; erection of single storey side extension and formation of front/rear car park. Permission refused on 21/12/1988
- 3.17 83/02451/P - Use of room on ground floor as office. Permission granted on 03/04/1984
- 3.18 The following planning history for nearby properties is relevant:

1 Smitham Downs Road

- 3.19 19/04500/FUL - Demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping. Permission granted on 25/08/2020 and currently under construction

5 Smitham Downs Road

- 3.20 20/05370/FUL - Demolition of existing dwelling, the construction of a part 4 / part 5 storey residential building accommodating 20 flats, all together with vehicular accesses from Smitham Downs Road and The Vale, vehicle and cycle parking, refuse provision and associated hard and soft landscaping (amended description). Permission granted on 15/07/2021

1 Brighton Road

- 3.21 18/00841/FUL - Demolition of existing detached dwelling: erection of two/three storey building comprising 4 one bedroom and 5 two bedroom flats: formation of

vehicular access onto Stoats Nest Road and provision of associated 5 car parking spaces.. Permission granted on 14/09/2018.

195 and land R/O 197 Brighton Road

3.22 19/02508/FUL - Demolition of an existing bungalow and erection of two-storey house, and the erection of a four storey building to the rear to provide 8 flats(with accommodation in the roof space), including associated proposed amenity space, landscaping, parking, access road, cycle and refuse storage. Permission granted on 22/10/2019

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of developing the site to provide much needed homes and contributing to the Borough's housing targets is acceptable.
- The design and appearance of the development is acceptable and would evolve the local character whilst using land efficiently. Planning conditions are recommended to ensure that the development would use high quality materials, detailing and landscaping.
- On balance, the living standards for future occupiers would be acceptable, with acceptable light and outlook levels, private amenity space, communal amenity space and child play space.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon the local transport network is considered acceptable subject to conditions and planning obligations.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions and the inclusion of semi-mature species.
- Suitable sustainability measures have been included and the development would be zero carbon (partly achieved through planning obligations).
- The proposed flooding and sustainable drainage measures are acceptable subject to conditions.

5.0 CONSULTATIONS

5.1 Transport for London – Requested further information on the EV charging infrastructure, number of cycle parking provision and Construction Logistics Plan. [Officer note – these points are considered within the assessment but it is considered appropriate to address them by condition]

6.0 LOCAL REPRESENTATION

6.1 Thirty (30) neighbouring properties were notified of the application and invited to comment. A total of 20 representations were received, of which all were objections to the proposal. Chris Philp MP also objected to the proposal. The concerns raised in the objections received are summarised in Table 6.0, which also contains the Case Officer's response to the objections.

6.2 Revisions have been accepted over the course of the application, with a view to primarily addressing transport concerns. A re-consultation took place in December 2021 and five objections were received.

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment	Please refer to paragraph 8.8 of this report.
Loss of family dwelling	Please refer to paragraphs 8.7 of this report.
Houses not flats are required	Planning policies advocate the development of small sites and windfall developments such as this one, for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
Not an identified area of intensification	There is no requirement for proposals such as this to be located in an area of intensification. In order to meet the Borough's housing targets allow for new development across the Borough. Each application is assessed on its own merits.
Design	
Design is not in keeping	Please refer to paragraphs 8.10-8.25 of this report.
Harmful scale/massing/overbearing	Please refer to paragraphs 8.16-8.19 of this report.
Inadequate living space	Please refer to paragraphs 8.26-8.34 of this report.
Amenity	
Loss of light	Please refer to paragraphs 8.36-8.51 of this report.
Impact to mental health of neighbours	Please refer to paragraphs 8.36-8.51 of this report.
Concerns with privacy and safety of playspace	Please refer to paragraphs 8.34 of this report.
Highways & Parking	
Insufficient car parking	Please refer to paragraphs 8.49-8.61 of this report.

Negative impact on highway safety	Please refer to paragraphs 8.49-8.60 of this report.
Landscaping	
Impact of trees	Please refer to paragraphs 8.81-8.86 of this report.
Other matters	
Infrastructure can't accommodate development	Proposal will be CIL liable.
Inadequate refuse store	Please refer to paragraphs 8.77-8.79 of this report.
Increased flood risk	Please refer to paragraphs 8.92-8.94 of this report.
Impact on pollution (air, noise, water quality)	As a residential site located in a residential location, there is no evidence to suggest that the proposal would result in significant pollution.

6.3 An objection was received from Cllr Oni Oviri raising the following points:

- Overmassing
- Loss of privacy
- Traffic generation issues
- Impact on local infrastructure
- Biodiversity

6.4 An objection was received from Hartley and District Residents Association, raising the following points:

- Issues with the validation process and the previous pre-application responses
- Housing mix
- Impact on local infrastructure
- Impact on character
- Absence of Construction Logistics Plan
- Loss of privacy
- Impact on future occupiers
- Biodiversity
- Transport Statement Addendum is not detailed enough

6.5 An objection was received from the Purley and Woodcote Residents Association, raising the following points:

- Loss of family home
- Overdevelopment of site
- Inadequate amenity space
- Design is out of keeping
- Harm to amenity of neighbouring properties

- Inadequate car parking

6.6 The concerns of Cllr Oviri and the local Residents Associations are acknowledged and addressed in the assessment below.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

Town and Country Planning Act 1990 (As Amended)

National Planning Policy Framework (2021)

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

London Plan (2021)

Policy GG2	Making the Best Use of Land
Policy GG4	Delivering the Homes Londoners Need
Policy D1	London's Form, Character and Capacity for Growth
Policy D2	Infrastructure Requirements for Sustainable Densities
Policy D3	Optimising Site Capacity through the Design-Led Approach
Policy D4	Delivering Good Design
Policy D5	Inclusive Design
Policy D6	Housing Quality and Standards
Policy D8	Public Realm
Policy D11	Safety, Security and Resilience to Emergency
Policy D12	Fire Safety
Policy D14	Noise
Policy H1	Increasing Housing Supply
Policy H2	Small Sites
Policy G4	Open Space
Policy G5	Urban Greening
Policy G6	Biodiversity and Access to Nature
Policy G7	Trees and Woodlands
Policy SI1	Improving Air Quality
Policy SI2	Minimising Greenhouse Gas Emissions
Policy SI4	Managing Heat Risk
Policy SI7	Reducing Waste and Supporting the Circular Economy
Policy SI12	Flood Risk Management
Policy SI14	Sustainable Drainage
Policy T1	Strategic Approach to Transport

Policy T3	Transport Capacity, Connectivity and Safeguarding
Policy T4	Assessing and Mitigating Transport Impacts
Policy T5	Cycling
Policy T6	Car Parking
Policy T7	Deliveries, Servicing and Construction
Policy DF1	Delivery of the Plan and Planning Obligations

Croydon Local Plan (2018)

Policy DM1	Housing Choice for Sustainable Communities
Policy DM10	Design and Character
Policy DM13	Refuse and Recycling
Policy DM16	Promoting Healthy Communities
Policy DM25	Sustainable Drainage Systems and Reducing Flood Risk
Policy DM27	Protecting and Enhancing Our Biodiversity
Policy DM28	Trees
Policy DM29	Promoting Sustainable Travel and Reducing Congestion
Policy SP2	Homes
Policy SP4	Urban Design and Local Character
Policy SP6	Environment and Climate Change
Policy SP7	Green Grid
Policy SP8	Transport and Communication

Other Relevant Policies & Guidance

Optimising site capacity: A design-led approach Consultation draft (GLA – 2022)
 Suburban Design Guide SPD (LBC - 2019)
 Borough Character Appraisal (LBC - 2015)
 Housing SPG (GLA - 2015)
 Technical Housing Standards - Nationally Described Space Standard (2015)
 Waste and Recycling in Planning Policy Document (LBC, 2015, As Amended)
 Character and Context SPG (GLA – 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Housing Tenure, Mix and Site Optimisation
3. Design and Appearance
4. Housing Quality
5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees and Landscaping
8. Biodiversity and Sustainability
9. Flood Risk and Sustainable Drainage
10. Fire Safety
11. Other Matters

Principle of Development

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

Housing Tenure, Mix and Site Optimisation

- 8.5 Policies SP2.4 and SP2.5 of the Local Plan state that on sites of ten or more dwellings the Council will seek a minimum of 30% affordable housing. The proposed scheme seeks to provide nine units and as such, there is no affordable housing requirement.
- 8.6 Policy SP2.7 of the Local Plan sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and it is expected that all developments contribute towards this. Policy DM1.2 of the Local Plan states that redevelopment of residential dwellings are acceptable in situations where it does not result in the loss of three bedroom homes or homes as originally built at 130 m².
- 8.7 The floorplans for the existing property do not show a detailed layout, nor are there any plans for the planning history confirming the original size of the property. However, as part of the mix, the proposal seeks to provide 3 x 3 bedroom properties, which represents 33% of the proposed dwellings. Overall, this proposal would result in a net uplift in family housing on the site and would not conflict with this policy.
- 8.8 With respect to the optimisation of the site, Policy D3 of the London Plan (2021) sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Although only a

consultation draft and holding minimal weight, the London Plan guidance document 'Optimising site capacity: A design-led approach' (2022) suggests ways to optimise site capacity rather than maximising density. This is in part, done by carrying out a detailed site analysis which considers the site context, infrastructure opportunities and constraints, surrounding built form and building height as well as placemaking. The Design and Access Statement submitted with the application includes a full analysis of the surrounding area and details how the design and siting of the building is a response to local character.

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

Design and Appearance

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

Layout

- 8.11 The proposed layout of the development includes the provision of a part three, four storey building. Due to the slope of the plot, the building will appear as having three stories from the north western direction. The primary pedestrian access will be from the Brighton Road side, with a secondary pedestrian and vehicular access on the Smitham Downs Road side. The vehicular access will lead to three parking spaces, with the inclusion of a turntable to allow vehicles using these spaces to enter and leave the site in forward drive.
- 8.12 A communal garden and child play area is located to the south and south east of the site. With the exception of visitor cycle parking, all other cycle parking and refuse storage is located within the footprint of the building at lower ground and ground floor.
- 8.13 The land levels mean that it is necessary for the building to contain two internal lifts; one lift will allow access from the primary pedestrian access up through the main core of the building and one from the second pedestrian access to allow access down to the ground floor. Both the vehicular access and parking area and the communal amenity and playspace are level meaning that the site is accessible for all.
- 8.14 The dwellings to the north east have a relatively uniform front building line with the existing dwelling on the site sitting slightly further forward than its neighbours

and appearing as a relatively modest building within a large plot. This has allowed the current layout to be developed, with the angled frontage addressing both Brighton Road and Smitham Downs Road and ensuring the best use of the corner site.

8.15 The Local Plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. As mentioned, child play space is proposed in the southern part of the site. With a combined communal amenity/playspace of 157 sqm this would allow for compliance with the 19.2 sqm requirement detailed in Table 6.2 of the Local Plan.



Figure 4 - Proposed site plan

Scale, Height and Massing

8.16 Policy DM10.1b of the Local Plan requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of three storeys for developments facing onto streets.

8.17 The surrounding area contains a mix of two storey dwelling houses and three/four storey apartment blocks. The height of the proposed is an increase on the existing dwellinghouse however that does not mean that it is inappropriate development, given the existence of apartment blocks of a similar height in the locality of the application site. The proposal has been designed with varying eaves and ridge heights to respond to the variations in the surroundings.

8.18 The proposed ridge line still sits below that on the adjacent development under construction at 1 Smitham Downs Road (see Figure 5), with the eaves closest to 218 Brighton Road matching those on the neighbouring property. Considering the varying heights in the vicinity, the proposed is still respectful of the surroundings.



Figure 5 - Proposed Brighton Road street scene

8.19 The apex of the proposed building is in the southern corner of the plot, where the building footprint angles out. This creates an architectural feature which addresses the junction and allows the frontage to be viewed from all directions. The design also gives the impression that the width of the building is divided into two smaller sections, mimicking the other larger semi-detached pairs which appear as a single building.



Figure 5 - View from Brighton Road/Smitham Downs Road junction

Appearance and Materials

8.20 The GLA Character and Context SPG highlights the importance of carrying out a character study in order to inform the appearance of any proposed

development and as already stated, the Applicant has undertaken a detailed analysis of the local area. The proposal seeks to reference aspects of the surrounding character, such as the material choice and proportions of the fenestration, whilst at the same time introducing aspects of contemporary detailing.

- 8.21 The contextual analysis identifies the gabled roof forms and often low level eaves which are found on properties in the vicinity. This is reflected in the proposed chamfered elevations and asymmetrical pitched roofs with the aim of making the most of the corner plot and adding appropriate visual interest to all elevations.
- 8.22 With regards to the proposed materials, the Design and Access Statement references a cream brick on the principal facades, which is in response to the cream and white render found in the local context of Brighton Road and Smitham Downs Road. A secondary vertical brick tone is introduced at ground floor to create vertical definition and echo the brick bands which are found in the vicinity. The top floor is set within the roof with openings located on the front facing gables and subtle cut out sections in the roof. The clear distinction between the brick and the clay hung tiled roof breaks up the facade defining the gabled building forms.
- 8.23 The roof is proposed to be covered in terracotta hung tiles, which have the benefit of being the primary roof material for the local area while also complimenting the proposed cream brick.
- 8.24 The fenestration comprises large format windows with deep reveals to give depth to the facade. The proposed metalwork for the windows and balconies is acceptable, further details of which can be secured by condition.

Conclusion

- 8.25 The proposal seeks to make use of an underdeveloped plot in a prominent location. The varying eaves heights of the building are appropriate to the surrounding properties, with the folded roof reaching its apex in the southern most part of the site, closest to the junction. The proposed materials reflect those commonly found within the local area.

Housing Quality

- 8.26 London Plan Policy D6 requires housing developments to be of a high quality design and contains space standards for new dwellings. The provision of dual aspect dwellings should be maximised and a single aspect dwelling should only be provided where a more appropriate design solution to meet the requirements of Part B in Policy D3 (optimising site capacity through the design led approach). The design should provide sufficient daylight and sunlight and ensure the usability of outdoor space is maximised.

8.27 Third party comments were received regarding the quality of the accommodation however as detailed in figure 2 and figure 9, all units would meet or exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the Local Plan and include the necessary storage.

8.28 All units are dual aspect aside from Unit 3 which is single aspect. The submitted Daylight and Sunlight Assessment (updated in addendum letter dated 30/06/2022) found that one bedroom on the first floor did not pass the Average Daylight Factor (ADF) test, which measures the overall amount of daylight in a space and takes into account the amount of visible sky, net glazed area of windows/doors, diffuse visible light transmittance of the glazing, maintenance factor for the effects of dirt, total area of the room surfaces and their average reflectance. This room is set behind a recessed balcony; due to the minor nature of the infringement and the fact that bedrooms require less natural light, this is acceptable.

8.29 Three bedrooms fall below the No Sky Line (NSL) guidelines which considers the point at which the sky cannot be seen from the room however the BRE guidance also requires the depth of the room to be taken into account. When this is included, all rooms pass the test.

8.30 All relevant rooms also satisfy the Annual Probable Sunlight Hours (APSH) requirement which looks at the long-term average of the total number of hours during a year in which direct sunlight is expected to shine on the unobstructed ground.

8.31 The infringement to the ADF test is minor and when considered with the other results, the proposal complies with BRE standards and would provide an appropriate level of accommodation for future occupiers.

		Private amenity space (sqm)		Built in storage (sqm)	
		Requirement	Requirement	Proposed	Proposed
Ground Floor	UNIT 1 (3B5P)	8	2.5	3.2	15.5
	UNIT 4 (2B4P) Duplex	7	2	5.4	30.4
First Floor	UNIT 2 (2B4P)	7	2	2.6	8.4
	UNIT 3 (1B2P)	5	1.5	1.6	5.3
	UNIT 5 (2B4P)	7	2	2.5	12.3

Second Floor	UNIT 6 (3B6P)	9	2.5	3.5	9
	UNIT 7 (1B2P)	5	1.5	2.5	7.1
Third Floor	UNIT 8 (2B4P)	7	2	2.5	9
	UNIT 9 (3B6P)	9	2.5	3.5	12

Figure 9: Proposed private amenity space

8.32 Table 3.2 of Policy D6 details the qualitative design aspects to be addressed in housing developments which includes layout orientation and form (discussed in para 8.10-8.17 above) and the requirements of communal outside amenity space. These include sufficient space for the number of residents, for it to be easily assessable, positioned to allow overlooking, and be designed to support “an appropriate balance of informal social activity and play opportunities for various age groups”.

8.33 Much of this is echoed in Local Plan Policy DM10.45 which requires proposals for new flatted development to incorporate high quality communal amenity space. The plans and the submitted Landscaping and Playspace Strategy provides information as to the level of landscaping and location of the playspace.

8.34 Although located in the south of the site and close to the Brighton Road, the proposed landscaping is considered to be acceptable to screen and provide a level of security. Further details would be secured by condition (see also Trees and Landscaping section of the assessment).

8.35 London Plan Policy D7 requires new dwellings to be building regulation M4(2) compliant for use by persons with disabilities, with 10% meeting M4(3). The inclusion of the lift means that all units meet M4(2) requirements. The plans show Unit 1 on the ground floor as being M4(3) compliant, of which level access would be via the pedestrian entrances on Brighton Road, or on Smitham Downs Road. This is acceptable. While Policy D7 requires the provision of accessible units, there is no policy requirement for such units to have accessible parking. In this instance, an accessible parking space has not been provided and on balance, this is considered acceptable.

Impact on Surrounding Neighbours

8.36 The London Plan (2021) Policy D6 states that “development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”

8.37 Policy DM10.6 of the Croydon Local Plan (2018) states the Local Planning Authority would not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings. Policy DM10 of the Croydon Local Plan (2018) states that proposals should protect the amenity of occupiers of neighbouring properties.

8.38 Third party comments were received stating that the proposal would have a detrimental impact on the mental wellbeing of the neighbours. This in itself is not a planning consideration however it is relevant if the building by virtue of its impact on neighbouring amenity is harming the neighbours wellbeing. The assessment of the impact on neighbouring properties is as follows -

218 Brighton Road

8.39 In order to ensure that development does not harm the amenity of neighbouring properties through loss of light or overshadowing, BRE guidance states that that the depth of projections should be no greater than 45 degrees as measured from the middle window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both side. The elevation and floor plan shown in Figure 10 below, shows compliance in this respect.



Figure 10- 45 degree test on 218 Brighton Road

- 8.40 One window is proposed to this northern flank which serves the living space to Unit 4. As a ground floor window, the level of overlooking or harm to privacy is considered to be acceptable and there is no requirement to obscure glaze this window.
- 8.41 The Daylight and Sunlight Assessment also considered the impact of the development on the daylight to neighbouring properties. It found that the only window that failed to meet the VSC test is the first-floor corner window in 218 Brighton Road that directly faces the development site. It should be noted that this is not the only window serving the room and the room average comfortably complies with the other BRE recommendations.
- 8.42 With regards to the impact on the garden and amenity space, the results indicate that 87% of the rear garden will receive at least 2 hours of direct sunlight on 21 March and therefore the scheme will fully comply with the BRE guidelines.
- 8.43 As such, the results indicate that the proposed scheme will only have a negligible effect on 218 Brighton Road and would meet the BRE guidelines in this regard.

211-213 Brighton Road

- 8.44 These properties lie on the south eastern side of Brighton Road, with their principle elevation facing the site. Due to the topography they also sit lower than the existing dwelling.
- 8.45 The proposed building will clearly be visible from front of these properties however due to the presence of the highway, the facing elevations of these properties are approximately 35-40 meters away. As the site is already in residential use, windows exist which are afforded views of these properties. The proposed development will introduce a larger quantum of openings, but due to the distances involved and the presence of a busy highway, the proposal complies with the guidance contained within the supporting text to Local Plan Policy DM10 and would not result in a harmful loss of privacy.

1 Smitham Downs Road

- 8.46 As detailed within the planning history, this site is currently under construction implementing permission 19/04500/FUL.
- 8.47 As part of the Daylight and Sunlight Assessment, VSC and NSL assessments were carried out to consider the impact of the development on the property. No rooms would be impacted and all of which continued to meet BRE guidelines. There is no objection in this regard.

1A and 3 Smitham Downs Road

- 8.48 These neighbouring properties are situated to the north west of the site, approximately 26-29 meters away and also on the opposite side of Smitham Downs Road.
- 8.49 The proposed will be visible from the fronts of these properties however the angles involved, when considered with the distances and the presence of the highway means that overlooking or harm to privacy will not be harmful.
- 8.50 Third party comments were also received regarding the noise and disturbance which would result from the intensification of the site. The site has an existing lawful residential use and is situated within a residential area. The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site.

Conclusion

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

Highways, Parking and Refuse

- 8.52 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
- 8.53 The site spans across an area with a PTAL of 3 indicating that it has moderate access to public transport. Coulsdon town centre is approximately 800m walk away, with Purley down centre a 1km walk away. Both Coulsdon and Purley town centres are categorised as 'District' centres in the London Plan (2021).
- 8.54 Brighton Road at this part is a red route which means that no stopping can take place between 7am and 7pm. On Smitham Downs Road, there is restricted parking between 8am and 9:30 am and 4:30-6:30 on single yellow lines. The site currently has one existing crossover on Smitham Downs Road.
- 8.55 Extensive negotiations have taken place over the course of the application, as the original proposal included a new vehicular access onto Brighton Road and the provision of six off-street parking spaces. As the highway authority, TfL objected to the new access and also advised that in such a connected location as this (noting the sites proximity to a bus stop, which provides access to four

different services, Reedham Rail Station and Coulsdon Town Centre), car free development should be the starting point, as per the London Plan.

- 8.56 The Council disputes the acceptability of a car free development in this location however agreed that a reduction in spaces could be acceptable. As a result, revised plans were subsequently drawn up to show a relocated vehicular access on Smitham Downs Road and a reduction in parking space provision.
- 8.57 A Transport Statement (Kronen dated April 2021) has been submitted in support of the application which suggests that there are no transport planning or highway concerns which should prevent planning permission from being granted. An addendum to the Transport Statement (Kronen dated December 2021) was also submitted, justifying the new approach and confirming that the new arrangement would not have a detrimental impact on the highway.

Access and car parking

- 8.58 Pedestrians would be able to access the building from Brighton Road and Smitham Downs Road. With the provision of the lift, both accesses allow step free access to and within the building.
- 8.59 The London Plan and Policy DM30 of the Croydon Local Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels. It is important to note that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.60 Table 10.3 of the London Plan gives a maximum of 0.75 spaces per 1-2 bed unit and 1 space per 3+ bed unit in outer London areas with a PTAL of 2-3. Based on the proposed mix, this would equate to eight spaces. Three are being proposed which considering the location and the desire to reduce car usage, is acceptable. Furthermore, a Parking Stress survey has been carried out and is submitted within the Transport Statement. The survey was carried out in accordance with the recommended Lambeth Methodology and concluded a parking stress of 23% which is considered to be low and capable of overspill.
- 8.61 It is noteworthy that the survey was carried out in March 2021, after the relaxation of the first Coronavirus restrictions. A survey was also carried out in 2019 as part of the 1 Smitham Downs Road application (19/04500/FUL) which concluded the same parking stress, showing that Coronavirus did not have a significant impact on parking in the area.

- 8.62 Due to the existing parking restrictions on Smitham Downs Road, new residents of the development would be required to apply for a Council parking permit to park near the site. Given the low parking stress referenced above, this is acceptable.
- 8.63 Vehicles would enter the site from Smitham Downs Road in a forward gear and would utilise a turntable to exit the site in forward gear. Maintenance of this would be secured by condition. The new access on Smitham Downs Road adheres to the necessary visibility splays and pedestrian sightlines which would ensure safe access onto and out of the site.
- 8.64 The Transport Statement provides further information as to the proposed trip generation for the development but indicates that the proposed residential development would generate a relatively small increase in overall trips to and from the site, with an increase of thirteen vehicular trips daily. An increase of this nature, could be accommodated within the local highway network without any resultant material impact.
- 8.65 A Construction Logistics Plan would also be required which can be subject of a condition.
- 8.66 Conditions are also required regarding the submission of a highways condition survey of the surrounding footways, carriageway and street furniture prior to the start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern.
- 8.67 In compliance with the London Plan, Electric Vehicle Charging Points (EVCP) can be secured by way of a condition.
- 8.68 A S278 agreement will also be required as part of a legal agreement to relocate the lamp post in order to form the new vehicular access, the cost of which will be paid for by the Applicant.

Sustainable transport contributions

- 8.69 Local Plan Policy SP8.12 outlines that the Council and its partners will enable the delivery of electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation over the plan period.
- 8.70 Local Policy SP8.13 continues on to state that new development will be required to contribute to the provision of electric vehicle charging infrastructure, car clubs and car sharing schemes.
- 8.71 A Section 106 Agreement is required alongside this application to secure £1,500/unit towards improvements to sustainable transport including, but not limited to, on street car clubs with EVCP's as well as EVCP's in general, as per

policies in the Local Plan. Membership of the car club would also be required for each residential unit for a period of 3 years; this would also be secured via S106 agreement.

8.72 The contribution would also go towards the introduction of double yellow lines on Smitham Downs Road, on both sides of the road from the junction to keep the area clear from parked cars. In order to facilitate the servicing of the development, a loading bay would be required on Smitham Downs Road. This would be secured as part of the legal agreement.

8.73 The Applicant has also agreed to a number of sustainable travel measures to reduce the reliance on car use, to include a Travel Plan; pre-paid Oyster travel account to all first residents and free e-bikes to all first residents. These could be secured as part of the legal agreement.

Cycle provision

8.74 In order to encourage the use of cycling as a primary mode of transport, the redevelopment is required to provide two short-stay cycle parking spaces and sixteen covered and secure long-stay cycle storage spaces as per Table 10.2 of the London Plan (2021).

8.75 The cycle store is at ground floor, in the form of two tier bike stands for twelve cycles and two Sheffield stands. An additional Sheffield stand provides for two larger/adapted bicycles within the store. These total eighteen spaces which exceed the requirements. Further details of the cycle store (to include electrical sockets within the store) can be secured by condition.

8.76 Two short stay visitor cycle spaces are proposed close to the pedestrian entrance on Brighton Road. This is acceptable.

Refuse

8.77 Policy D6 of the London Plan (2021) requires new housing to provide adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste, as well as, residual waste. It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that requires a flattened development of the proposal's size and arrangement to provide enough bins and bin storage space within the curtilage of the property to handle the approximate 140.0l of food waste, 1100l of recycling waste and 1100l of landfill waste that would be generated by the proposed dwellings on a weekly basis.

8.78 Refuse storage is shown on the first floor, which leads directly onto Smitham Downs Road, from where the site would be serviced from. It would be within 20 meters of the rear of any refuse vehicle and is adequately sized to meet the

required bins. A specific 10sqm bulky goods area has been shown adjacent to this store on the north west elevation.

- 8.79 This recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures, to include details of the door and access path to the refuse area to be the required 2 meters wide.

Conclusion

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

Trees and Landscaping

- 8.81 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.
- 8.82 An Arboricultural Report (Usherwood Arboriculture dated May 2021) was submitted in support of the application, which proposed the removal of one Category B and one Category C tree (T4 and T5 respectively). Over the course of the application three trees (T4, T8 and T9) have been removed from the site which the Applicant stated was due to poor health. Further to this and as a result of the changes to the access arrangements, a revised Arboricultural Report (Usherwood Arboriculture dated November 2021) has been submitted.
- 8.83 The Report confirms that an additional seven Category C trees are proposed to be removed (T1, T2, T3, T5, T6, T7 and T10). This means that a total of ten trees would be removed as a result of this development.
- 8.84 The Report proposes protective fencing around T11 along the eastern boundary with the neighbouring property and T12 which is an off-site Category U tree which is subject to a TPO.
- 8.85 The trees which have been and are proposed to be removed are not protected and as such, there is no objection in this regard. However, London Plan Policy G7 requires adequate replacement for trees which are to be removed as part of planning permission and as such, the Applicant has agreed to include 12 significant impact (semi-mature) trees (shown on the Soft Landscape Plan Dwg

LC-2856-01) to mitigate the loss. The species proposed are acceptable and subject to details being conditioned, the Council is satisfied in this regard.

8.86 The Soft Landscaping Plan also details the other proposed planting in terms of species and sizes. These details are acceptable and will ensure that the outdoor space is of the requisite high quality.

Biodiversity and Sustainability

8.87 Local Plan Policy DM27 outlines that development proposals should enhance biodiversity across the borough and improve access to nature. This should have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional biodiversity action plan, or when the council is presented with evidence that a protected species would be affected.

8.88 The site is already in residential use and is located along a busy 'A' road in a suburban area. Based on the standing advice given by Natural England, the site is considered to have low potential for protected species.

8.89 The application site is not near an area of special scientific interest or a site of nature conservation value. The site is a residential property in an adequate state of repair and as such, it is not considered likely to support protected species' habitats. An informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

8.90 The increase in native tree species will have ecological benefits however a condition will require a details of a full Ecological Enhancement Plan to be submitted.

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

Flood Risk and Sustainable Drainage

8.92 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the

design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

8.93 A Flood Risk Assessment and Conceptual Drainage Strategy (Bright Plan Civils dated April 2021) has been submitted in support of the application. The document recognises the surface water flooding which has previously occurred along Brighton Road which is identified as a Critical Drainage Area. As the proposed development will increase the hardstanding area of the site, SuDS have been proposed, in accordance with the SuDS hierarchy.

8.94 Such measures include the installation of a 174 sqm green roof and permeable paving capturing and attenuating runoff from the site, with a controlled discharge of 2.0l/s to the surface water sewer. This is considered acceptable and would be subject to condition.

Fire Safety

8.95 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety and states that development proposals must identify unobstructed outside spaces for fire appliances to be positioned, incorporate features to reduce risk to life, are constructed appropriately to minimum fire spread, provide means of escape, develop and evacuation strategy, and provide suitable access and equipment for firefighting.

8.96 A Fire Statement (CWB Fire Safety dated November 2021) has been submitted in support of the application. It confirms that the building will comply with The Building Regulations Approved Document B Volume 1: Dwellings, as having a range of passive fire safety measures including internal fire spread linings, structural elements with 60 minutes fire resistance and fire doors. Active fire safety measures include smoke detectors, emergency escape lighting, secondary power supplies for the evacuation lift and a detailed evacuation strategy.

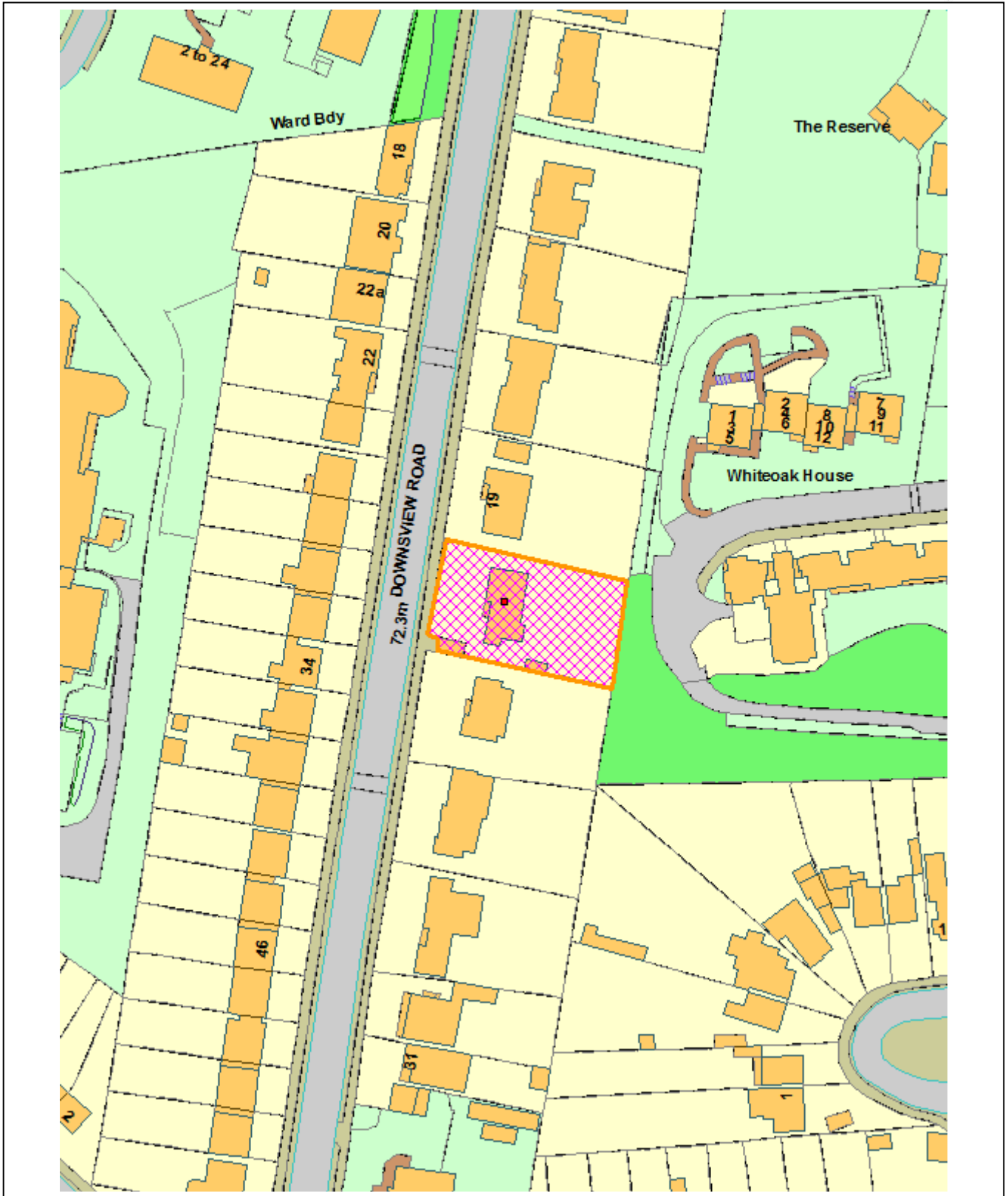
8.97 The details provided are sufficient to demonstrate that the development can achieve the highest standards of fire safety and the proposal complies with Policy D12 of the London Plan (2021).

Other Matters

8.98 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

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



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1.0 APPLICATION DETAILS

Ref: 21/05015/FUL
Location: 21 Downsview Road | Upper Norwood | SE19 3XD
Ward: Crystal Palace and Upper Norwood
Description: Demolition of existing dwelling house and construction of new replacement building comprising lower ground floor, ground floor, first floor, and second floor, and comprising 9 residential flats with associated vehicle access and off-street parking, cycle storage, refuse storage, and landscaping.
Drawings: 2281(10)100 Rev A; 2281(10)101 Rev B; 2281(11)101 Rev D; 2281(20)100 Rev A; 2281(20)101 Rev A; 2281(20)102 Rev A; 2281(21)100 Rev E; 2281(21)101 Rev B; 2281(21)102 Rev B; 2281(21)103 Rev C; 2281(21)104 Rev B; 2281(30)100 Rev A; 2281(30)101 Rev A; 2281(30)102 Rev B; 2281(31)100 Rev B; 2281(31)101 Rev B; 2281(31)102 Rev B; 2281(31)103 Rev B; 2281(31)104 Rev B; 2281(40)100 Rev B; 2281(40)101 Rev A; 2281(41)100 Rev D; 21-192-005 Rev A; 21.094-BOSK-XX-ZZ-DR-L-1000 P03
Statements: Arboricultural Impact Assessment and Method Statement (September 2021), Basement Impact Assessment (October 2021), Construction Logistics Plan v1.2, Daylight and Sunlight Assessment (September 2021), Design and Access Statement (September 2021), Landscape Strategy (September 2021), Planning Statement (September 2021), Preliminary Ecological Appraisal (September 2021), Surface Water Drainage Assessment (September 2021), Transport Assessment (September 2021)
Agent: Chris Scarr, MortonScarr Architects
Case Officer: Natalie Rowland

	Type of Units				Totals
	One Bedroom	Two Bedroom	Three Bedroom	Five Bedroom	
Existing	0	0	0	1	1
Proposed	4	2	3	0	9

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
Nine (9) including two accessible	Eighteen (18) including accessible and visitor

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

- Objections above the threshold in the Committee Consideration Criteria;

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:
- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
 - S278 agreement for highway works
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

CONDITIONS

Standard

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

Pre-Commencement of Development Conditions

3. Submission and approval of a Construction Management Plan and Construction Logistics Plan.
4. Submission and approval of details of the materials specifications including facing materials, joinery and openings.
5. Submission and approval of cycle and refuse storage details.
6. Submission and approval of details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, landscaping management plan, and details on: boundary treatment design; external walkway screening; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
7. Submission and approval of details of a Sustainable Urban Drainage System.

Pre-Occupation Conditions

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

Compliance Conditions

11. Compliance with Arboricultural Assessment and Tree Protection Plan
12. Obscure glazing to first and second floor flank windows as shown on proposed south and north elevation plans
13. Compliance with Fire Strategy
14. Provision and maintenance of off-street vehicle parking spaces.
15. Provision of accessible and adaptable dwellings.
16. Compliance with dwelling emissions rate and water efficiency standard.
17. Provision of ultra-low NOx boilers.

18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

2.4 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £13,500 and other required S278 works has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

INFORMATIVES

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

3.0 PROPOSAL AND LOCATION DETAILS



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

Proposal

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

- Demolition of the existing residential dwelling house.
- Erection of 3/4 storey building comprising nine units.

- The building would comprise 4 x 1B 2P units, 2 x 2B 4P units and 3 x 3B 4P units.
- Provision of 9 off street parking spaces including two accessible bays
- Communal and private amenity space, play space and hard and soft landscaping
- Provision of associated refuse and cycle storage.

3.2 From Downsvie Road the proposed building would measure approximately 12.5 meters in height. In response to the gabled roofs found along the street, the building would comprise a front facing front catslide gable, with a secondary set back element. The two front facing dormers are also a common element found particularly along the eastern side of Downsvie Road. A flat roofed addition is proposed to the rear which sits well below the ridge line and would not be visible from the streetscene. The finishing materials would comprise a base formed of brown and white textured brick, a red multi brick on the ground floor level of the front gable with white textured brick elsewhere. The crown hipped roof would be covered in clay tiles with scattered colours.

3.3 Two pedestrian accesses are proposed to the building; steps to the front of the building and an internal set of steps and a lift, which are accessible from the lower ground parking area. Over the course of the application revisions were made to enable those wanting to use the lower ground lift or the stairs, access without having to enter the secure parking area. This is in the form of a separate 'corridor' which leads behind the hit and miss brickwork, visible on the front elevation.

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

		Internal floor area (sqm)	
		Requirement	Proposed
Ground Floor	UNIT 1 (3B5P)	86	100.5
	UNIT 2 (1B2P)	50	56.1
	UNIT 3 (3B5P)	86	109.9
First Floor	UNIT 4 (2B4P)	70	93
	UNIT 5 (1B2P)	50	50.1
	UNIT 6 (3B5P)	86	86
Second Floor	UNIT 7 (1B2P)	50	58.3
	UNIT 8 (1B2P)	50	50
	UNIT 9 (2B4P)	70	70

Figure 2 - Accommodation mix and floor area

- 3.5 The private amenity spaces above first floor are all set within recessed terraces that look out over the tiered planters and rear garden whilst the ground floor amenity spaces to Units 1, 2 and 3 comprise private access to part of the terrace to the rear. The topography is such that these private terraces are set one storey above the entrance forecourt on the sites frontage.
- 3.6 The communal amenity is set to the rear of the site, at the top of the terraced area. This is accessed by a level walkway which leads out from the first floor. A section of this space has been identified as the location for the children's play space, which at 50 sqm exceeds the 17.4 sqm requirement as detailed in the Local Plan.
- 3.7 The proposed bin store is located within the undercroft within close reach of the highway. Long stay cycle storage is also provided in this location with access to the main entrance. Short stay storage is located outside the undercroft.
- 3.8 According to the Arboricultural Report, Canopy Consultancy (September 2021), the proposal would involve the removal of two groups of trees (G1, G2) located to the rear and along the northern boundary respectively, and part of a hedge (H1) along the southern boundary. These trees are not protected. The Report states that there would be a slight incursion into the RPA of T2 due to the retaining wall however over the course of the application, amended plans have been received to ensure that this is not the case.
- 3.9 In mitigation of the loss, 15 trees are being planted around the site.

Site and Surroundings

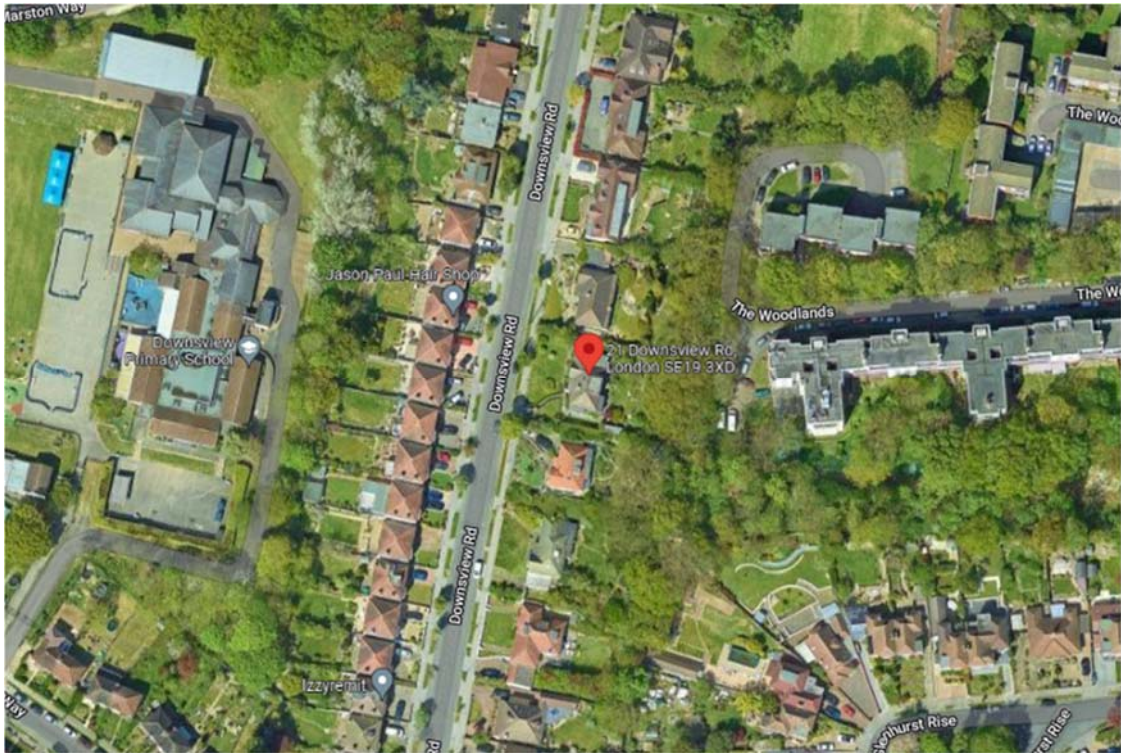


Figure 3 – Google maps view of site

- 3.10 The site is on the eastern side of Downsview Road, approximately 250 meters south from the junction with Beulah Hill. The site is currently occupied by a single storey detached dwelling with front and rear gardens. A single garage lies to the front of the property, inset into the slope and with a dropped kerb providing access from the highway.
- 3.11 The immediate area is primarily residential, with two storey dwellings on similar form and design on the western side of Downsview and single storey dwellings on the east. A number of larger three storey flatted developments lie further to the east (along Woodlands Road). The site immediately to the north (19 Downsview) is currently under construction (see planning history below).
- 3.12 One street tree exists to the front of the site, with a second, immediately to the south west. A lamppost is also situated in the verge to the front.
- 3.13 A number of large established Oak trees lie to the rear of the plot. They are not covered by a TPO however they are to be protected and retained as part of the development.
- 3.14 Land levels within the wider area slope up to the north/north east and on-site rise from west to east. Whilst the site itself is not located within an area at risk of surface water flooding, it is at risk from ground water flooding.
- 3.15 The site does not lie within a Controlled Parking Zone.

Planning History

- 3.16 20/03708/PRE- Proposed demolition of a 5 bedroom detached bungalow. Erection of a new building with 9 flats, 2x one bedroom, 3x two bedroom flats and 4x three bedroom flats with associated landscaping, parking, cycle storage and refuse areas. Advice given.
- 3.17 19/06082/FUL - Demolition of existing dwellinghouse. Excavation of part of site, Erection of two storey (replacement) building with roofspaces and basement/lower ground accommodation comprising 8 flats with associated landscaping, cycle/vehicle parking and waste stores. Application withdrawn
- 3.18 10/03359/P - Subdivision of existing building to provide 2 four bedroom chalet bungalows; erection of single storey side and rear extensions and dormer extensions in front and rear roof slopes and installation of rooflights; formation of vehicular access and erection of garage. Approved on 21/04/2011 but not implemented.
- 3.19 93/02360/P - Alterations to roof. Approved on 15/12/1993
- 3.20 1986 – Single storey side extension
- 3.21 The following planning history for nearby properties is relevant:

1 Downsview Road

- 3.22 22/00438/FUL - Demolition of the existing house and erection of a three storey building containing five flats, with associated parking and landscaping. Not yet determined
- 3.23 19/00411/FUL -Demolition of four bedroom house and creation of one 3bedroom flat, three 2bedroom flats and one 1bedroom flat. With associated parking and landscaping. Approved on 31/05/2019

19 Downsview Road

- 3.24 20/01303/FUL - Demolition of existing dwelling and garage, erection of two storey building (with lower ground and roofspace accommodation) comprising 9 flats with associated parking, amenity space and waste and cycle stores. Approved on 16/07/2020 and currently under construction

27 Downsview Road

- 3.25 22/00195/FUL - Demolition of the existing detached house and replacement with a three storey building containing 8 apartments, with 6 car parking spaces and associated landscaping. Appeal against non-determination lodged.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.

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

5.0 CONSULTATIONS

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

6.0 LOCAL REPRESENTATION

- 6.1 Seven (7) neighbouring properties were notified of the application and invited to comment. A total of 162 representations were received, of which 140 were objections to the proposal. 22 comments were in favour. Steve Reed MP also objected to the proposal. The concerns raised in the objections received are summarised in Table 6.0, which also contains the Case Officer's response to the objections.
- 6.2 Revisions have been accepted over the course of the application, with a view to addressing transport and tree concerns. None of these revisions were substantial enough to warrant a new consultation period.

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment	Please refer to paragraphs 8.9-8.11 of this report.
Loss of original bungalow	Dwelling is not protected in anyway by virtue of a statutory or local listing and can be demolished.
Houses not flats are required	Planning policies advocate the development of small sites and windfall

	developments such as this, for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
Design	
Not in keeping	Please refer to paragraphs 8.21-8.31 of this report.
Harmful scale/massing/overbearing	Please refer to paragraphs 8.16-8.20 of this report.
Too much built form	Please refer to paragraphs 8.16-8.20 of this report.
Amenity	
Harm to neighbouring residents mental health	Please refer to paragraphs 8.41-8.58 of this report.
Accommodation will harm future residents mental health	Please refer to paragraphs 8.32-8.38 of this report.
Loss of light	Please refer to paragraphs 8.41-8.58 of this report.
Overlooking to houses on opposite side of road	Please refer to paragraphs 8.53-8.55 of this report.
Inadequate amenity space for future residents and over shadowed	Please refer to paragraphs 8.32-8.38 of this report.
Highways & Parking	
Insufficient car parking	Please refer to paragraphs 8.64-8.66 of this report.
Negative impact on highway safety	Please refer to paragraphs 8.69-8.70 of this report.
Construction impacts (including noise)	Construction impacts are temporary however can be controlled by condition. A Construction Logistics Plan condition can be included to assist in managing and mitigate any impact.
Landscaping	
Loss of trees	Please refer to paragraphs 8.87 of this report.
Other matters	
Infrastructure can't accommodate development	Proposal will be CIL liable.

Legal covenant	Covenants are legal not planning issues.
Impact on ecology/biodiversity	Please refer to paragraphs 8.88-8.91 of this report.
Increased flood risk from impermeable surfaces	Please refer to paragraphs 8.93-8.94 of this report.
Impact on air quality	As a residential site located in a residential location, there is no evidence to suggest that the proposal would result in significant pollution.
Construction works destabilise ground	Surveys will be required as part of the Construction Logistics Plan.
SUMMARY OF SUPPORT	RESPONSE
Necessary to replace energy inefficient bungalows	Noted
Local need for new build flats	Noted
Solves existing subsidence issues	Noted
Appropriate design	Noted

6.3 An objection was received from The Norwood Society, raising the following points:

- Overdevelopment by virtue of height, scale and massing
- Out of keeping
- Poor quality private amenity space
- Harm to privacy of flat 1
- Harm to 23 Downsvie
- Overlooking
- Noise

6.4 An objection was received from the Waddington Way Residents Association, raising the following points:

- Design is out of keeping
- Increased risk of flooding
- Stress on amenities and services
- Increased traffic

6.5 Details of an online petition were received (signed by 1847 individuals), which relates to a wider objection to the redevelopment of bungalows on Downsvie Road rather than specifically to this application.

6.6 The concerns of the local Residents Associations are acknowledged and addressed in the assessment below.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

Town and Country Planning Act 1990 (As Amended)

National Planning Policy Framework (2021)

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

London Plan (2021)

Policy GG2	Making the Best Use of Land
Policy GG4	Delivering the Homes Londoners Need
Policy D1	London's Form, Character and Capacity for Growth
Policy D2	Infrastructure Requirements for Sustainable Densities
Policy D3	Optimising Site Capacity through the Design-Led Approach
Policy D4	Delivering Good Design
Policy D5	Inclusive Design
Policy D6	Housing Quality and Standards
Policy D8	Public Realm
Policy D11	Safety, Security and Resilience to Emergency
Policy D12	Fire Safety
Policy D14	Noise
Policy H1	Increasing Housing Supply
Policy H2	Small Sites
Policy G4	Open Space
Policy G5	Urban Greening
Policy G6	Biodiversity and Access to Nature
Policy G7	Trees and Woodlands
Policy SI1	Improving Air Quality
Policy SI2	Minimising Greenhouse Gas Emissions
Policy SI4	Managing Heat Risk
Policy SI7	Reducing Waste and Supporting the Circular Economy
Policy SI12	Flood Risk Management
Policy SI14	Sustainable Drainage
Policy T1	Strategic Approach to Transport
Policy T3	Transport Capacity, Connectivity and Safeguarding
Policy T4	Assessing and Mitigating Transport Impacts
Policy T5	Cycling
Policy T6	Car Parking
Policy T7	Deliveries, Servicing and Construction

Policy DF1 Delivery of the Plan and Planning Obligations

Croydon Local Plan (2018)

Policy DM1	Housing Choice for Sustainable Communities
Policy DM10	Design and Character
Policy DM13	Refuse and Recycling
Policy DM16	Promoting Healthy Communities
Policy DM25	Sustainable Drainage Systems and Reducing Flood Risk
Policy DM27	Protecting and Enhancing Our Biodiversity
Policy DM28	Trees
Policy DM29	Promoting Sustainable Travel and Reducing Congestion
Policy SP2	Homes
Policy SP4	Urban Design and Local Character
Policy SP6	Environment and Climate Change
Policy SP7	Green Grid
Policy SP8	Transport and Communication

Other Relevant Policies & Guidance

Optimising site capacity: A design-led approach Consultation draft (GLA – 2022)
Suburban Design Guide SPD (LBC - 2019)
Borough Character Appraisal (LBC - 2015)
Housing SPG (GLA - 2015)
Technical Housing Standards - Nationally Described Space Standard (2015)
Waste and Recycling in Planning Policy Document (LBC, 2015, As Amended)
Character and Context SPG (GLA – 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Housing Tenure, Mix and Site Optimisation
3. Design and Appearance
4. Housing Quality
5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees and Landscaping
8. Biodiversity and Sustainability
9. Flood Risk and Sustainable Drainage
10. Fire Safety
11. Other Matters

Principle of Development

8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.2 of the CLP states that the Council will seek to deliver a minimum of 32,890 homes between 2016

and 2036, equating to 1,645 homes per year, with 10,060 of said homes being delivered across the borough on windfall sites (i.e. non allocated sites outside of the Croydon Opportunity Area – such as this application site), and equating to 503 homes per year. The LP sets a housing target for Croydon of 20,790 homes between 2019 and 2029, equating to 2,079 homes per year, which includes a “small sites” target of 6,410, equating to 641 homes per year, which is an increase on the Council’s current windfall target. Given the above the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.

- 8.3 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition and replacement with a flatted development.
- 8.4 Overall the redevelopment and intensification of the site is considered to be acceptable in principle, subject to the other relevant planning considerations discussed further below.

Housing Tenure, Mix and Site Optimisation

- 8.5 Policies SP2.4 and SP2.5 of the Local Plan state that on sites of ten or more dwellings the Council will seek a minimum of 30% affordable housing. The proposed scheme seeks to provide nine units and as such, there is no affordable housing requirement.
- 8.6 Policy SP2.7 of the Local Plan sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and it is expected that all developments contribute towards this. Policy DM1.2 of the Local Plan states that redevelopment of residential dwellings are acceptable in situations where it does not result in the loss of three bedroom homes or homes as originally built at 130 m².
- 8.7 While the floorplans for the existing property show a five bedroom dwelling, the property has been extended over the years, including the side extension to the north to create two additional bedrooms and the loft extension which created an additional bedroom. As such, the original building is believed to have been a three bedroom property as built.
- 8.8 That said as part of the mix, the proposal seeks to provide 3 x 3 bedroom properties, which represents 33% of the proposed dwellings. Overall, this proposal would result in a net uplift in family housing on the site and would not conflict with this policy.
- 8.9 With respect to the optimisation of the site, Policy D3 of the London Plan (2021) sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Although only a consultation draft and holding minimal weight, the London Plan guidance document Optimising site capacity: A design-led approach (2022) suggests ways

to optimise site capacity rather than maximising density. This is in part, done by carrying out a detailed site analysis which considers the site context, infrastructure opportunities and constraints, surrounding built form and building height as well as placemaking.

8.10 The Design and Access Statement submitted with the application includes a full analysis of the surrounding area and details how the design and siting of the building is a response to the locality.

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

Design and Appearance

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

Layout

8.13 The proposed layout of the development includes the provision of a part three part four storey building (including a lower ground parking level). Five car parking spaces are provided to the front of the building, with an additional four spaces contained within the undercroft of the building, accessed by a new vehicular access from Downsvie Road. Pedestrian access will be via steps to the front of the building or via a secondary internal set of steps and a lift, located within the secure parking area but also with a separate access from the front to allow accessibility for all. A communal garden and child play area is located to the rear of the site, with access from a high level walkway at first floor. With the exception of visitor cycle parking, all other cycle parking and refuse storage is located within the footprint of the building at lower ground level.

8.14 The building has been set back into the site, with a stepped front building line which is entirely appropriate to the surrounding form. It could be argued that there is an 'over engineered' appearance to the front of the plot as a result of the forecourt parking, steps and retaining walls throughout the site. However retaining walls and forecourt parking are defining features of the road, particularly the neighbouring plots and on balance, these elements are considered to be characteristic of the streetscene. Furthermore, additional work has gone into the landscaping proposal across the site. As such, this is acceptable.

8.15 The Local Plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. Child play space is proposed to the rear of the site. With an area of 50 sqm, this accords with the 17.4 sqm requirement detailed in Table 6.2 of the Local Plan.



Figure 4 - Proposed site plan

Scale, Height and Massing

8.16 Policy DM10.1b of the Local Plan requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of three storeys for developments facing onto streets.

8.17 The wider surrounding area contains a mix of single, 1.5 and two storey dwellings. With regards to the immediate locality, the adjacent site

8.18 The proposed development would follow this guidance although as a result of the topography, the building would appear taller from the south. Third party comments were received in relation to this - specifically that the lower ground level results in the appearance of a four storey building. This 'storey' actually accounts for a very small proportion of the floorplan and provides waste and parking facilities. Furthermore, the use of this lower ground area for parking is actually considered to be a feature of the streetscene (see number 17 Downsview Road in figure 6 below) and as such, would not be an alien feature.



Figure 5 - 17 Downsview Road

8.19 The building to the north (number 19) which is currently under construction is a two storey building with accommodation in the roof and a lower ground floor (reference 20/01303/FUL), and is similar to what is being proposed as part of this application (see figure 7 below).



Figure 7 - Proposed Downsview Road street scene

8.20 The height of the proposed is an increase on the existing bungalow however the proposed ridge line still sits below that on number 19. Despite being wider than the existing bungalow, the proposed building retains separation distances of 2.8 meters and 1.8 meters on the northern and southern boundaries respectively. It is also noteworthy that built form spanning the width of the plots is not uncommon; the approved building under construction at number 19, number 17 (as shown in figure 6), number 15, number 11 and number 9 also cover much of the sites frontage due to the buildings having benefitted from extensions over the years. When considered with the design of the roof and the eaves heights, the building is not considered to appear unduly prominent within the street scene.

Appearance and Materials

- 8.21 In order to inform the appearance of the proposed development a character analysis of the local area has been undertaken and the proposal seeks to reference aspects of the surrounding character, such as the material choice and proportions of the fenestration, whilst at the same time introducing aspects of contemporary detailing to ensure that the proposal is not simply a pastiche of surrounding buildings.
- 8.22 The western side of Downsview Road is predominantly made up of detached 1930's dwellings, generally square in plan with pitched clay tile roofs and painted render facades with red brick detailing.
- 8.23 In contrast, the eastern of the road is largely formed of detached single storey bungalow style properties with garages, set back further into the plots. The significant level changes mean that many of these properties sit high up in the plot, above the highway. The majority of these properties have been extended over time, to include dormer windows and accommodation in the roof. As a result of these alterations, the eastern side of Downsview Road exhibits a less defined style and form when compared to the west.
- 8.24 As you travel north, there is a mixture of smaller single storey dwellings that sit below the natural slope of the road, two new 3 and 4-storey apartment block developments further north.
- 8.25 The contextual analysis included within the DAS identifies the protruding gable ends and pitched roofs found on properties in the vicinity. The proposed catslide gable is a contemporary take on this which helps mediate the land levels across the site and adds appropriate visual interest.
- 8.26 With regards to materiality, the red clay tile proposed to the roof is a feature of the surroundings and is appropriate. The white brick with light mortar is an acceptable alternative to the white render also in the locality. The contrasting red brick is an element of detailing which adds further interest to the façade.
- 8.27 At lower ground floor a hit and miss brick panel screen the alternative accessible entrance to the lift, adjacent to the car park entrance.
- 8.28 The use of aluminium windows is acceptable and the Applicant is encouraged to use slim profile frames, with minimum reveal depths of 225mm to give depth to the facade. This can be secured by condition.
- 8.29 The proposal includes an undercroft parking area at ground floor which facilitates four of the parking spaces and the bike and refuse stores. Vehicular access to the undercroft will be through an entrance controlled by a shutter door (access will be by fob and for residents only). A separate pedestrian access door sits to

the side. It is acknowledged that the undercroft (and the parking which is facilitated as a result) allows for landscaping to the front of the plot, which is considered to be a benefit to the scheme. Furthermore as already discussed, due to the topography lower ground parking areas are considered to be a feature of the area.

- 8.30 In order to deter anti-social behaviour, a hit and miss brickwork panel has been introduced to the side of the shutter, which allows light into the secondary entrance stairwell. It is recommended that additional lighting is provided in this area which could be conditioned, as well as full details of the shutter. In order to maximise light into this area, it is requested that the shutter allows some visibility as opposed to being completely obscured. On balance, this is considered an acceptable solution.

Conclusion

- 8.31 Whilst it is recognised that the scale and massing of the proposal would be greater than that which it replaces and many of the surrounding properties, the manner in which the proposal seeks to respond to the local character through respecting the development pattern (through building lines and respecting the existing plot rhythm), and utilising a material palette and detailing which picks up on materials commonly found within the local area, is considered to respect the character of the street.

Housing Quality

- 8.32 London Plan Policy D6 requires housing developments to be of a high quality design and contains space standards for new dwellings. The provision of dual aspect dwellings should be maximised and a single aspect dwelling should only be provided where a more appropriate design solution to meet the requirements of Part B in Policy D3 (optimising site capacity through the design led approach). The design should provide sufficient daylight and sunlight and ensure the usability of outdoor space is maximised.
- 8.33 As detailed in figure 2 and figure 9, all units would meet or exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the Local Plan and include the necessary storage.
- 8.34 Third party comments were received regarding the quality of the private amenity space for the ground floor units as well as the units themselves, due to the sloping site. The Daylight and Sunlight Assessment confirms that all habitable rooms on the ground floor exceed the value set out by the BRE Guidelines. This guidance is also relevant for considering the quality of the outside space, as it details that the terraces should not breach the 25 degree line. The submitted section drawing (see figure 8 below) shows compliance with this.

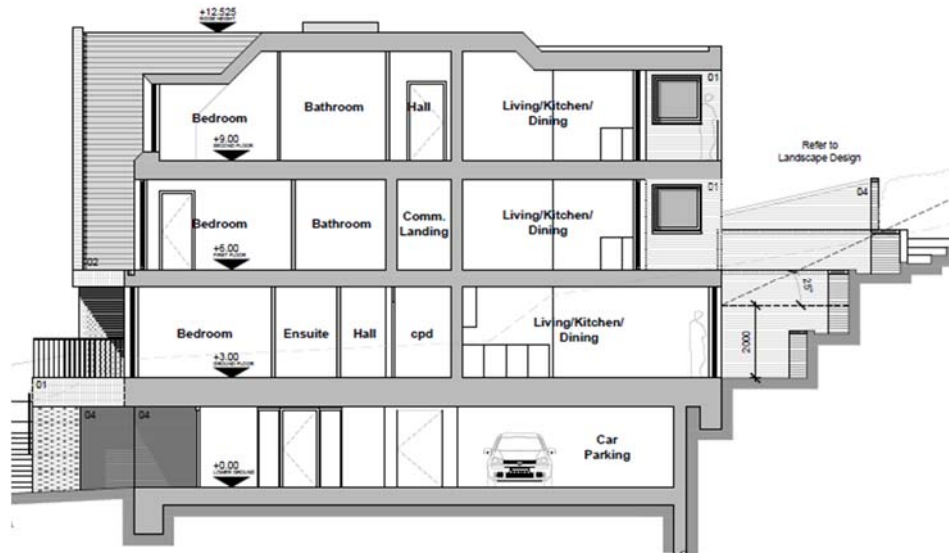


Figure 8 - Proposed section drawing

8.35 While the three one bed units (Units 2, 5 and 8) are single aspect, the submitted Daylight and Sunlight Assessment confirms that they (and all other units) are fully compliant to BRE standards and would provide an appropriate level of accommodation for future occupiers. It is noted that one of the habitable rooms serving Unit 7 falls short of the winter sunlight availability however exceeds annual sunlight hours. The unit also has a secondary habitable room which exceeds the values to ensure that the flat receives sufficient sunlight throughout the year.

		Private Amenity Space (sqm)	
		Requirement	Proposed
Ground Floor	UNIT 1 (3B5P)	7	11.7
	UNIT 2 (1B2P)	5	15.5
	UNIT 3 (3B5P)	7	15.4
First Floor	UNIT 4 (2B4P)	6	7.4
	UNIT 5 (1B2P)	5	5.1
	UNIT 6 (3B5P)	7	8.4
Second Floor	UNIT 7 (1B2P)	5	5.9
	UNIT 8 (1B2P)	5	5.1
	UNIT 9 (2B4P)	6	8.4

Figure 9: Proposed private amenity space

- 8.36 In addition to having practical and comfortable layouts, the proposed dwellings would be located far enough away from neighbouring buildings to benefit from pleasant outlooks and good levels of natural light.
- 8.37 Table 3.2 of Policy D6 details the qualitative design aspects to be addressed in housing developments which includes layout orientation and form (discussed in para 8.11-8.18 above) and the requirements of communal outside amenity space. These include sufficient space for the number of residents, for it to be easily assessable, positioned to allow overlooking, and be designed to support “an appropriate balance of informal social activity and play opportunities for various age groups”.
- 8.38 Much of this is echoed in Local Plan Policy DM10.45 which requires proposals for new flatted development to incorporate high quality communal amenity space. The plans and the submitted Landscaping Strategy show the area to the rear of the site as communal and play space. A walkway leads from the rear of the first floor to the garden space. The majority of this space benefits from a gentle gradient however it is acknowledged that the north eastern corner of the site would not be accessible to all. Bearing in mind the space which is accessible, this arrangement is acceptable.
- 8.39 Details of this walkway, to include a level of screening, will be key to ensure that users of it are not able to look down into the private amenity space of the Units on the ground floor. This would be subject to securing further design detail by condition.
- 8.40 London Plan Policy D7 requires new dwellings to be building regulation M4(2) compliant for use by persons with disabilities, with 10% meeting M4(3). The inclusion of the lift means that all units meet M4(2) requirements. The plans show Unit 4 on the first floor as being M4(3) compliant which is acceptable.

Impact on Surrounding Neighbours

- 8.41 The London Plan (2021) Policy D6 states that “development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”
- 8.42 Policy DM10.6 of the Croydon Local Plan (2018) states the Local Planning Authority would not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings. Policy DM10 of the Croydon Local Plan (2018) and Suburban Design Guide SPD (2019) state that proposals should not negatively impact upon neighbouring properties.
- 8.43 Third party comments were received stating that the proposal would have a detrimental impact on the mental wellbeing of the neighbours. This in itself is not

a planning consideration however it is relevant if the building by virtue of its impact on neighbouring amenity is harming the neighbour's wellbeing. The assessment of the impact on neighbouring properties is as follows -

19 Downsview Road

- 8.44 As mentioned, this site lies to the north and works are underway to implement planning permission 20/01303/FUL.
- 8.45 With regards to the rear building line, in order to ensure that development does not harm the amenity of neighbouring properties through loss of light or overshadowing, the SDG states that the depth of projections should be no greater than 45 degrees as measured from the middle window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both side. The submitted site plan (shown in figure 4) shows compliance in this respect.
- 8.46 The balconies serving Units 4 and 7 will be closest to the boundary with this property (the area serving unit 1 is set into the slope and therefore will not harm neighbouring amenity of this neighbour). The plans show a 1.8 metre screen (which would be required to be obscure glazed by condition) at first floor level, to ensure that occupants would not be provided oblique views of the amenity space serving 19 Downsview Road. The amenity space serving Unit 7 on the second floor would be inset into the roof and as such, would not allow for any harmful overlooking.
- 8.47 One first floor flank window is proposed which serves the living space to Unit 4. The plans show this window to be obscure glazed which is acceptable considering the other openings serving this space on the rear elevation. Two roof lights are also proposed however considering their height, are not considered to result in any harm to privacy.

23 Downsview Road

- 8.48 This neighbouring property lies to the south and is an existing bungalow. As a result of the topography, this property sits lower on the land than the existing property at number 21.
- 8.49 The proposed building will inevitably sit taller than number 23 and has a rear building line which projects further back than that of the neighbouring property. That said, the design and orientation of the building means that the proposal would not breach the 45 degree line when measured from 23 Downsview Road.
- 8.50 The Daylight and Sunlight Assessment has considered the impact of the proposal on the relevant habitable windows serving this property and shows that

all windows would continue to meet BRE guidelines and therefore there would not be a detrimental impact on the light levels to this property.

- 8.51 Louvres have been included on the southern side flank of the balconies serving Units 5 and 8 which assist in maximising light into the units. It is noteworthy that policies in the Local Plan and the SDG do not require the protection of oblique views however the louvres would prevent any oblique views into the rear garden of number 23.
- 8.52 One ground floor and one first floor flank window are proposed to this elevation which serve living space to Units 3 and 5 respectively. The plans also show these windows to be obscure glazed which is acceptable considering the other openings serving this space on the rear elevation.

28, 30 and 32 Downsview Road

- 8.53 These properties lie on the western side of Downsview Road, with their principle elevation facing the site. Due to the topography they also sit lower than the existing bungalow.
- 8.54 The proposed building will clearly be visible from front of these properties however due to the presence of the highway, the facing elevations of these properties are approximately 31-33 meters away. As the site is already in residential use, windows exist which are afforded views of these properties. The proposed development will introduce a larger quantum of openings, however due to the distances involved the proposal complies with the guidance contained within the Suburban Design Guide and BRE guidelines and would not result in a harmful loss of privacy.
- 8.55 As part of the Daylight and Sunlight Assessment, a 'No Sky Line Assessment' was carried out, which looks at the view of the sky which certain rooms have and considers the impact of the development on those views. The assessment was carried out for 24, 28, 32, 34 and 38 Downsview Road, all of which continued to meet BRE guidelines. There is no objection in this regard.

The Woodlands

- 8.56 The Woodlands is a flatted scheme which lies to the east of the site, approximately 40 meters away. Due to the distance involved and the fact it lies on a considerably higher plot, the impact on neighbouring amenity is not considered to be harmful.
- 8.57 Comments were received regarding the noise and disturbance which would result from the intensification of the site. The site has an existing lawful residential use and is situated within a residential area. The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site.

Conclusion

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

Highways, Parking and Refuse

8.59 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

8.60 The site spans across an area with a PTAL of 2 indicating that it has poor access to public transport. The site is not within a CPZ and currently has one existing crossover on Downsview Road which allows vehicular access to the existing garage.

8.61 A Transport Statement (Odyssey dated September 2021) has been submitted in support of the application which suggests that there are no transport planning or highway concerns which should prevent planning permission from being granted.

8.62 Over the course of the application, the Applicant has provided amended plans to overcome issues with highway safety. These include the following points:

- Confirmation that the vehicle access which not interfere with the street tree. Dwg 21-192-005 Rev A confirms that the vehicle access is not within a distance of four times the circumference of the tree which is acceptable with regards to highway safety.
- Confirmation of a separate pedestrian access into the stair core/lift area, meaning that the parking area can be secure.
- Amendments to the cycle parking arrangements to ensure the resident's cycle store is appropriately sized and the provision of separate visitor cycle parking.
- Alteration of the door from the car park to the lift lobby opening into the lobby rather than into the car park.
- Corrected pedestrian splays and vehicle sightlines.
- Extra space for car parking spaces next to retaining walls/boundary treatments.

Access and car parking

- 8.63 Pedestrians would be able to access the main building from the Downsview Road, using the set of steps to the main entrance. Step free access using the lift (and a second set of steps) is also available.
- 8.64 The London Plan and Policy DM30 of the Croydon Local Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels.
- 8.65 Table 10.3 of the London Plan gives a maximum of 0.75 spaces per 1-2 bed unit and 1 space per 3+ bed unit in outer London areas with a PTAL of 2-3. Based on the proposed mix, this would equate to eleven spaces. Nine are being proposed which as a 1:1 provision, is acceptable.
- 8.66 It is important to note that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.67 Conditions are also required regarding the submission highways conditions survey of the surrounding footways, carriageway and street furniture prior to the start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern.
- 8.68 A Construction Logistics Plan was submitted with the application however further details are required (namely the delivery routes, location of holding areas, details of banksmen and confirmation of crossover discussions). This can be conditioned.
- 8.69 A number of representations have been received which refer to the impact of the development on street parking and highway safety. In respect to highway safety, the access to the site adheres to the necessary visibility splays and pedestrian sightlines which would ensure safe access onto and out of the site. The Transport Statement provides further information as to the proposed trip generation for the development but indicates that the proposed residential development would generate a relatively small increase in overall trips to and from the site, with an increase of thirteen vehicular trips daily. An increase of this nature, could be accommodated within the local highway network without any resultant material impact.
- 8.70 With regards to on street parking, as already highlighted, the 1:1 parking provision is policy compliant.
- 8.71 In compliance with the London Plan, Electric Vehicle Charging Points (EVCP) can be secured by way of a condition.

Sustainable transport contributions

- 8.72 Local Plan Policy SP8.12 outlines that the Council and its partners will enable the delivery of electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation over the plan period.
- 8.73 Local Policy SP8.13 continues on to state that new development will be required to contribute to the provision of electric vehicle charging infrastructure, car clubs and car sharing schemes.
- 8.74 A Section 106 Agreement is required alongside this application to secure £1,500/unit towards improvements to sustainable transport including, but not limited to, on street car clubs with EVCP's as well as EVCP's in general, as per policies in the Local Plan. Furthermore, membership of the car club would also be required for each residential unit for a period of 3 years; this would also be secured via S106 agreement. The applicant has agreed to enter into a legal agreement as such.

Cycle provision

- 8.75 In order to encourage the use of cycling as a primary mode of transport, the redevelopment would be required to provide two short-stay cycle parking spaces and sixteen covered and secure long-stay cycle storage spaces as per Table 10.2 of the London Plan (2021).
- 8.76 The cycle store is at ground floor, in the form of two tier bike stands for fifteen cycles and one Sheffield stand. An additional secure store for a wider bicycle, with an additional Sheffield stand is proposed in the rear section of parking, behind the lift core.
- 8.77 Two short stay visitor spaces in the form of a Sheffield stand are in a separate location, adjacent to the bin store. This is acceptable.

Refuse

- 8.78 Policy D6 of the London Plan (2021) requires new housing to provide adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste, as well as, residual waste. It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that requires a flatted development of the proposal's size and arrangement to provide enough bins and bin storage space within the curtilage of the property to handle the approximate 140.0l of food waste, 1100l of recycling waste and 1100l of landfill waste that would be generated by the proposed dwellings on a weekly basis.

- 8.79 Refuse storage is shown on the lower ground floor, is within 20 meters of the rear of the refuse vehicle and is accessed by a 2 meters wide door. As per the waste management guidance, a 2 meter footpath is provided in front of the store for collections. A specific 10sqm bulky goods area has not been shown on site however the Applicant maintains that the refuse storage area is oversized and there is space outside the store. The absence of a designated space is not considered to be a reason for refusal and is acceptable.
- 8.80 This recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures.

Conclusion

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

Trees and Landscaping

- 8.82 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.
- 8.83 An Arboricultural Report (Canopy Consultancy dated September 2021) was submitted in support of the application. The proposal would involve the removal of two groups of trees and part of a hedge. None are protected and there is no objection to the principle of their removal.
- 8.84 The Report states that there would be a slight incursion into the RPA of T2 due to the retaining wall. Over the course of the application, amended plans were requested by the Council to ensure that there would be no incursion. In order to effect this, the top retaining wall has been pulled forward outside of the RPA, which is supported.
- 8.85 The submitted plans and method statement is therefore considered to be acceptable. This recommendation includes a condition designed to ensure compliance with the method statement and related plans.
- 8.86 A detailed Landscape Strategy has been submitted in support of the application (see exert in Figure 10 below) which shows an analysis of the space and the rationale behind the differing landscaped components of the scheme, including

the tiered landscape to the north west corner of the plot; the ground floor amenity spaces serving the ground units; the tiered landscape behind and the rear communal garden with play space to the rear of the plot.



Figure 10 - Exert from Landscaping Strategy

8.87 The Landscape Strategy details the inclusion of 15 trees across the plot, of varying species and sizes to help mitigate against the loss. These would be required by condition, with further details also required regarding the planting schedules, in order to ensure that this area of outdoor space is a visually attractive and stimulating environment of the requisite high quality.

Biodiversity and Sustainability

8.88 Local Plan Policy DM27 outlines that development proposals should enhance biodiversity across the borough and improve access to nature. This should have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional biodiversity action plan, or when the council is presented with evidence that a protected species would be affected.

8.89 A Preliminary Ecological Appraisal (The Ash Partnership UK Ltd, September 2021) was submitted in support of the application. The survey concludes that existing habitats on site are all of no ecological value, with plants present which are common and widespread within the UK. The existing built structures are assessed to be unsuitable for bat roosting.

8.90 Having reviewed the submitted information, officers are satisfied that the information is sufficient to determine the likely impacts of development on designated sites, protected species and priority species & habitats. That said, due to the potential for bird nesting on site, a Construction Environment

Management Plan condition will be added to confirm how the woodland and nesting birds will be protected during the construction phase.

8.91 The submitted Landscaping Strategy provides some information as to the proposed ecological enhancements including a biodiverse roof, wildflower meadow and other ecological benefits. A condition is requested requiring a full Ecological Enhancement Plan to include the proposals above and an increase in native tree species.

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

Flood Risk and Sustainable Drainage

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

8.94 A Surface Water Drainage Assessment (Michael Ward dated September 2021) has been submitted in support of the application. The document confirms that as a result of the proposed development, and the incorporation of flow restriction within a new manhole to be constructed on site as well as underground attenuation tanks, the scheme is able to reduce the run-off to a level of 62% less than the existing. This is acceptable.

Fire Safety

8.95 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety and states that development proposals must identify unobstructed outside spaces for fire appliances to be positioned, incorporate features to reduce risk to life, are constructed appropriately to minimum fire spread, provide means of escape, develop and evacuation strategy, and provide suitable access and equipment for firefighting.

8.96 A Fire Statement has been submitted in support of the application (contained within the Design and Access Statement). It confirms that the building will comply with The Building Regulations Approved Document B Volume 1: Dwellings, as well as having mains operated fire detection and alarm systems. All units are

within 7.5m of a protected common stair / stair lobby that leads to a final exit. Furthermore, a fire and rescue vehicle will be able to enter the entrance forecourt directly outside the building. From this point every part of the building is within 45m measured along the distance of the hose of the pumping appliance.

- 8.97 The details provided are sufficient to demonstrate that the development can achieve the highest standards of fire safety and the proposal complies with Policy D12 of the London Plan (2021).

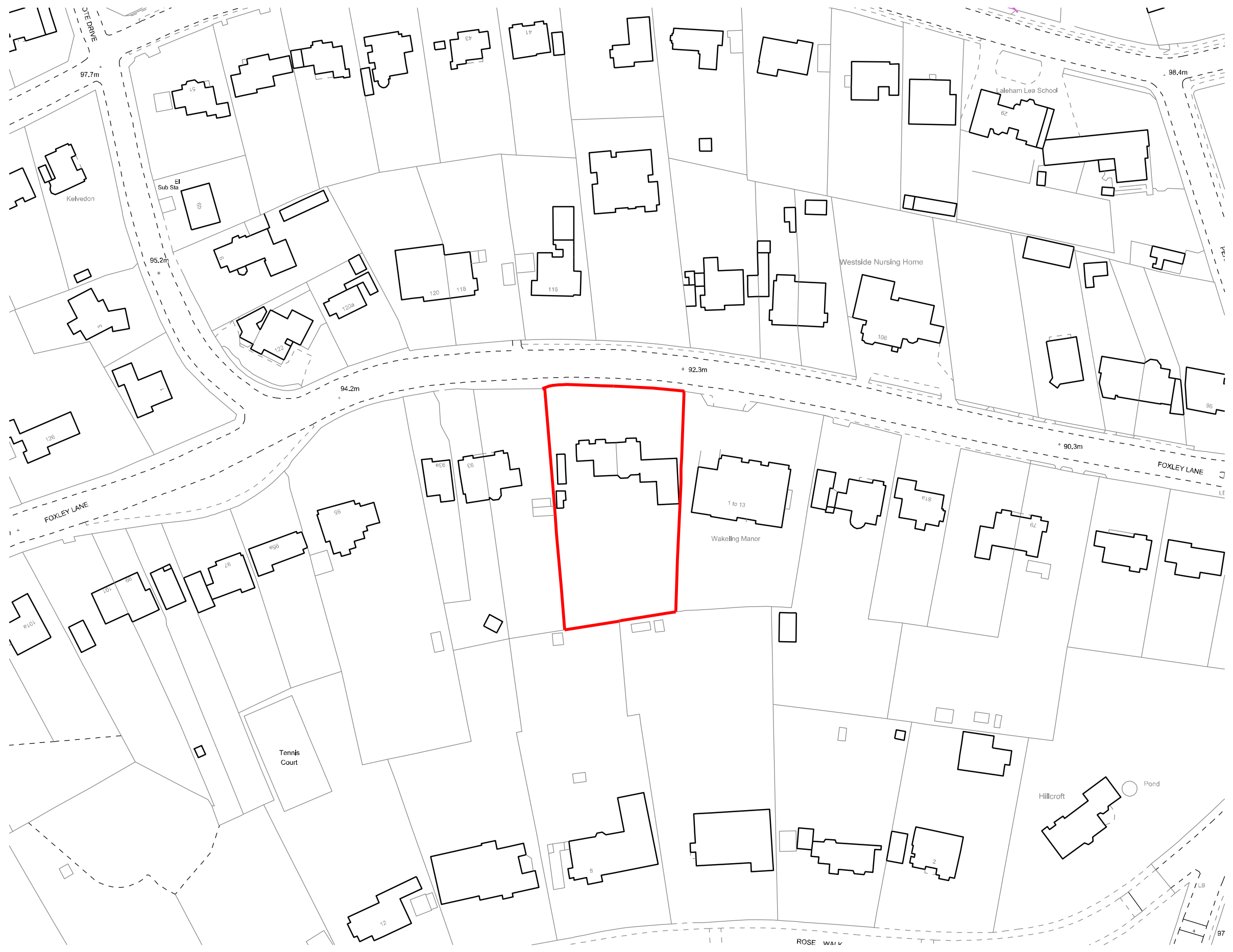
Other Matters

- 8.98 Representations have raised concerns that local services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.
- 8.99 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.

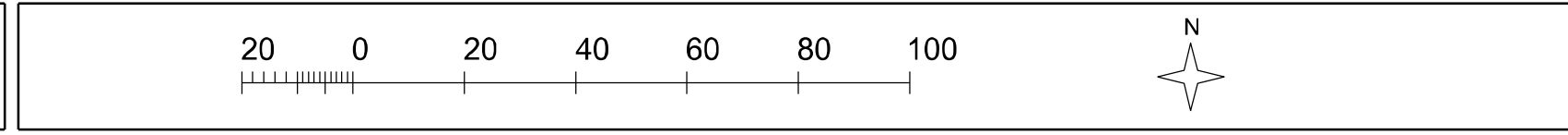
Conclusion

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

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 The onus is on the developer / builder / site owner to ensure the planning proposals are suitable for their purposes.
 Legal boundaries and site extents to be verified.



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Project: 87-89 Foxley Lane, Purley CR8 3HP
 Client: MANTLE HOMES
 Drawing Title: Site Location Plan

Drawn By: PAL	Issued By: PAL	Date of First Issue: 10:12:20
Project No: 2020_317	Scale: A1 / A3 1:1250@A3	Revision: 00
Drawing No: PL_001		

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1.0 APPLICATION DETAILS

Ref: 21/03333/FUL
 Location: 87-89 Foxley Lane, Purley CR8 3HP
 Ward: Coulsdon Town
 Description: Demolition of pair of semi-detached houses and erection of a three storey building plus accommodation in the roof comprising 22 flats with associated car parking and landscaping
 Drawing Nos: PL_001_00; 020_00; 021_00; 022_00; 023_00; 030_00; 100_09; 101_09; 102_09; 103_09; 104_09; 105_09; 200_07; 201_07; 20_07; 203_07; 300_07; 600_07;
 Agent: Paul Lewis, Altham Lewis Architects
 Applicant: Lee Clemson, Mantle Developments UK Ltd
 Case Officer: Yvette Ralston

	1 bed	2 beds	3 bed	TOTAL
Existing			1	
Proposed Market housing	4 x 1b2p	1 x 2b4p 2 x 2b3p	1 x 3b5p 11 x 3b4p	19
Proposed First Homes			3 x 3b4p	3
Total proposed	4	3	15	22

Number of car parking spaces	Number of cycle parking spaces
22	44

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

- Objections above the threshold in the Committee Consideration Criteria
- Referral to committee from Cllr Badsha Quadir

2.0 RECOMMENDATION

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

- Affordable housing (3 x First Homes) on site plus review mechanisms.
- Sustainable transport contribution of £33,000
- Carbon offset contribution of £32,195
- Air quality contribution of £2,200
- Local employment and training (construction phase) contribution of £12,500 plus Local Employment and Training Strategy
- S.278 agreement to secure highways works

- Monitoring fee
- Payment of the Council's reasonable legal costs.

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

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

CONDITIONS

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

Pre-commencement conditions

3. Submission of Construction Logistics Plan
4. Construction Environmental Management Plan for Biodiversity
5. Submission of a copy of the EPS Licence for Bats

Prior to above ground works

6. Submission of Piling Method Statement
7. Submission of materials / design details including for the bin and bike store
8. Submission of landscaping, child play and communal amenity space details
9. Submission of Biodiversity Enhancement Plan
10. Submission of final car park layout plan showing 2 x blue badge spaces meeting all the spacing requirements and no boundary treatments above 0.6m in the sightlines
11. Submission of final Fire Statement

Pre-occupation / compliance conditions

12. Submission of Public Art Strategy for the site
13. Obscure glazing on flank windows above ground floor level
14. Secure by Design accreditation
15. Compliance with Arboricultural Assessment and Tree Protection Plan
16. Compliance with Ecological Appraisal recommendations
17. Sustainable drainage to be implemented in accordance with Flood Risk Assessment & Drainage Strategy
18. Refuse storage to be implemented in accordance with plans
19. Installation of EVCPs in accordance with Building Regulations requirements
20. Development in accordance with accessible homes requirements
Implementation of PV panels and energy efficiency measures in accordance with Energy Statement
21. Compliance with water efficiency requirements
22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Thames Water Informatives regarding surface water and ground water
7. Noise standards for living rooms and bedrooms and noise from plants/machinery
8. Compliance with guidance on light pollution
9. Requirement for ultra-low NOx boiler
10. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the two dwellings on the site
- Erection of a replacement building of 4 storeys comprising 22 flats including 3 affordable units at discount market sale (First Homes)
- 22 parking spaces on the front forecourt and 44 cycle parking spaces in the rear garden
- Communal and private amenity space, play space and hard and soft landscaping
- Removal of one vehicular crossover and relocation of the other.



3.2 During the assessment of the application, minor amendments to the plans have been made to respond to minor comments on the design and transport layouts. In addition, a landscape layout plan and landscape management plan were submitted. These amendments were not material in nature and did not require public re-consultation.

Site and Surroundings

3.3 The application site lies on the south side of Foxley Avenue and is occupied by 2 large semi-detached properties. The properties are 2 storeys in height with hipped roofs and a mock Tudor finish at first-floor level. Number 87 has a large single storey side/rear extension which extends towards the boundary with number 85. The properties are set back from the road within spacious plots with landscaping and large trees on the front forecourts.

3.4 This section of Foxley Road generally has a Sylvan character with well landscaped front gardens and mature trees. The surrounding area comprises a mix of detached and semi-detached dwellings and flatted blocks. The neighbouring building to the east is Wakeling Court, a large three-storey flatted block (allowed at appeal 04/05331/P), with 2 storey semi-detached and detached properties to the west.

3.5 The site adjoins the Webb Estate and Upper Woodcote Village Conservation Area to the rear (south). There are several trees on the site. None are protected by TPOs but there is a TPO at number 85 (Wakeling Court) (TPO 34, 1989). The site has a PTAL of 1b and Foxley Lane is a classified road.



Aerial view of site

Planning History

3.6 Site history at 87-89 Foxley Lane is set out below.

3.7 20/02239/FUL: Demolition of two existing dwellinghouses; construction of a block of flats comprising of 23 units and a terrace of 5 dwellinghouses to the rear; together with vehicle and cycle parking, refuse storage and hard and soft landscaping. Permission refused 13/10/20. Appeal PP/L5240/W/20/3266186 dismissed 10/03/2022 on the following grounds:

- Failure to respect the character and appearance of the area
- Harm to the setting of the Conservation Area which would not be outweighed by the limited public benefits of the scheme
- Too many single aspect units and insufficient evidence to demonstrate that acceptable living conditions would be provided for future occupants
- Proposed parking arrangements would not provide safe and adequate access for pedestrians, cyclists and others which would compromise highway safety
- The loss of trees across the site would not be outweighed by the limited public benefits of the scheme

3.8 08/02040/P: Demolition of existing buildings; erection of two storey building with accommodation in roofspace and basement car parking, comprising 12 two bedroom and 2 one-bedroom flats; formation of vehicular access and provision of associated parking. Permission refused 14/10/08

3.9 Householder application history at 87 Foxley Lane:

- 14/00564/P: Erection of first floor extension onto side/rear garage – permission refused 14.04.2014
- 09/00594/P: Erection of single storey link extension – permission granted 27.04.2009
- 01/02343/P: Erection of dormer extension in rear roof slope – permission granted 03.10.2001
- 01/02200/LP: Erection of dormer extension in rear roof slope – certificate refused 15.08.2001
- 88/01498/P: Erection of single storey side extension – permission granted 22.06.1988

3.9 Householder application history at 89 Foxley Lane:

- 12/02909/P: Erection of single storey rear extension – permission granted 21.01.2013
- 99/01320/P: Demolition of existing garage; erection of replacement detached garage – permission granted 28.07.1999

3.10 91 Foxley Lane:

- There is an application pending at 91 Foxley Lane for the erection of a detached house with new vehicular access and off-street parking (ref: 21/05546/FUL). This would be positioned adjacent to the application site (next to the existing property at number 91). It has not yet been determined.

3.10 Pre-application history at 87-89 Foxley Lane:

- 20/06489/PRE: Demolition of pair of demi detached houses and erection of 26 units comprising 22 flats and 4 houses, along with 26 car parking spaces.
19/01573/PRE: Proposed demolition of the existing buildings and erection of a new frontage block comprising 25 flats and 6 new dwellings to the rear of the site.
- 19/04600/PRE: Construction of a block of flats comprising 24 units (6 x 1-bed, 15 x 2-bed and 3 x 3-bed) and a row of 5 x 4-bedroom dwellinghouses to the rear; all together with 18 car parking spaces, a vehicular access to the rear and a detached bin refuse; following demolition of existing dwellings.
- 19/05845/PRE: Demolish existing house and erection of flats comprising of 16 units and five houses to the rear of site

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and 22 residential units would make a positive contribution to housing delivery.
- 15% affordable housing is proposed in the form of 3 x 3-bed First Homes (discount market sale) plus review mechanisms.
- The proposal includes a mix of different sized units including 68% 3-bed units and provides a decent quality of accommodation for residents.
- The design and appearance of the development is of a high quality and would be a positive contribution to the character of the area.
- The proposed development would not have an unacceptable impact on neighbouring properties' living conditions.
- The access arrangements would not have an unacceptable impact on highway safety.
- 22 car parking spaces would be provided on site, which represents 1:1 car parking. Cycle parking is also proposed.
- Suitable planning obligations and conditions have been recommended.

5.0 CONSULTATIONS

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

5.2 Comments from external consultees have been received as follows:

LLFA

5.3 No objection. More detail is provided in paragraphs 8.71-8.72 of this report.

Ecology

5.4 No objection. More detail is provided in paragraphs 8.51-8.55 of this report.

Building Control (Fire Safety)

5.5 No objection subject to minor amendments which can be secured by condition.

Sustainability (energy)

5.6 No objection. More detail is provided in paragraphs 8.74 of this report.

Thames Water

5.7 No objection subject to condition for a Piling Method Statement as the development is located within 15 metres of a strategic sewer, and informatives regarding surface water and ground water. No objection with regard to waste water network and sewage treatment works infrastructure capacity.

Designing out Crime

5.8 The following points are raised:

- Lack of security to the front perimeter of the site means that access can be gained easily to all sides of the property
- Lack of defensible space around windows at ground floor level mean people can loiter outside
- Cycle store is at the rear, amongst trees where there is no natural surveillance. This position could lead to bike thefts and be unsafe for residents.
- Post strategy and access control system should be clarified.

5.9 It is concluded that overall, with some minor amendments, the development could achieve the security requirements of Secured by Design. It is recommended that a condition is attached to ensure Secured by Design standards are achieved.

Environmental Health

5.10 No objection subject to conditions or informatives for:

- Code of practice for controlling Pollution and Noise from Demolition and Construction Sites
- Submission of construction logistics plan
- Noise standards for living rooms and bedrooms and noise from plants/machinery
- Compliance with guidance on light pollution
- Requirement for ultra-low NOx boiler

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 28 letters of notification to neighbouring properties. The number of representations received in response to the consultation are as follows.

6.2 A site notice was displayed outside the site and a press notice was published in the Croydon Guardian on 15.07.21.

6.3 No of individual responses: 39; Objecting: 39; Supporting: 0

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

Objection	Officer comment
<u>Character and mass</u> <ul style="list-style-type: none"> • Overdevelopment • Density and height too great • Dominates the plot, fails to respect the local development pattern • Not in keeping with the area • Number 91 and 93 will be left sandwiched between 2 giant buildings • These are some of the only remaining original buildings on Foxley lane • Fails to respect the Webb Estate CA 	Addressed in paragraphs 8.12-8.27 of this report
<u>Highways impacts</u> <ul style="list-style-type: none"> • Dangerous for cars to exit opposite the bus stop • Inadequate parking provision • Increase in traffic and pollution 	Addressed in paragraphs 8.56-8.64 of this report
<u>Amenity impacts</u> <ul style="list-style-type: none"> • Privacy impacts on 93 and 93A Foxley Lane • Overlooking and loss of privacy 	Addressed in paragraphs 8.36-8.45 of this report
<u>Environmental</u> <ul style="list-style-type: none"> • Loss of garden space and vegetation • Environmental and climate change impacts 	<p>2 trees are proposed for removal with mitigation provided by way of 18 new trees. A large garden area is retained.</p> <p>An Energy Statement has been submitted outlining how carbon emissions would be reduced from the proposed scheme to achieve net zero carbon.</p>
<u>Other</u> <ul style="list-style-type: none"> • Determination should wait until the outcome of the previous appeal 	The appeal has now been dismissed
<ul style="list-style-type: none"> • Lack of infrastructure in the area 	A CIL contribution would be made towards local infrastructure
<ul style="list-style-type: none"> • Low quality accommodation 	Addressed in paragraphs 8.28-8.35 of this report
<ul style="list-style-type: none"> • Need more houses, not flats 	Both houses and flats are required to meet the Council's housing targets
<ul style="list-style-type: none"> • 14 flats were refused in 2008, why is 22 now acceptable 	Each scheme is assessed on its own merits. The 2008

	scheme was assessed under a different development plan and had a different design.
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6.5 The Purley and Woodcote Residents Association objects to the proposal on the following grounds:

- Loss of family home
- Overdevelopment resulting in inadequate amenity space
- Design out of keeping due to massing, form, layout and appearance
- Detrimental amenity impacts on neighbouring properties
- Inadequate car parking

6.6 Cllr, Badsha Quadir has referred the application to Committee on the following grounds:

- Loss of 2 family homes
- Cumulative impacts of flats on local area
- Unclear how many parking spaces available
- Loss of privacy and light to surrounding properties

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

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

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation

- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance

- [Croydon Suburban Design Guide SPD \(2019\)](#)^[S11]
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

Officers note that Mayor Perry intends to revoke the Croydon Suburban Design Guide SPD (2019). The SPD remains in place as of today and is a material consideration in the determination of relevant planning applications, such as that before members, although the amount of weight afforded to it is a matter for the decision maker.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of Development

8.2 The existing use of the site is residential and as such the principle of redeveloping the site for residential purposes is acceptable. The London Plan (2021) sets a minimum ten-year target for the borough of 20,790 new homes over the period of 2019-2029. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way.

8.3 Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites.

8.4 Given the above, the principle of intensifying the residential use of the site to provide 22 flats is acceptable.

Housing tenure and mix

Tenure

8.5 London Plan policy H4 and Local Plan policy SP2.4 set a strategic target for 50% of homes delivered across London and across Croydon to be genuinely affordable, subject to viability. The threshold approach to affordable housing outlined in London Plan policy H5 states that applicants must provide a minimum of 35% affordable housing on site to follow the fast-track route. Further to this, Local Plan policy SP2.5 states that the minimum level of affordable housing is 30% on site, or if this is not viable, then 15% affordable housing must be provided on site (measured by habitable room) along with review mechanisms with a view to increasing the affordable housing provision up to 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units.

- 8.6 A financial viability assessment has been provided testing provision various levels of affordable provision, including a fully market sale scheme, 18% affordable housing, and 50% affordable housing. It is concluded that all 3 options, including the 100% private sale scheme, would result in an overall deficit. The applicant also submitted evidence demonstrating that they had been unable to gain interest from a registered provider to take on a small number of affordable units within the proposed scheme.
- 8.7 The viability appraisal was subject to an independent review undertaken on behalf of the Council. This review also concluded that the scheme would be unviable regardless of whether a 100% market scheme or a 50% affordable scheme is provided.
- 8.8 Regardless of the viability position, the 15% minimum on-site provision outlined in Local Plan policy SP2.5 is not subject to viability. The applicant has confirmed that they would provide 3 x 3 bed units as First Homes (16% by habitable room). First Homes are discount market sale homes which would be sold at 30% below the market value to people who meet the First Homes eligibility criteria. They would be secured through a S106 Agreement.
- 8.9 First Homes would be classified as intermediate homes. The Council normally seeks a 60:40 ratio between affordable rented and intermediate homes, however it has been demonstrated that no registered providers are interested in taking on a handful of units for affordable rent. The Government has set a target for 25% of all affordable housing to be delivered as First Homes and states that First Homes are their preferred discount market tenure. The provision of 3 First Homes is acceptable on balance.

Unit size mix

- 8.10 Policies SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to ensure that the borough's need for family sized units is met. To achieve this strategic target, Policy DM1.1 sets out a minimum percentage of 3-bed units that must be achieved on major schemes. In suburban areas of low PTAL, such as this, the requirement is for 70% of homes to have 3 or more beds.
- 8.11 The proposal is for 1 x 3b5p, 14 x 3b4p, 1 x 2b4p, 2 x 2b3p, 4 x 1b2p units. This mix comprises 68% 3-bed units which broadly complies with the 70% target. A good mix of different sized accommodation is proposed, along with affordable homes.

Design and impact on the character of the area

- 8.12 The site comprises 2 semi-detached properties of 2 storeys with mock Tudor and a pitched roof. They are set back from the road within spacious plots. There is no in principle objection to their demolition.

Heritage impacts

- 8.13 The site adjoins the Webb Estate and Upper Woodcote Village Conservation Area to the rear (south). A Heritage Statement has been submitted to assess the impact of the scheme on the setting of the Conservation Area.
- 8.14 The scheme has been designed to limit its impact on the Conservation Area. No development is proposed towards the rear of the site (which addresses concerns raised in the appeal scheme which was dismissed – ref: 20/02239/FUL). There would be a minimum separation distance of 30m from the rear of the block to the site boundary which adjoins the rear garden of 6-8 Rose Walk within the Webb Estate. Given the separation distance, the proposed block would not be an unduly prominent or overbearing mass of built form when viewed from the Conservation Area. The mature trees at the rear of the site also provide screening.
- 8.15 It is concluded that the proposed scheme would not form a negative feature within the setting of the Conservation Area. That is accepted by the Council. No conflict with Local Plan policy DM18 or London Plan policy HC1 is identified.

Scale and mass

- 8.16 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 8.17 The proposal is for a building of 3 storeys plus roof. Neighbouring properties along Foxley Avenue are varied in height and style, comprising 2-storey suburban detached and semi-detached properties as well as larger flatted blocks of 3-4 storeys. The directly adjoining properties are Wakeling Court at 85 Foxley Lane to the east, which is a large 4 storey block, and 2-storey semi-detached property at number 91 to the west. The building would have a ridge height approximately 3m higher than both neighbouring properties.
- 8.18 The proposed footprint is larger than the existing buildings on the site but the separation distance to the site boundaries would be increased compared to the existing situation. There would be a 3.7m to 4.1m separation distance to the eastern boundary and a 7.1m to 8.4m separation distance to the western boundary.
- 8.19 Along Foxley Lane the heights of buildings vary, and in this case the proposed height of 3 storeys plus roof would fit in with the variation of ridge heights. When the increased mass and footprint is considered alongside the substantial gaps at

the sides, it is considered that overall, the scale and massing of the proposal would retain the established spacious character of the area.

- 8.20 The footprint is stepped in towards the rear so that there is no breach of the 45-degree lines from the closest ground floor windows of neighbouring properties. The depth of the footprint is acceptable given the size of this spacious site. The front building line broadly follows the prevailing building line along the street and the stepping of the building line helps to break up the massing, which is supported by officers.
- 8.21 The form of the building has been well considered. The side elevations are angled so that the bulk towards the rear of the building would not be viewed when approaching from either side up Foxley Lane. The forward projecting gables are supported as an approach that is responsive to the existing and emerging context. Side gables are also proposed; discussion has taken place with the applicant regarding these gables and the applicant has explored a consistent pitch from front to back. However, during the discussion, the applicant team was able to demonstrate to the Council that the proposed side gables are the most appropriate design approach. The form of the building is simple in its contemporary style and is supported. Overall, the scale and massing would comply with Policy DM10.1, achieving at least 3 storeys whilst respecting the spacious development pattern of the street, maintaining substantial gaps between buildings, and following the building line.

Site layout

- 8.22 The site layout features hardstanding at the front of the site to accommodate 22 car parking spaces. The existing properties on the application site have large front forecourts which are partially paved and partially grass, consistent with other properties along Foxley Lane. The provision of forecourt car parking is therefore not out of character in this location. The size of the large front forecourt allows space for some well-considered and substantial landscaping along the frontage and between the parking spaces to break up the hardstanding to ensure that the car parking would not have a negative impact on the streetscene.
- 8.23 One vehicular entrance is proposed on the west side which provides access to all the car parking spaces plus an access path providing access to the refuse store for the refuse truck.
- 8.24 There is an additional pedestrian access proposed from Foxley Lane providing step-free access directly to the front entrance of the block. The cycle store is proposed within the rear garden along with general communal amenity space and children's play space. The rear of the site is bounded by dense tree coverage which would be retained.

Architectural expression and materials

- 8.25 The proposed materials are predominantly white brick with a red tile section on the right-hand side which would break up the mass of the building and ensure the material is not monotonous. The roof is proposed to be red tile brick. The proposed materials are contextually appropriate and robust. Window reveals are

shown on the plans to provide depth to the façade. Window frames are proposed to be bronze frames, with bronze balustrades to the balconies. The general design of the building is considered to represent a positive contribution to the streetscene which reflects the traditional design of the surrounding buildings. Detailed materials information will be secured by condition.

- 8.26 Local Plan policy DM14 requires all major schemes to include public art to enhance and create local distinctiveness and make a positive contribution to the public realm. The supporting text explains that this can be provided through the use of local artists within the design of design features (such as railings or balustrades) or public realm. A public art strategy would be required by condition.

Architectural expression and materials

- 8.27 The proposal is considered to comply with policies SP4.1 and DM10 and London Plan policy D3 as it is of an appropriate height and mass and a suitably high design quality which responds appropriately to its context and contributes positively to the streetscene. As explained above, it has been considered in its existing context, and the emerging context has also been considered, and officers are of the view that the cumulative impact of the proposed development within its emerging context would respect the existing character, maintaining its verdant spacious setting whilst efficiently using the land for new homes.

Quality of Accommodation

- 8.28 The National Design Guide states that well designed homes should be functional, accessible and sustainable. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments.

Internal and Amenity Space Standards

- 8.29 All proposed units comply with the minimum space standards and internal layouts are sensible with hallways and storage space shown.
- 8.30 All units, including those at roof level are dual aspect. Those at roof level would be served by rooflight windows and doors to balconies. An internal daylight study has been submitted assessing the average daylight factor for each habitable room within each unit. The sunlight and daylight assessment demonstrates that all the proposed units would achieve acceptable internal lighting.
- 8.31 All units would have private amenity space in the form of an inset balcony or terrace. These all comply with the space standards set out in Policy DM10.4 of the Local Plan and policy D6 of the London which require provision of high-quality private amenity space at a minimum of 5sqm per 1–2-person unit and an extra 1sqm per extra occupant thereafter. Each balcony is at least 1.5m in depth as required by London plan policy D6. The ground floor terrace of unit 6 on the front is proposed to be screened from the car park by planting.

Accessibility

- 8.32 London Plan policy D7 requires 10% of new-build housing to be M4(3) 'wheelchair user dwellings' and the remainder M4(2) 'accessible and adaptable'. 2 units are shown as M4(3) wheelchair units – units 9 and 15 on the first and second floor which are 1b2p units of 61sqm. 2 wheelchair accessible parking spaces are also provided on site. A lift is provided internally.
- 8.33 Step-free access is proposed via the pedestrian entrance from Foxley Lane to the main front entrance of the building, and from the car park to the front entrance. Step-free access would be provided through the building at ground floor level to the rear amenity space. Step-free access would also be provided to other facilities of the site including the bin store and bike store which are both external.

Communal garden

- 8.34 Local Plan policy DM10.5 requires all flatted developments to incorporate functional and high-quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive. The communal garden would provide 1150sqm of shared amenity space for future occupiers, plus 105sqm of children's play space. The rear garden slopes gently upwards towards the rear. Various trees are proposed to be retained in the rear garden. Details of how this space would be used are not provided at this stage but the space is large and accessible and has potential to provide a high quality, multifunctional amenity garden for residents and play space for children. Final details would be secured by condition.

Fire safety

- 8.35 A Fire Statement has been provided in line with London Plan policy D12. This outlines the means of escape, fire safety measures and fire service access arrangements within the proposed scheme. The statement has been reviewed by the Council's Building Control department and has been deemed generally satisfactory subject to some minor amendments which can be finalised by condition. Ultimately it has been demonstrated that the proposed development would, subject to relevant conditions and compliance with the building regulations, achieve appropriate fire safety.
- 8.36 The proposal would provide a good quality of accommodation for future occupiers in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

Impacts on neighbouring residential amenity

- 8.37 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The nearest residential properties are 91 Foxley Lane to the west, Wakeling Court at 85 Foxley Lane to the east and 6-8 Rose Walk to the south.

91 Foxley Lane

- 8.38 It is noted in the planning history section above that there is a live application in for erection of a new detached dwelling adjacent to number 91, in the space between number 91 and number 89 (ref: 21/05546/FUL). This application has not been determined or built, so the impacts on the existing building(s) need to be considered.
- 8.39 There would be no breach of the 45-degree lines drawn in plan or elevation from the closest ground floor window of number 91.
- 8.40 Number 91 has small side facing windows at ground, first and roof level. Those at first and roof level are small windows presumably serving the stairwell so are not habitable. The proposed scheme has side facing windows looking towards number 91 at the first and second floor. These are all secondary windows serving living room/kitchens, with their main outlook towards the front or rear. A condition would be attached to require these windows to be obscured up to 1.7m in height to avoid overlooking towards neighbouring properties. The side facing windows on the second floor / roof level would not need to be obscured as these are not orientated towards neighbouring properties. There is also a separation distance of 7.1m to 8.4m on the west side so the mass would not appear overbearing.
- 8.41 Concerns have been raised about overlooking impacts towards number 93 Foxley Lane. Whilst it may be possible to gain distant views from rear windows of the proposed scheme towards the rear garden of number 93, the separation distance is large, so this is acceptable.

85 Foxley Lane Wakeling Court

- 8.42 There would be no breach of the 45-degree lines drawn in plan from the closest ground floor window of Wakeling Court. There would however be a breach of the line drawn in elevation from the closest ground floor window of Wakeling Court. This window is a living room window of unit 4 within Wakeling Court. This room is served by another window and door on the rear elevation, so any loss of light is likely to be negligible.
- 8.43 Wakeling Court has a small private roof terrace serving unit 13 within the block, in proximity to the site. Local Plan policy DM10.6c states that proposals must not result in direct overlooking of private outdoor space within 10m perpendicular to the rear elevation of a dwelling. The proposal has side facing windows at the first and second floor level facing Wakeling Court. To avoid overlooking towards this roof terrace and other side facing windows of Wakeling Court, a condition would be attached to require the side facing windows to be obscured up to 1.7m in height to avoid overlooking towards neighbouring properties (as stated above for the opposite side of the building). The side facing windows affected are all secondary windows serving living room/kitchens, with their main outlook towards the front or rear.
- 8.44 A separation distance of 3.7m - 4.1m is retained on the eastern boundary on the application site, whereas Wakeling Court is very close to the side boundary, which could be considered unneighbourly.

6-8 Rose Walk

- 8.45 The separation distance at the rear is 30m to the site boundary and around 90m to the properties at 6 to 8 Rose Walk. No amenity concerns in terms of overlooking or overbearing impacts in this direction are raised.
- 8.46 Any potential amenity impacts on neighbouring properties have been adequately mitigated so the proposal complies with Local Plan policy DM10.6.

Trees and landscaping

- 8.47 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The current site has a large number of mature trees on the site boundary on the east, west and south side and some trees on the front forecourt. The trees adjoining the site on the eastern side at the front (within number 85) are protected by TPOs. An Arboricultural report has been submitted assessing impacts on trees on and adjacent to the site.
- 8.48 There are 18 trees on the site and 2 trees (T11 and T15) in the rear garden are proposed to be removed. These are both apple trees which have been classified as category C. Replacement planting of approximately 18 new trees is proposed across the site, as well as low level planting around the car parking spaces on the front forecourt. This is suitable replacement planting to mitigate the proposed loss of 2 trees.
- 8.49 There are 8 trees which would have some element of construction works within their Root Protection Areas (RPAs). With reference to the submitted Arboricultural report; T1, T2, T3, T4, T5 and G6 would be affected by construction of the car parking surfacing and access road. T7 would have the proposed new bin store within its RPA. The Arboricultural report sets out a Tree Protection Plan which includes ground protection, supervised digging within the RPAs of trees, and the installation of a floating concrete slab over tree roots with a permeable surface. There is no objection from the Council's Tree Officer subject to compliance with the Tree Protection Plan.
- 8.50 Local Plan policy DM10.8 requires proposals to incorporate hard and soft landscaping and London Plan policy G5 requires major development proposals to include urban greening measure such as high-quality landscaping, green roofs and sustainable drainage. A landscape plan and landscape strategy has been submitted showing basic landscape features including amenity grass, new trees and shrubs and permeable paving. An Urban Greening Factor of 0.74 would be achieved across the site, which would comply with the target of 0.4 set out in London Plan policy G5. Final landscaping details would be provided by condition.
- 8.51 The proposal is considered to comply with Local Plan policy DM10.8 and DM28 and London Plan policies T5 and T7.

Ecology

- 8.52 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. A preliminary ecological appraisal (PEA) and a bat

emergence / re-entrance survey has been submitted and reviewed by the council's ecology advisor.

- 8.53 Various recommendations are made within the PEA including retention of boundary hedgerows, construction outside of bird nesting season or a search for active bird nests prior to works, incorporation of a sensitive lighting scheme for commuting and foraging bats, and hedgehog protection measures. Some biodiversity features have already been incorporated into the plans and are shown within the Urban Greening Factor and Roof Plan i.e., species-rich grassland, new trees, hedges and shrub planting. The other features recommended, such as bat boxes, bird boxes and sensitive lighting requirements should be incorporated into final plans and secured by condition. It is recommended that consideration is also given to including hedgehog gaps in fencing, green walls, log piles, and provision of bug boxes, details of which can also be finalised by condition.
- 8.54 Both properties were identified as having moderate suitability for bat roosting. The Bat Survey report outlines that both properties (building B1) and the garage of number 87 (building B2) were subject to a single dusk emergence survey on the 02/08/2021 and a single dawn re-entry survey on 26/08/2021. An additional dusk emergence survey was carried out on Building B1 on 29/09/2021. Bats were confirmed to be roosting within B1 and bats were also recorded using the site for foraging and commuting purposes.
- 8.55 All bats in the United Kingdom and their habitats are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat. Therefore, a Natural England European Protected Species (EPS) Development licence or Bat Mitigation Class Licence must be secured to continue with development works on Building 1. This approach is supported by the Council's ecology advisor.
- 8.56 No objection has been raised subject to conditions for a Construction Environment Management Plan (Biodiversity) to detail the proposed mitigation measures, a plan showing the layout of the Biodiversity Enhancement measures, submission of a copy of the EPS Licence for bats and all works to be undertaken in accordance with the Ecological Appraisal recommendations. The proposal is considered to comply with Local Plan policy DM27 and London Plan policy G6.

Access, Parking and Highway Safety

Accessibility and access arrangements

- 8.57 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates very poor access to public transport. The closest train station is Purley which 1 mile or 1.6km away (20-minute walk) which is excluded from the PTAL calculation, although in practice it will be walking distance for many commuters. There is an eastbound bus stop opposite the site and another close opposite, for

routes 127 (6 buses an hour towards Purley or Tooting Broadway) and 612 (school bus). The site is not within a CPZ and Foxley Lane is a classified road and a bus route.

Access

- 8.58 The site has 2 existing vehicle crossovers. The proposal is to remove one of these and relocate the other to the west side of the site. The vehicle entrance would be 4.5m wide and would provide access for all cars into the car park and for refuse vehicles to access the bins. The proposed access arrangements are acceptable, and the crossover changes would be agreed through a S278 Agreement.
- 8.59 In addition, a contribution of £23,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.
- 8.60 Concerns have been raised about potential conflict with the bus stop opposite the site. The bus stop is highly visible from the vehicle access point, so no highway safety concerns are raised. Cars entering or exiting the site may have to wait for a bus to move first, which is not unusual along bus routes. A condition would be attached to ensure that boundary treatments and landscaping in the sightlines are retained below 0.6m in height.
- 8.61 A separate 1.5m wide pedestrian entrance is proposed in the centre of the site providing step-free access to the main front entrance. This is supported.

Car parking

- 8.62 22 car parking spaces are proposed on the front forecourt for the 22 flats (1 per unit). London Plan policy T6.1 would permit up to 1.5 spaces per unit which equates to a maximum of 33 spaces. The Council requires that sites in low PTALs provide for all their parking needs on site to avoid overspill parking onto the roads, however it is not always necessary or preferable to provide maximum car parking provision because a balance needs to be struck between encouraging sustainable modes of transport on the one hand and ensuring highway safety and managing on-street parking on the other. In this case, the site is directly opposite a bus stop which provides access to Purley town centre and other destinations; Cycle storage is proposed; Purley Station is a 20-minute walk away, and Purley town centre is slightly closer, meaning that not all residents will require a car for all trips and one car per home is considered acceptable.
- 8.63 Information has been submitted to justify the proposed level of car parking. A parking stress survey was carried out to assess the parking capacity of the local road network within 200m of the site. Parking beat surveys took place overnight on 10 and 11 March. Parking is uncontrolled in the area. No cars were found to be parked on the roads overnight, leaving 32 parking spaces available for unforeseen displaced carparking within 200m of the site. However, it is noted that cars are unlikely to park along this section of Foxley Lane as it is a classified A road and there are cycle lanes on both sides.

- 8.64 A cumulative car parking assessment has also been undertaken. All consented and undecided applications for new homes within 200m of the site within the last 5 years have been considered. 136 units have been approved/pending with 120 car parking spaces. All but 1 of the schemes generally provide for all their car parking requirements on site, with a potential overspill of 9 cars onto the public highway identified from 1 nearby scheme. The parking beat survey and the cumulative assessment both indicate sufficient car parking capacity in the vicinity. 1:1 car parking is acceptable and no objection to this has been raised by the Councils Highways Officer.
- 8.65 The tracking diagrams confirm that manoeuvring into and out of the parking spaces can be achieved safely. Two of the parking spaces are shown as a disabled bays on the plan. These bays require hatching around both sides to meet the required standards (the plans only show one side), and spaces next to landscaping walls and structures should be 3m wide to allow passengers to alight comfortably onto the hardstanding. These requirements have been discussed with the applicant and it has been demonstrated in a sketch that there is sufficient space within the parking forecourt to achieve these requirement so final details will be required by condition. A condition would also require 20% active and 80% passive electric vehicle charging points in line with policy DM30 and London Plan policy T6.1.

Cycle parking

- 8.66 Policy DM30 and London Plan policy T5 would require provision of a total of 42 cycle parking spaces for residents plus 2 visitor parking spaces. Cycle parking is proposed in the rear garden, accessed via the access road and a 1.5m pedestrian path. It provides space for 44 bikes using a 2-tier system plus Sheffield stands and space for larger bikes. The proposed layout is acceptable. The cycle store is proposed to have a pitched roof but further details of the external design of the cycle store is not provided at this stage so will be required by condition.
- 8.67 Visitor parking spaces are proposed at the top of the access road. This is acceptable.

Waste / Recycling Facilities and servicing

- 8.68 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is located externally at the top of the access drive, and is designed with a pitched roof, similar to the cycle store. Space for 6 x 1100L bins (6,600L total) is proposed. According to the Croydon Waste and Recycling in Planning Policy Document (2015), space for approximately 3,190 litres of general waste, 2,816 litres of dry recycling and 240 litres of food waste (6,246L total) would be required for a development of 22 flats. There is sufficient space in the bin store for the amount of waste that is likely to be generated. Details are acceptable and a compliance condition would be attached.
- 8.69 The manoeuvring tracks for a refuse vehicle are shown in the Transport Statement. The refuse vehicle would be able to stop within 18m of the last bin

within the store and there is space for turning on the forecourt. Details are acceptable.

8.70 There is also space for delivery and servicing on the site so there is no impact on the local highway network.

8.71 A draft Construction Logistics Plan (CLP) has been submitted, but a final version will be required by condition along with a condition survey of the surrounding footways and carriageway

Flood Risk

8.72 London Plan policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. Local Plan policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site.

8.73 The site is within flood zone 1, at low risk of surface water flooding (but Foxley Lane is at high risk of surface water flooding) and limited (low) risk of groundwater flooding. A Flood Risk Assessment has been provided. This outlines that rainwater harvesting (water butts), pervious paving and a soakaway would be incorporated into the scheme at approximately 3m below ground located beneath the car park. The Flood Risk Assessment has been reviewed by the LLFA. No objection is raised.

8.74 Thames Water have also raised no objection subject to standard informatives.

Energy Efficiency

8.75 London Plan policy SI2 outlines that major development proposals should be net zero carbon. This should be achieved in accordance with the energy hierarchy. An on-site reduction of at least 35% beyond building regulations is required and the remainder to be provided via a carbon offsetting contribution. It is proposed that fabric and heating improvements within the proposed building, as well as installation of solar PV panels would enable a reduction in CO₂ of 35.82% beyond building regulations. A carbon offset contribution of £32,195 would be secured through a S106 contribution to achieve net zero carbon requirements.

8.76 A water efficiency condition for a minimum standard of 110/litres/person/day would also be attached.

Conclusion

8.77 The provision of new homes in this location is acceptable in principle. The proposed design is considered to be an enhancement to the streetscene, and the massing and site layout is considered to be appropriate. The quality of accommodation is acceptable, with good levels of accessibility around the site and the building. The amount of car parking is acceptable. Impacts on trees and ecology are acceptable and the proposed SUDS strategy and energy efficiency measures are supported. The cumulative impacts of the design of the building within its setting, and the impacts on parking stress, have also been assessed

and would be acceptable. The proposal would contribute to housing delivery in a location which has public transport connections and is within a 20-minute walk of a well-connected train station and town centre. It would provide a 15 family-sized 3-bedroom homes, and 3 affordable homes which would be of benefit to first time buyers.

8.78 All material considerations have been taken into account, including responses to the public consultation. Considering the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is acceptable in planning policy terms subject to the s.106 obligations and conditions outlined above.

Other matters

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

8.80 All other planning considerations including equalities have been considered.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

06/06/2022 to 01/07/2022

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. : 20/05743/FUL
Location : 307 Lower Addiscombe Road
Croydon
CR0 6RF

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Erection of a single storey rear extension (Class Ea formerly A1) and conversion of first floor storage associated with ground floor shop to 1 x 2 bedroom flat, with dormer extension, roof lights in the front roof slope, oriel window on side elevation and access from external staircase at rear, with associated cycle and refuse storage

Date Decision: 29.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00128/HSE
Location : 2 Ashburton Gardens
Croydon
CR0 6AS

Ward : Addiscombe East
Type: Householder Application

Proposal : Demolition of rear conservatory and erection of single storey extension. Alterations to 1st floor rear window.

Date Decision: 16.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00342/HSE
Location : 426 Lower Addiscombe Road
Croydon
CR0 7AJ

Ward : Addiscombe East
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 16.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00983/FUL
Location : R/O 19 Ashburton Road
Croydon
CR0 6AP

Ward : Addiscombe East
Type: Full planning permission

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

Date Decision: 16.06.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Change of use from a single family house (C3) to a four bedroom HMO (C4), with associated site alterations

Date Decision: 22.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01594/HSE
Location : 72 Addiscombe Court Road
Croydon
CR0 6TS

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single-storey side extension, rear landscaping. Installation of 3 rooflights on the front slope.

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01672/PA8
Location : Davidson Academy
Croydon
Surrey
CR0 6JA

Ward : Addiscombe West
Type: Telecommunications Code
System operator

Proposal : The proposed installation of 1 no 20m monopole with 6 no antenna attached, installation of 2 no cabinet with ancillary upgrades thereto.

Date Decision: 09.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01943/NMA
Location : Land Adjacent To East Croydon Station And
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.
CR9 6AB

Ward : Addiscombe West
Type: Non-material amendment

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 182 Frant Road
Thornton Heath
CR7 7JW
Type: Full planning permission

Proposal : Proposed rear ground floor, first floor and second floor extensions to facilitate the conversion of the building from a HMO to 4 flats, with other associated alterations

Date Decision: 24.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02163/LP
Location : 34 Winterbourne Road
Thornton Heath
CR7 7QT
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged

Proposal : Alterations; Erection of rear dormer and front rooflights

Date Decision: 01.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01849/FUL
Location : 1B Stanton Road
Croydon
CR0 2UN
Ward : **Broad Green**
Type: Full planning permission

Proposal : Conversion of single family dwellinghouse into three self-contained flats facilitated by two storey side extension incorporating rear dormer window (following demolition of existing side extension), single storey side/rear extension, first floor rear extension, installation of two rooflights to front roof slope, installation of crossover, reinstating of existing crossover and external alterations

Date Decision: 23.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04179/FUL
Location : 21 St James's Road
Croydon
CR0 2SD
Ward : **Broad Green**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Conversion of a six-bedroom, seven-person large Housing in Multiple Occupation (Sui Generis) into three (3) self-contained flats with associated amenity, cycle storage and waste storage spaces, Associated single-storey rear/side infill and rear extensions (following demolition of existing single-storey outrigger building and canopy), Enlargement of the existing dormer extension on the rear of the main roofslope, and Associated alterations

Date Decision: 30.06.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/04554/FUL

Ward : **Broad Green**

Location : 121 Canterbury Road
Croydon
CR0 3HH

Type: Full planning permission

Proposal : Demolition of existing buildings, erection of a building between 4 and 8 storeys with a total of 95 residential dwellings, formation of vehicular accesses and provision of associated off-street parking, landscaping and amenity space ,refuse, cycle storage, all other associated works and a publicly accessible cycle and pedestrian link.

Date Decision: 24.06.22

Approved subject to 106 Ag. (3 months)

Level: Delegated Business Meeting

Ref. No. : 21/05179/HSE

Ward : **Broad Green**

Location : 15 Bishops Road
Croydon
CR0 3LD

Type: Householder Application

Proposal : Alterations and erection of a side and rear extension.

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06346/FUL

Ward : **Broad Green**

Location : Zodiac Court
London Road
Croydon
CR0 2RJ

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Demolition of existing canopy. Conversion of part of ground floor fronting Cavendish Road/Chatfield Road to provide 5 flats. Erection of 4/5 storey block comprising 15 flats (Use Class C3) with ground floor commercial space (Use Class E) with communal lounge, cycle and refuse storage, upper floor podium amenity space, landscaping and associated works.

Date Decision: 09.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00862/DISC

Ward : **Broad Green**

Location : Former Stewart Plastics Factory Site, Waddon Marsh Way, Croydon CR9 4HS; Including Adjacent Hardstanding, Part Of Latham's Way, Part Of The Car Parking Area At Valley Retail Park, Part Of Hestermann Way, And Part Of Waddon Marsh Way.

Type: Discharge of Conditions

Proposal : Details pursuant to condition 10 (car management plan) of planning permission 18/02663/ful Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.

Date Decision: 14.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01057/DISC

Ward : **Broad Green**

Location : 4 St James's Road
Croydon
CR0 2SA

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Cycle and Refuse Storage) attached to permission 19/06032/FUL for Conversion of shop (A1 use) to studio flat (C3 use) and erection of a single storey rear extension

Date Decision: 08.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01434/FUL **Ward : Broad Green**
 Location : 24 Effingham Road **Type: Full planning permission**
 Croydon
 CR0 3NE

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

Date Decision: 08.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01468/GPDO **Ward : Broad Green**
 Location : 66 Ringwood Avenue **Type: Prior Appvl - Class A Larger**
 Croydon **House Extns**
 CR0 3DW

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.7 metres

Date Decision: 09.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01645/DISC **Ward : Broad Green**
 Location : Former Stewart Plastics Factory Site, **Type: Discharge of Conditions**
 Waddon Marsh Way, Croydon CR9 4HS;
 Including Adjacent Hardstanding, Part Of
 Latham's Way, Part Of The Car Parking Area
 At Valley Retail Park, Part Of Hestermann
 Way, And Part Of Waddon Marsh.

Proposal : Details pursuant to Condition 9 (external lighting) of planning permission 18/02663/FUL granted for Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.

Date Decision: 15.06.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01647/DISC **Ward : Broad Green**
Location : Morris House Type: Discharge of Conditions
2 Bensham Lane
Croydon
CR0 2RQ

Proposal : Details pursuant to condition 18 (Biodiversity Enhancement Strategy & External lighting design to minimise light pollution) of planning permission 21/00493/ful granted for Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking.

Date Decision: 22.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01704/GPDO **Ward : Broad Green**
Location : 18 Montague Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 3SS

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.4 metres

Date Decision: 21.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01795/DISC **Ward : Broad Green**
Location : Morris House Type: Discharge of Conditions
2 Bensham Lane
Croydon
CR0 2RQ

Proposal : Discharge of Condition 10 (Piling Method Statement) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 22.06.22

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01820/GPDO
Location : 90 Ockley Road
Croydon
CR0 3DQ

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

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.6 metres

Date Decision: 17.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01823/DISC
Location : Morris House
2 Bensham Lane
Croydon
CR0 2RQ

Ward : Broad Green
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Arboricultural Method Statement) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 24.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01854/LP
Location : Harris Invictus Academy Croydon
88 London Road
Croydon
CR0 2TB

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

Proposal : Installation of new metal fencing and associated gates to main entrance area.

Date Decision: 29.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01872/HSE

Ward : Broad Green

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 44 Miller Road
Croydon
CR0 3JY
Type: Householder Application

Proposal : Erection of a two storey side extension and part single part two storey rear extension

Date Decision: 01.07.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01906/LP
Location : 95 Mitcham Road
Croydon
CR0 3NA
Ward : **Broad Green**
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable extension and erection of a rear dormer. Installation of 3 rooflights to the front slope.

Date Decision: 22.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02046/LP
Location : 53 Kidderminster Road
Croydon
CR0 2UF
Ward : **Broad Green**
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer and installation of three rooflights to the front. Erection of single-storey rear and side extension.

Date Decision: 22.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/00342/FUL
Location : Garage Block And Land Adjoining 91
Bedwardine Road
Upper Norwood
London
Ward : **Crystal Palace And Upper Norwood**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Norwood
Location : Land And Garages Rear Of 9-29 Type: Full planning permission
Crystal Terrace
Upper Norwood
London
SE19 3JT

Proposal : Demolition of existing garages and erection of 6 two-storey dwellings, car parking, hard and soft landscaping, boundary treatment, refuse and cycle storage and private amenity space.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01639/DISC Ward : **Crystal Palace And Upper Norwood**

Location : Development Site Former Site Of Type: Discharge of Conditions
19 Downsview Road
Upper Norwood
London
SE19 3XD

Proposal : Discharge of condition 6 (Parking), 9 (boundary treatment and privacy screens), 10 (EVCPs) and 13 (SUDs) of LPA ref: 20/01303/FUL (Demolition of existing dwelling and garage, erection of two storey building (with lower ground and roofspace accommodation) comprising 9 flats with associated parking, amenity space and waster and cycle stores).

Date Decision: 23.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04853/DISC Ward : **Crystal Palace And Upper Norwood**

Location : Foxgrove Apartments Type: Discharge of Conditions
9 Wicks Way
Upper Norwood
London
SE19 3DY

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Discharge of condition 5 (Validation report) attached to planning permission 14/03008/P for the Erection of part four/five storey building with basement parking comprising 5 x one bedroom, 19 x two bedroom and 10 x three bedroom flats; erection of 7 x three bedroom three storey terraced houses; formation of vehicular access and provision of associated parking and cycle bays (without compliance with conditions 8 and 12 - to conform with lifetime homes regulations and road construction - attached to planning permission 13/01519/P)

Date Decision: 07.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05669/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 49 - 51 Beulah Hill
Upper Norwood
London
SE19 3DS
Type: Discharge of Conditions

Proposal : Discharge Condition 12 (Waste Management) attached to planning permission ref. 17/03208/FUL for Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats and a 2-storey building (Block C) comprising 3 townhouses with the provision of car parking spaces, cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access.

Date Decision: 15.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05789/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 2 Grangecliffe Gardens
South Norwood
London
SE25 6SZ
Type: Householder Application

Proposal : Part retrospective application for part two storey and part single storey side extensions with an enlargement of the rear terrace and a rear dormer roof extension with rooflights

Date Decision: 01.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01054/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 148 Church Road **Type: Consent for works to protected trees**
 Upper Norwood
 London
 SE19 2NT

Proposal : T13 Holly: 2 metre clearance from property
 T2, T3 2 x Sycamore and T1, 1 x Lawson Cypress to prune the Sycamores away from the Lawson Cypress.
 T4, T5, 2 x Sycamore to crown lift to approximately 6 meters
 1 x Sycamore to remove to give a minimum clearance of approximately 300mm from the main stem.
 T6 Sycamore: Crown lift to approximately 6 meters
 G1 Holly: Fell
 T8 Sycamore: Fell
 T10 Sycamore: Fell
 (TPO no. 16, 1990)

Date Decision: 01.07.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/01435/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 33 Chevening Road **Type: Householder Application**
 Upper Norwood
 London
 SE19 3TE

Proposal : Alterations, erection of single-storey rear extension and raised terrace area.

Date Decision: 16.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01572/HSE **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 5 South Vale
Upper Norwood
London
SE19 3BA
Type: Householder Application

Proposal : Alterations, erection of single-storey side/rear extension, single-storey rear extension and dormer extension to existing rear outrigger, provision of 1 rooflight in rear roofslope, 1 rooflight in outrigger roofslope and installation of replacement windows and door in front and rear elevations.

Date Decision: 01.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01634/FUL
Ward : **Crystal Palace And Upper Norwood**
Location : Flat 4
Podina House
16B Highfield Hill
Upper Norwood
London
SE19 3PS
Type: Full planning permission

Proposal : EOT Erection of an outbuilding to corner of garden.

Date Decision: 24.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01636/FUL
Ward : **Crystal Palace And Upper Norwood**
Location : 37 Auckland Road
Upper Norwood
London
SE19 2DR
Type: Full planning permission

Proposal : Alterations to the building and site to facilitate the conversion of the property into 5 flats

Date Decision: 14.06.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Tree #423 Oak tree: Reduce northwest stem by 2.5 -3m, Reduce height of southeast stem by 4m.
Tree #396 Lime tree: Crown lift to a height of 4m from ground level and reduction of south facing crown by 1 m to increase distance from building.
Tree #356 Pine tree: Reduce Crown on East facing lateral branches by 1.5 to balance overall crown.

Date Decision: 01.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00866/HSE
Location : 16 Chaucer Gardens
Coulsdon
Croydon
CR5 3FQ
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey side/rear extension and raising the height of the shared boundary wall with 18 Chaucer Gardens.

Date Decision: 24.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03355/FUL
Location : 51 Smitham Downs Road
Purley
CR8 4NJ
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Roof extension with dormers for the provision of two self-contained, 2-bed flats with a two-storey front extension.

Date Decision: 09.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04028/FUL
Location : 25 The Grove
Coulsdon
CR5 2BH
Ward : Coulsdon Town
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Erection of two-storey building with double-storey roof and basement level to provide eight (8) self-contained flats (following demolition of existing two-storey dwellinghouse), Associated amenity, cycle storage, hard/soft landscaped, vehicle parking and waste storage spaces, and Alterations

Date Decision: 20.06.22

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

Level: Planning Committee

Ref. No. : 21/05061/DISC

Ward : Coulsdon Town

Location : 116 Reddown Road
Coulsdon
CR5 1AL

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (CLP) attached to planning application 20/00338/FUL for the Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL

Date Decision: 21.06.22

Deemed Consent - discharge of condition

Level: Delegated Business Meeting

Ref. No. : 21/05123/DISC

Ward : Coulsdon Town

Location : 116 Reddown Road
Coulsdon
CR5 1AL

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (tree protection) attached to planning application 21/00338/FUL for the Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL

Date Decision: 21.06.22

Deemed Consent - discharge of condition

Level: Delegated Business Meeting

Ref. No. : 21/05191/DISC

Ward : Coulsdon Town

Location : 116 Reddown Road
Coulsdon
CR5 1AL

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (cycle and bin storage) attached to application 21/00338/FUL for the Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL

Date Decision: 21.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

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

Proposal : T1 Horse chestnut: Fell due to failure
(TPO 25, 1993)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01622/LP
Location : 59 Edward Road
Coulsdon
CR5 2NQ
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 29.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01631/DISC
Location : 36 Chipstead Valley Road
Coulsdon
CR5 2RA
Ward : **Coulsdon Town**
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (refuse/cycle) attached to planning permission 18/02001/FUL for Alterations; proposed erection of first floor rear extension to provide studio unit and rear dormer to create additional living accommodation in roof space

Date Decision: 20.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01680/LP
Location : 2 Downs Road
Coulsdon
CR5 1AA
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged

Proposal : Erection of three roof dormers on side elevation

Date Decision: 29.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02016/TRE **Ward : Coulsdon Town**
Location : 30 Charles Howell Drive Type: Consent for works to protected
Coulsdon trees
Croydon
CR5 3JX
Proposal : 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: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04516/FUL **Ward : Fairfield**
Location : Land To The South East Of Croydon College Type: Full planning permission
College Road
Croydon
CR9 1DG
Proposal : Erection of five buildings ranging in height from 7 to 29 storeys to provide 421 residential
flats (Use Class C3), flexible commercial space at ground floor of Building A (Use Class
A1/A2/A3) and Buildings C and E (A1/A2/A3 and/or B1/D1 or D2) together with
associated cycle parking, public realm and landscaping, basement car parking, refuse
storage, servicing and access arrangements

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03817/DISC **Ward : Fairfield**
Location : Electric House Type: Discharge of Conditions
3 Wellesley Road
Croydon
CR0 2AG
Proposal : Discharge of Condition 5b (External illumination) 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: 24.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03891/DISC **Ward : Fairfield**
Location : Electric House Type: Discharge of Conditions
3 Wellesley Road
Croydon
CR0 2AG
Proposal : Discharge of Condition 6b (External illumination) attached to listed building consent 20/02814/LBC 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: 24.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05440/DISC **Ward : Fairfield**
Location : Wandle Road Car Park Type: Discharge of Conditions
Wandle Road
Croydon
CR0 1DX
Proposal : Discharge of C14 (Section 278 agreement) pursuant to Planning Permission Ref. 17/06318/FUL granted 18.1.19 (Wandle Road)
Date Decision: 15.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06035/DISC **Ward : Fairfield**
Location : Wandle Road Car Park Type: Discharge of Conditions
Wandle Road
Croydon
CR0 1DX
Proposal : Discharge of Condition 24 (Building Cleaning & Maintenance Strategy) pursuant to Planning Permission Ref.17/06318/FUL granted 18.1.19 (Wandle Road)
Date Decision: 15.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06239/FUL **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 114 Church Road
Croydon
CR0 1SD
Type: Full planning permission

Proposal : Alterations, conversion, part demolition and erection of a three storey rear extension to form 2 x 2 bedroom flats, associated cycle parking, landscaping and refuse storage

Date Decision: 27.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00123/DISC
Location : Development Site Former Site Of Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Discharge of condition 9 (CLP) attached to 19/04764/FUL granted for demolition of the existing buildings followed by the re-development of a new residential development consisting of two separate blocks (6 storeys and 4 storeys respectively) containing 43 new homes, new hard and soft landscaping, courtyards, cycle and vehicle parking with refuse areas).

Date Decision: 07.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00594/ADV
Location : Unit 2 Ten Degrees
100A George Street
Croydon
CR0 1GP
Type: Consent to display advertisements
Ward : **Fairfield**

Proposal : Installation of 2 internally illuminated mounted signs and 1 internally illuminated projecting sign

Date Decision: 24.06.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00649/DISC
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 28 Dingwall Road
Croydon
CR0 2NE
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Materials) of permission 20/05682/FUL for Extension and renovation of existing building consisting of front and rear extensions, rear infill extensions, two additional floors, new front facade including remodelled street level access, ramps and landscaping.

Date Decision: 20.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00705/DISC
Location : Wandle Road Car Park
Wandle Road
Croydon
CR0 1DX
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of condition 16 (Parts 11 & 12) attached to planning permission ref. 17/06318/FUL granted 18 January 2019.

Date Decision: 15.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00762/CONR
Location : Ryan House
96 Park Lane
Croydon
CR0 1JB
Ward : **Fairfield**
Type: Variation of Condition

Proposal : Variation of condition 5 (Written Scheme of Investigation) in respect to Application Reference Number: 20/03834/CONR Date of Decision: 22/12/2020 granted for Removal of Conditions 4 and 5, and Variation of Conditions 3, 7 and 8 of Planning Permission 14/03683/P Partial demolition, alterations to roof, erection of dormer extensions in front and rear roof slopes; erection of single/two storey rear extension with balcony, conversion to form 3 two bedroom and 6 one bedroom flats; provision of associated parking and cycle/refuse storage (Change in WSI report)

Date Decision: 07.06.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01469/NMA **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Non-material amendment**
College Road
Croydon, CR0 1PF

Proposal : Non-material amendment to application 19/04987/FUL for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 08.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01606/FUL **Ward : Fairfield**
Location : 109B Lansdowne Road **Type: Full planning permission**
Croydon
CR0 2BN

Proposal : Erection of dormer extension in rear roofslope and installation of rooflight in front roofslope; erection of replacement shed in the rear garden.

Date Decision: 27.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01719/GPDO **Ward : Fairfield**
Location : 77 - 81 North End **Type: Prior Appvl - Class E to**
Croydon **(dwellings) C3**
CR0 1TJ

Proposal : Change of use of the first and second floor from (Use Class E) - Commercial, Business and Service to form 2no. studio flats and 1no. two bedroom flat (Use Class C3) (Prior Approval Notification - Schedule 2, Part 3, Class MA)

Date Decision: 22.06.22

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Ref. No. : 22/01745/DISC **Ward : Fairfield**
Location : Electric House Type: Discharge of Conditions
3 Wellesley Road
Croydon
CR0 2AG

Proposal : Discharge of Condition 7 (External landscaping details) attached to listed building consent 20/02814/LBC 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: 23.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01746/DISC **Ward : Fairfield**
Location : Electric House Type: Discharge of Conditions
3 Wellesley Road
Croydon
CR0 2AG

Proposal : Discharge of Condition 4 (External Landscaping Details) 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: 23.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01800/FUL **Ward : Fairfield**
Location : Amp House Type: Full planning permission
Dingwall Road
Croydon
CR9 2AU

Proposal : Proposed external alterations to the existing building entrance at ground floor and first floor levels, alongside internal reconfigurations to the existing office reception area.

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02157/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Application to discharge condition numbers 7 (biodiversity), 9 (details), 11 (external materials) and 24 (drainage) attached to planning permission ref. 19/04441/OUT (Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage [Amended description]).

Date Decision: 17.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06019/FUL

Ward : **Kenley**

Location : 25 - 27 Cullesden Road
Kenley
CR8 5LR

Type: Full planning permission

Proposal : Demolition of existing dwellings; erection of 6 houses with associated access, car parking and hard and soft landscaping

Date Decision: 09.06.22

Approved subject to 106 Ag. (3 months)

Level: Delegated Business Meeting

Ref. No. : 21/06318/FUL

Ward : **Kenley**

Location : Braeside And Tree Tops
Firs Road
Kenley
CR8 5LD

Type: Full planning permission

Proposal : Demolition of two existing bungalows (Use Class C3) and the erection of four 2-storey plus roof level buildings comprising of 8 self-contained dwellinghouses (Use Class C3) and associated landscaping, car and cycle parking and refuse storage.

Date Decision: 28.06.22

Permission Refused

Level: Planning Committee

Ref. No. : 22/00521/OUT

Ward : **Kenley**

Location : 1 Langham Dene
Kenley
CR8 5BX

Type: Outline planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Demolition of existing house and erection of a part three/part-four storey building (with accommodation in the roof space) to provide 9 flats including associated parking, cycle and refuse store and landscaping.

Date Decision: 07.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00755/HSE
Location : Avaani
35 Hawkhurst Road
Kenley
CR8 5DN
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations, construction of first floor (and roof) to form a two storey house

Date Decision: 16.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01521/TRE
Location : 130 Hayes Lane
Kenley
CR8 5HQ
Ward : **Kenley**
Type: Consent for works to protected trees

Proposal : T1 - Cedar Atlantica. Proposed work: Fell
T2 - Pine. Proposed work: Fell
T3 - Leylandii. Proposed work: Fell
T4 - Silver Birch. Proposed works: 30% Crown reduction
(TPO 27, 2007)

Date Decision: 30.06.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/01614/DISC
Location : Wrenwood Court
38 Hermitage Road
Kenley
CR8 5EB
Ward : **Kenley**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Details pursuant to conditions 3 (CLP), 9 (cycle storage) of planning permission 19/05984/FUL granted for Erection of two/four storey side extension and two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store.

Date Decision: 14.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01700/LP

Location : 151A Welcomes Road
Kenley
CR8 5HB

Ward : Kenley

Type: LDC (Proposed) Operations
edged

Proposal : Single storey rear extension

Date Decision: 29.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01785/HSE

Location : 38 Wattendon Road
Kenley
CR8 5LU

Ward : Kenley

Type: Householder Application

Proposal : Erection of single storey rear extension and conversion of garage to habitable accommodation. Including alterations.

Date Decision: 22.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01899/TRE

Location : Shandon House
8 Uplands Road
Kenley
CR8 5EF

Ward : Kenley

Type: Consent for works to protected
trees

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Conifers - (G1) - To reduce the mature TPOed Conifers by 4.0m in height. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained. The dead Conifer in the row will be removed to ground level. The over extended branches that protrude the rest of the crown, and are encroaching over the road, will be reduced by 2.0m. The trees have been reduce in height in the past and have recently suffered some snapping limbs in the heavy winds and have fallen into the road. The reduction in height will reduce the risk to the public.
(TPO 06, 2013)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01940/TRE
Location : Lightwood Court
Valley Road
Kenley
CR8 5DG

Ward : Kenley
Type: Consent for works to protected trees

Proposal : Please see tree schedule list of trees and tree location plan
(TPO 149)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02108/DISC
Location : Land R/O 5-6 Oaklands Gardens
Kenley
CR8 5DS

Ward : Kenley
Type: Discharge of Conditions

Proposal : Discharge of condition 14 (Construction Logistics) attached to planning permission 19/01810/FUL for Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores

Date Decision: 22.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02124/DISC
Ward : Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 31 Roke Road
Kenley
CR8 5DZ
Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (drainage) and 11 (EVCP) attached to permission 21/01913/FUL. (Demolition of existing detached 2 storey dwelling and replacement with 3 x 3 storey terraced dwellings with 3 car parking spaces).

Date Decision: 28.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01435/FUL
Location : Garage Block Between 57 - 59
Castle Hill Avenue (Site 278B)
Croydon
CR0 0TG
Ward : **New Addington North**
Type: Full planning permission

Proposal : Development of site to provide a three storey building comprising nine residential units (use Class C3) together with associated landscaping, cycle parking, car parking and improved access.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01520/FUL
Location : Amenity Land Fronting 89 -119 King Henry's
Drive
Croydon
CR0 0PH
Ward : **New Addington North**
Type: Full planning permission

Proposal : Development of site to provide a four storey building comprising 22 residential units (use Class C3), new vehicle and pedestrian access route, associated landscaping, cycle parking and car parking

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01589/FUL
Ward : **New Addington North**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Land And Garages Rear Of 1 To 9 Merrow Way (278N)
Croydon
CR0 0RS

Type: Full planning permission

Proposal : Demolition of garages and erection of a two storey building to provide eight flats, refuse and cycle stores, landscaping and other associated works.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01655/FUL

Ward : New Addington North

Location : Garage Block Between 92 - 94 Dunsfold Way (Site 278G)
Croydon
CR0 0TN

Type: Full planning permission

Proposal : Demolition of the existing garage court and redevelopment of site to provide a part three, part four storey building comprising seven residential units, together with the erection of five houses (use Class C3), associated landscaping, cycle parking and car parking.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/02135/FUL

Ward : New Addington North

Location : Land Fronting Onto 2 And 12 Claygate Crescent And
Land Between 156 Headley Drive And 48
And 60 Netley Close
Croydon
New Addington
CR0 0QG

Type: Full planning permission

Proposal : Erection of two buildings with maximum height of 5 storeys to provide 25 residential units together with car parking, public realm improvements and landscape enhancements, and other associated works

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Land Rear Of 1 - 3 Corbett Close (Site 276K) Type: Full planning permission
Fairchildes Avenue
Croydon
CR0 0AN

Proposal : Erection of a four-storey building to provide 11 flats together with car parking,
landscaping and other associated works

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01418/FUL **Ward : New Addington South**
Location : Land At Junction Of King Henry's Drive And Type: Full planning permission
Fairchildes Avenue
Croydon
CR0 0AH

Proposal : Erection of a six-storey building to provide 17 flats together with car parking, landscaping
and other associated works

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01521/FUL **Ward : New Addington South**
Location : Amenity Land At 122 - 140 King Henry's Type: Full planning permission
Drive And Electricity Sub Station Adjoining
122 - 140 King Henry's Drive Croydon CR0
0HG

Proposal : Development of site to provide a six storey building comprising twenty three residential
units (use Class C3), new vehicle and pedestrian access routes, associated landscaping,
cycle parking and car parking.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01522/FUL **Ward : New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Amenity Land And Garage Court At Redstart Type: Full planning permission
Close
Croydon
CR0 0EU

Proposal : Demolition and clearance of all existing structures on site and construction of 12 residential units across a 3 storey development and 4 two storey semi-detached house as well as associated car parking, cycle parking and associated landscaping.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01654/FUL Ward : **New Addington South**
Location : Garage Blocks Rear Of 9 - 23 Windham Type: Full planning permission
Avenue
Croydon
CR0 0HY

Proposal : Demolition of existing garage court and redevelopment of site to provide a three storey building comprising nine residential units, together with the erection of five houses (use Class C3), associated landscaping, cycle parking and car parking

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01762/FUL Ward : **New Addington South**
Location : Garage Blocks Rear Of 7 - 21 Milne Park Type: Full planning permission
East
New Addington
Croydon
CR0 0BB

Proposal : Demolition and clearance of all existing structures on the Site and construction of 6 residential units across a 2 storey development and 5 two storey houses, car parking, cycle parking and associated landscaping.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Demolition of existing garage and erection of single storey front extension, two-storey side extension and part single part two-storey rear extension with associated works

Date Decision: 07.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01730/HSE
Location : 305 King Henry's Drive
Croydon
CR0 0AE

Ward : New Addington South
Type: Householder Application

Proposal : Erection of first floor side extension. Erection of single storey rear extension following demolition of existing rear structure.

Date Decision: 21.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01916/PA8
Location : King Henry's Drive At Junction With Warbank
Crescent
Croydon
CR0 0EX

Ward : New Addington South
Type: Telecommunications Code
System operator

Proposal : Proposed 5G telecoms installation: H3G Phase 8 high street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets.

Date Decision: 30.06.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/02045/GPDO
Location : 4 Wolsey Crescent
Croydon
CR0 0PE

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

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Date Decision: 29.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01330/FUL **Ward : Norbury Park**
Location : Amenity Land At Junction With Crescent Way Type: Full planning permission
Covington Way
Norbury
London
SW16 3AH

Proposal : Partial development of green space to provide a part three, part four storey building comprising nine residential units (use Class C3) together with associated landscaping treatments, car parking and enhancements to the remaining green space.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04852/HSE **Ward : Norbury Park**
Location : 50 Norbury Hill Type: Householder Application
Norbury
London
SW16 3LB

Proposal : Erection of first floor side extension, and Alteration to rear fenestration involving replacement of door and window openings with single door opening

Date Decision: 24.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05434/HSE **Ward : Norbury Park**
Location : 117 Ingram Road Type: Householder Application
Thornton Heath
CR7 8EH

Proposal : Erection of two-storey outbuilding/tree house in rear garden (retrospective application)

Date Decision: 17.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : The Site Of The Proposed New 5G Telecommunications Installation Is An Area Of Grass At The Junction Of Norbury Avenue And Buckingham Avenue, Croydon, CR7 8AJ. Type: Telecommunications Code System operator

Proposal : Erection of a 15.0m high telecommunications (5G) mast with wraparound radio equipment housing cabinet, Installation of three (3) radio equipment housing cabinets, and Associated alterations

Date Decision: 22.06.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01923/GPDO Ward : **Norbury Park**
Location : 6 Covington Gardens Type: Prior Appvl - Class A Larger House Extns
Norbury
London
SW16 3SE

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 2.4 metres and a maximum height of 3.7 metres

Date Decision: 29.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01936/DISC Ward : **Norbury Park**
Location : 303-305 Norbury Avenue Type: Discharge of Conditions
Norbury
London
SW16 3RW

Proposal : Discharge of condition 8 (Construction Logistics Plan) attached to planning permission ref. 19/02388/FUL for Demolition of existing dwellings. Erection of 3-storey building to provide 2 x 3-bed, 3 x 2-bed and 4 x 1-bed flats (9 in total) with associated parking, amenity spaces, refuse and cycle storage (amended drawings).

Date Decision: 28.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02000/GPDO
Location : 30 Carolina Road
Thornton Heath
CR7 8DT

Ward : Norbury Park
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 29.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02187/LP
Location : 149 Covington Way
Norbury
London
SW16 3AQ

Ward : Norbury Park
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable and rear dormer extension and provision of 3 rooflights in front
roofslope

Date Decision: 01.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00957/LP
Location : 10 Ena Road
Norbury
London
SW16 4JB

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

Proposal : Hip to gable roof conversion, erection of rear roof dormer, ground floor single storey rear
extension and roof lights in the front roofslope

Date Decision: 10.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01909/GPDO
Location : 79 Dalmeny Avenue
Norbury
London
SW16 4RR

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum overall height of 3.57 metres

Date Decision: 21.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02072/GPDO
Location : 223 Norbury Crescent
Norbury
London
SW16 4LF

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.88 metres and a maximum height of 3.78 metres

Date Decision: 29.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06275/HSE
Location : 59 Chaldon Way
Coulsdon
CR5 1DL

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey side extension; with alterations.

Date Decision: 16.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01361/LP
Location : 151 Caterham Drive
Coulsdon
CR5 1JQ

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

Proposal : Proposed extension to an existing outbuilding

Date Decision: 10.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01514/DISC
Location : Development Site Former Site Of 48
Homefield Road
Coulsdon
CR5 1ES

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

Proposal : Discharge of Condition 10 (Ecology) attached to planning permission ref. 19/05202/FUL for the demolition of existing house and erection of 1 x 4 bedroom dwelling and 3 x 3 bedroom dwellings with associated car parking, PV panels, cycle parking, refuse storage and landscaping.

Date Decision: 07.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01767/HSE
Location : 9 Carew Close
Coulsdon
CR5 1QS

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

Proposal : Alterations and single storey side/rear extension, a first floor extension over existing side extension and alterations to existing porch.

Date Decision: 22.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01807/HSE

Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 42 Keston Avenue
Coulsdon
CR5 1HN
Type: Householder Application

Proposal : Alterations, steps at front, erection of single storey front/side/rear extension

Date Decision: 20.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01922/GPDO
Location : 182 Chaldon Way
Coulsdon
CR5 1DF
Ward : **Old Coulsdon**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.65 metres and a maximum height of 3.7 metres

Date Decision: 23.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05122/HSE
Location : 93 Park Hill Road
Croydon
CR0 5NJ
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Demolition of the existing attached garage and its erection of two storey side/rear extensions, with alterations to the existing house.

Date Decision: 08.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01632/HSE
Location : 26 Mapledale Avenue
Croydon
CR0 5TD
Ward : **Park Hill And Whitgift**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Alterations to the dwelling to include new windows/doors, use of the garage as a habitable space and erection of dormer extension in the rear roof slope

Date Decision: 16.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01981/TRE
Location : Amenity Land
Tidenham Gardens
Croydon
CR0 5UT

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

Proposal : T4 , Box Elder , re-pollard , to previous pollard points
T8 , Lime , re-pollard , to previous pollard points
T9, London Plane , re-pollard , to previous pollard points
T20, Copper Beach , 2.5m crown reduction
T32, Sycamore , re-pollard , to previous pollard points
(TPO 04, 2011)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01999/TRE
Location : 28 Bracewood Gardens
Croydon
CR0 5JL

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

Proposal : T1 Oak: Laterally shorten selective branches by 3 metres back to previous pruning points.
(TPO 19, 2002)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02034/CAT
Ward : Park Hill And Whitgift

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Amenity Land
St Bernard's
Croydon
CR0 5UL

Type: Works to Trees in a
Conservation Area

Proposal : T26, Pine - To reduce in height to 2nd Primary limb @8m high.

Reason - The tree is storm damaged and works are to make the tree safe.

Date Decision: 16.06.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05151/FUL

Ward : **Purley Oaks And
Riddlesdown**

Location : 85 Purley Downs Road
South Croydon
CR2 0RJ

Type: Full planning permission

Proposal : Demolition of the existing dwellinghouse and erection of a three storey building comprising nine flats, formation of vehicular access/access road, provision of associated parking, cycle and refuse storage

Date Decision: 16.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06165/HSE

Ward : **Purley Oaks And
Riddlesdown**

Location : 40 Eskdale Gardens
Purley
CR8 1EZ

Type: Householder Application

Proposal : Alterations including the erection of a part single, part two storey front and side extension, and single storey rear extension.

Date Decision: 14.06.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Ref. No. : 22/01085/FUL **Ward : Purley Oaks And Riddlesdown**
 Location : 861 Brighton Road **Type: Full planning permission**
 Purley
 CR8 2BN
 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.

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01430/LP **Ward : Purley Oaks And Riddlesdown**
 Location : 3 Edgehill Road **Type: LDC (Proposed) Operations edged**
 Purley
 CR8 2NB
 Proposal : Erection of hip to gable extension and rear dormer extension

Date Decision: 20.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01707/LP **Ward : Purley Oaks And Riddlesdown**
 Location : 36 Buttermere Gardens **Type: LDC (Proposed) Operations edged**
 Purley
 CR8 1EG
 Proposal : Proposed ground floor rear extension, hip to gable extension, rear roof dormer and internal alterations

Date Decision: 21.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01870/LP **Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 879 Brighton Road
Purley
CR8 2BN
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer and hip to gable extension with alterations.

Date Decision: 29.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01894/HSE
Location : 12 Eskdale Gardens
Purley
CR8 1EY
Ward : **Purley Oaks And
Riddlesdown**
Type: Householder Application

Proposal : Proposed two storey side and front extension; Proposed single storey rear extension; Loft conversion with new dormer window to the rear of the dwelling with associated alteration to the roof; New upper and lower patio area within the rear garden.

Date Decision: 01.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01908/GPDO
Location : 2 Purley Bury Close
Purley
CR8 1HU
Ward : **Purley Oaks And
Riddlesdown**
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 21.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01975/TRE
Ward : **Purley Oaks And
Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 3 Warren Road
Purley
CR8 1AF
Type: Consent for works to protected trees

Proposal : T1 Beech tree and T2 Maple overgrown into 3 Warren Road to be reduced by 2.5-3.5 metres. They are causing masses of shade and the leaves are killing the fish in the fish pond.

Date Decision: 16.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06275/OUT
Location : 20 Manor Way
Purley
CR8 3BH
Ward : **Purley And Woodcote**
Type: Outline planning permission

Proposal : Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking.

Date Decision: 28.06.22

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 21/02334/DISC
Location : 23 Silver Lane
Purley
CR8 3HJ
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (materials), 3 (landscaping) and 8 (drainage) attached to planning permission ref.19/04121/FUL (Demolition of the existing gate lodge and erection of a 9 bedroom house with associated landscaping and car parking at 23 Silver Lane, Purley, CR8 3HJ).

Date Decision: 01.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03618/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Development Site At Type: Discharge of Conditions
129 - 131 Brighton Road
Purley
CR8 4HE

Proposal : Discharge of Conditions 5 (Privacy Screens and Boundary Treatment), 13 (Car Club) and 15 (Deliveries and Servicing) attached to planning permission ref. 19/01628/FUL for demolition of existing buildings and erection of 1 three/four storey building containing 9 flats, and 1 three storey building at rear containing 9 flats. Formation of access road and provision of associated parking, bike and refuse store, and landscaping.

Date Decision: 01.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03624/FUL Ward : **Purley And Woodcote**
Location : 38 Grovelands Road Type: Full planning permission
Purley
CR8 4LA

Proposal : Alterations, erection of single storey front/side extension to existing building and the provision of 9 self-contained flats for 9 resident's only in association with the existing C2 (residential institutions) use

Date Decision: 16.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04944/DISC Ward : **Purley And Woodcote**
Location : Purley Baptist Church And Hall, Banstead Type: Discharge of Conditions
Road, 1-4 Russell Hill Parade, 1 Russell Hill
Road And, 2-12 Brighton Road And 1-9
Banstead Road Purley CR8

Proposal : Discharge of Condition 9 (Water Supply) attached to permission 16/02994/P for Demolition of existing buildings on two sites; erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 06.06.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Ref. No. : 21/05468/HSE **Ward : Purley And Woodcote**
Location : 33 Purley Rise **Type: Householder Application**
Purley
CR8 3BP

Proposal : Erection of car port on roof parking deck and installation of EV charging point

Date Decision: 07.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05527/DISC **Ward : Purley And Woodcote**
Location : 126 Foxley Lane And 1 Woodcote Drive **Type: Discharge of Conditions**
Purley
CR8 3NE

Proposal : Discharge of Condition 4 (Drainage testing/strategy) of planning permission 20/01174/FUL (Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.).

Date Decision: 10.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05555/CONR **Ward : Purley And Woodcote**
Location : Croydon South Conservative Association **Type: Removal of Condition**
36 Brighton Road
Purley
CR8 2LG

Proposal : Application to amend condition 2 (Plans), from planning application: 20/00763/FUL (Construction of a two/three storey building comprising 3 self-contained flats (including plot division) fronting Purley Rise; hard and soft landscaping; boundary treatment; land level alterations including excavation and part basement/lower ground level and refuse and cycle storage.).

Date Decision: 27.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06371/HSE **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 6 Furze Hill
Purley
CR8 3LA
Type: Householder Application

Proposal : Erection of swimming pool and single storey rear extension to adjoin main dwellinghouse.
Erection of single storey side/front extension to replace existing garage space. Erection of conservatory at side of dwellinghouse to replace existing conservatory.

Date Decision: 16.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00282/DISC
Location : 18 Rose Walk
Purley
CR8 3LG
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of conditions 3 (Materials) and Condition 4 (Tree Replacement) attached to planning permission ref: 21/03900/FUL, for Demolition of existing house and outbuildings; erection of two storey 8 bedroom detached house with accommodation in roofspace and garage.

Date Decision: 14.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00822/DISC
Location : 169 Brighton Road
Purley
CR8 4HE
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of conditions 2 (Boundary treatment, security lighting, EVCP and refuse collection management plan), and 3 (Landscaping), of planning permission 16/03859/P (Demolition of the existing frontage buildings; erection of 3 two storey buildings with accommodation in roofspace comprising 21 one bedroom, 9 two bedroom and 3 three bedroom flats; formation of vehicular accesses and provision of associated parking).

Date Decision: 09.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00910/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 126 Foxley Lane And 1 Woodcote Drive Type: Discharge of Conditions
Purley
CR8 3NE

Proposal : Discharge of condition 5 (surface water drainage) attached to permission 20/01174/FUL for the Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.

Date Decision: 10.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01040/ADV **Ward : Purley And Woodcote**
Location : Advertisement Hoarding Adjoining Railway Type: Consent to display
Bridge advertisements
Godstone Road
Purley
CR8 2DH

Proposal : Replacement of existing 1no. Internally illuminated 48 sheet advertisement billboard with 1no. 48 sheet digital LED advertisement display.

Date Decision: 08.06.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01049/LP **Ward : Purley And Woodcote**
Location : 68 Manor Wood Road Type: LDC (Proposed) Operations
Purley edged
CR8 4LF

Proposal : Single storey rear extension

Date Decision: 14.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01209/DISC **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Purley Baptist Church And Hall, Banstead Type: Discharge of Conditions
Road, 1-4 Russell Hill Parade, 1 Russell Hill
Road And, 2-12 Brighton Road And 1-9
Banstead Road Purley C

Proposal : Partial discharge of condition 12 (Electric Vehicle Charging Points) for Phase 1 attached to permission 16/02994/P for Demolition of existing buildings on two sites, erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 06.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01339/HSE Ward : **Purley And Woodcote**
Location : 3 Hartley Way Type: Householder Application
Purley
CR8 4EJ

Proposal : Alterations, erection of single/two storey side extension incorporating a hip to gable roof extension, gable end roof extension and roof extensions to the existing property with gable feature at rear and dormer extensions on the front, side and rear roofslopes

Date Decision: 01.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01355/LP Ward : **Purley And Woodcote**
Location : 26 Sunnysdene Road Type: LDC (Proposed) Operations
Purley edged
CR8 2DG

Proposal : Erection of rear 'L shaped' dormer

Date Decision: 17.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01582/HSE Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 15 Beaumont Road
Purley
CR8 2EJ
Type: Householder Application

Proposal : First floor extension to existing single storey dwelling to create a two storey dwelling.

Date Decision: 06.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01635/DISC
Location : Fordwich House
81 Higher Drive
Purley
CR8 2HN
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 10 (carbon dioxide emissions) attached to planning permission 19/01690/CONR for Variation of condition 1 (alterations to the proposed plans namely in relation to unit mix, building footprint and design) linked to planning application 18/03241/FUL for the demolition of the existing dwelling. Erection of a three storey building to provide 9 residential units. Formation of vehicular access and provision of associated parking, cycle storage and refuse store

Date Decision: 10.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01676/TRE
Location : 31 Selcroft Road
Purley
CR8 1AG
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T4 Ash tree - Fell
(TPO 18, 2000)

Date Decision: 16.06.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/01694/HSE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 3 Downlands Road
Purley
CR8 4JG
Type: Householder Application

Proposal : Demolition of existing conservatory and partial demolition of existing side extension.
Erection of a single storey rear/side extension. Construction of a new patio to the rear of the property.

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01702/TRE
Location : 41 Box Ridge Avenue
Purley
CR8 3AS
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1 - Sycamore - Fell
T2 - Sycamore - Fell
T3 - Yew - Fell
T4 - Lime - Pollard to increase sunlight to solar panels.
(TPO 27, 1978)

Date Decision: 16.06.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/01712/CONR
Location : Woodcote Reservoir
Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Removal of Condition

Proposal : Variation of condition 21 (hard and soft landscape works) of planning reference 18/04720/FUL for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping. The variation seeks to change the referenced drawing from 'approved plan PRI18304-11 (rev C) to 'approved plan PRI18304-11E'.

Date Decision: 20.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01725/HSE
Location : 3 Hartley Farm
Purley
CR8 4EZ
Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations, erection of single storey rear extension

Date Decision: 20.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01805/FUL
Location : 31 Pampisford Road
Purley
CR8 2NG
Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing single storey garage. Conversion of existing 4 bedroom dwelling into two, 3 bedroom dwellings with extension to the rear and alterations to the roof profile. Provision of new access to the rear of the site with the erection of two, 3 bedroom dwellings with associated parking, refuse/cycle storage and landscaping.

Date Decision: 24.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01892/TRE
Location : 35 Famet Avenue
Purley
CR8 2DN
Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : 1 x Sycamore 1 x Maple 1 x Horse chestnut - Reduce crowns by 2.5m leaving 4m (TPO 20, 2005)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01931/GPDO
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 33 Green Lane
Purley
CR8 3PQ
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 4 metres

Date Decision: 20.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02029/TRE
Location : 48 Gilliam Grove
Purley
CR8 2NT
Ward : **Purley And Woodcote**
Type: Consent for works to protected
trees

Proposal : Poplar T1 - Fell
(TPO 24, 1975)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02081/DISC
Location : Woodcote Reservoir
Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Drainage) of planning reference 18/04720/FUL for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping

Date Decision: 16.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02088/CAT
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Silver Haven
The South Border
Purley
CR8 3LD

Type: Works to Trees in a
Conservation Area

Proposal : T1 Lime tree - Crown lift to main crown break and thin by 25%
T2 Sycamore - Crown thin by 20% and remove deadwood
T3 Horse Chestnut - Lift to clear 5m and crown thin by 20%
T4 Horse Chestnut - Remove trunk growth lift to clear 5m and thin by 20%
T5 Lime tree - Lift to clear 5m and thin by 25%
T6 Horse Chestnut - Remove trunk growth up to main crown beak and thin by 20%
T7 Lime tree - Lift to main crown break and thin by 20%
T8 Beech poor condition, stag headed crown - Section down and fell to ground level
T9 Maple - Lift to clear 8m over road and to balance crown
T10 Maple - Remove 1 low bough over road
T11 Maple - Remove trunk growth
T12 Maple dying 70% dead - Section down and fell to ground level

Date Decision: 16.06.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/02097/DISC

Location : Bala Court
118A Woodcote Valley Road
Purley
CR8 3BF

Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Landscaping) pursuant to application reference 19/03909/FUL for Demolition of existing and the erection of a two-storey building with roof accommodation to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse and bicycles sheds.

Date Decision: 23.06.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02142/TRE

Location : 58 Russell Hill Road
Purley
CR8 2LB

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : 1 x Cherry - Fell
1 x Liquid amber - Fell
(TPO 29, 1974)

Date Decision: 01.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02155/TRE
Location : 76 Reedham Drive
Purley
CR8 4DS
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1, Holm Oak To re-pollard, 1.5m back to old pollard heads
(TPO 47, 1979)

Date Decision: 01.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02215/TRE
Location : 36A Box Ridge Avenue
Purley
CR8 3AQ
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T2, Sycamore - Fell
T3, Beech Tree - To crown raise to 6m over lawn
T4, Horse Chestnut - To fit cable brace at 10m height, to crown raise to 6m over lawn
T6, Holly, To reduce crown height by 2.5m and radial spread by 1.5m
(TPO 9, 1979)

Date Decision: 01.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02502/DISC
Location : Millen Court
129 Brighton Road
Purley
CR8 4FH
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Discharge of Condition 6 (play space) attached to planning permission ref. 19/01628/FUL for demolition of existing buildings and erection of 1 three/four storey building containing 9 flats, and 1 three storey building at rear containing 9 flats. Formation of access road and provision of associated parking, bike and refuse store, and landscaping.

Date Decision: 17.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06615/CONR

Ward : **Sanderstead**

Location : 48 Mitchley Hill
South Croydon
CR2 9HB

Type: Removal of Condition

Proposal : SECTION 73 APPLICATION: Seeking to vary condition 1 (drawings) attached to planning permission 19/02209/FUL seeking minor changes to the roof.

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01298/FUL

Ward : **Sanderstead**

Location : 62 The Ridge Way
South Croydon
CR2 0LF

Type: Full planning permission

Proposal : Demolition of the existing dwelling and creation of 9 new family-sized dwellings, 5no. houses and 4no.maisonettes with associated parking, landscaping and children's play area. (corrected description)

Date Decision: 28.06.22

Permission Refused

Level: Planning Committee

Ref. No. : 21/03909/DISC

Ward : **Sanderstead**

Location : 45 Kingswood Lane
Warlingham
CR6 9AB

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Construction Logistics Plan) attached to planning permission ref. 20/03242/FUL for the demolition of the existing property and the erection of 6 x 3 Bedroom houses, with associated access and parking.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Date Decision: 08.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04878/HSE **Ward : Sanderstead**
Location : 110 Purley Downs Road **Type: Householder Application**
South Croydon
CR2 0RR
Proposal : Alterations to land levels to accomodate a proposed lower ground floor front extension to facilitate swimming pool and subterranean gymnasium.

Date Decision: 23.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05720/DISC **Ward : Sanderstead**
Location : 45 Kingswood Lane **Type: Discharge of Conditions**
Warlingham
CR6 9AB
Proposal : Discharge of Conditions 5 (Landscaping), 8 (ECVP) and 9 (Visibility Splays) attached to planning permission ref. 20/03242/FUL for the demolition of the existing property and the erection of 6 x 3 Bedroom houses, with associated access and parking.

Date Decision: 29.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06031/FUL **Ward : Sanderstead**
Location : 129 Purley Oaks Road **Type: Full planning permission**
South Croydon
CR2 0NZ
Proposal : Redevelopment of the site to create one detached and two semi-detached dwellinghouses with provision of associated vehicular access and parking, hard and soft landscaping, amenity space and refuse and recycling storage.

Date Decision: 07.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00560/HSE **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 45 The Windings
South Croydon
CR2 0HW

Type: Householder Application

Proposal : Erection of single storey side and rear extension and new porch

Date Decision: 24.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00563/HSE
Location : 19 Barnfield Road
South Croydon
CR2 0EZ

Ward : **Sanderstead**
Type: Householder Application

Proposal : Conversion of the existing garage to a habitable room. Demolition of existing glazed conservatory and erection of a single storey rear extension with pitched roof to the rear of the property. Enclosure of an existing covered path and erection of a front extension to create a new enclosed porch.

Date Decision: 22.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01138/HSE
Location : 31 Shaw Crescent
South Croydon
CR2 9JB

Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of single storey rear extension with alterations

Date Decision: 08.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01467/HSE
Location : 71 Westfield Avenue
South Croydon
CR2 9JZ

Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of a first floor rear extension with associated internal and external alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 13 Sanderstead Court Avenue Type: Householder Application
South Croydon
CR2 9AU

Proposal : Alterations to front elevation including the use of the garage as habitable accommodation
and replacement of lean-to roof with tiles

Date Decision: 20.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01868/HSE Ward : **Sanderstead**
Location : 10 Morley Road Type: Householder Application
South Croydon
CR2 0EN

Proposal : Erection of first floor rear side extension, two rear dormers and alterations.

Date Decision: 01.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01946/DISC Ward : **Sanderstead**
Location : Agnes House Type: Discharge of Conditions
89 Hyde Road
South Croydon
CR2 9NS

Proposal : Discharge of condition 22 (drainage) attached to planning permission 20/00108/FUL for
the demolition of existing two-storey dwelling and erection of a four/five storey (including
excavation and lower ground level) building comprising of 9 residential flats, hard and soft
landscaping, boundary treatment, land level alterations, undercroft and external car
parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 24.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01995/PDO Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Telecommunication Mast
Mitchley Wood
Dunmail Drive
Purley
CR8 1EX

Type: Observations on permitted development

Proposal : The replacement of 4no. existing antennas with 4no. new antennas, the installation of 2no. 300mm dishes and ancillary work thereto.

Date Decision: 07.06.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01444/FUL

Ward : **Selsdon And Addington Village**

Location : Amenity Land Opposite 63 - 67
Farnborough Avenue (Site 275D)
South Croydon
CR2 8HG

Type: Full planning permission

Proposal : Erection of a six-storey building to provide 17 apartments together with landscaping and other associated works

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01482/FUL

Ward : **Selsdon And Addington Village**

Location : Amenity Land Adjoining 39 Warren Avenue
(Site 275F)
South Croydon
CR2 8HY

Type: Full planning permission

Proposal : Erection of a part three part four-storey building to provide nine flats together with landscaping and other associated works

Date Decision: 08.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Brackens
Bishops Walk
Croydon
CR0 5BA

Type: **Village**
Consent for works to protected trees

Proposal : T1 x Sweet chestnut - Reduce lateral branch by 4m leaving 3m (diseased branch)
T2 x Oak - Raise crown to 5m & crown thin by 10%
(TPO 51, 1985)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02053/GPDO

Ward : **Selsdon And Addington Village**

Location : 33 Queenhill Road
South Croydon
CR2 8DW

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3 metres

Date Decision: 20.06.22

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 22/00739/TRE
Location : Hallinwood Bungalow
46 Quail Gardens
South Croydon
CR2 8TF

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

Proposal : Common Ash - fell to ground level
(TPO 39, 1979)

Date Decision: 07.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01349/LE
Location : Garages Rear Of 156 To 180
Addington Road
South Croydon

Ward : **Selsdon Vale And Forestdale**
Type: LDC (Existing) Use edged

Proposal : Lawful Development Certificate for the lawful implementing of planning permission 18/04516/FUL.

Date Decision: 14.06.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01783/LP
Location : 40 Boxford Close
South Croydon
CR2 8SY

Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage to habitable room. Erection of porch

Date Decision: 14.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02028/TRE
Location : 9 Viney Bank
Court Wood Lane
Croydon
CR0 9JS

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

Proposal : G1 4x Pine Trees: 2 metre lateral reduction (TPO 15, 2006)

Date Decision: 16.06.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02070/TRE

Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 26 Kingswood Way
South Croydon
CR2 8QP
Type: Consent for works to protected trees

Proposal : Silver Birch Tree. Rear of property No. 24 Kingswood Way. We need to remove the tree to facilitate sewer repair works and prevent any further flooding issues in the area with risk to people and property. We met with tree experts Shorts on site and were advised that the tree that needs to be removed is dead. Site Supervisor: Mick Forker
07455129713

Date Decision: 16.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02071/TRE
Location : 26 Kingswood Way
South Croydon
CR2 8QP
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : Silver Birch Tree. Rear of property No. 24 Kingswood Way. We need to remove the tree to facilitate sewer repair works and prevent any further flooding issues in the area with risk to people and property. We met with tree experts Shorts on site and were advised that the tree that needs to be removed is dead. Site Supervisor: Mick Forker
07455129713

Date Decision: 16.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02320/TRE
Location : 3 Linnet Close
South Croydon
CR2 8PZ
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : G1. Consisting of 2 Cedar/Deodar trees. Reduce height by 2m and 1m.
(TPO 16, 1971)

Date Decision: 01.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 34 Gloucester Road
Croydon
CR0 2DA
Type: Full planning permission
Proposal : Erection of single-storey rear/side extension
Date Decision: 30.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00566/LP
Location : 250 Whitehorse Road
Croydon
CR0 2LB
Ward : **Selhurst**
Type: LDC (Proposed) Operations
edged
Proposal : Proposed C3(b) use for up to six people living together as a single household and receiving care (supported housing).
Erection of half width rear dormer extension along with installation of front facing rooflight and side facing window to flank wall.
Date Decision: 15.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01071/FUL
Location : 189 Whitehorse Road
Croydon
CR0 2LH
Ward : **Selhurst**
Type: Full planning permission
Proposal : Hip-to-gable loft conversion with erection of rear box dormer and front skylights
Date Decision: 09.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01698/FUL
Location : 2 Mayo Road
Croydon
CR0 2QP
Ward : **Selhurst**
Type: Full planning permission
Proposal : Demolition of existing house and erection of three storey detached building comprising 2 x 3 bedroom flats and 2 studio flats with associated amenity space, refuse and cycle storage.
Date Decision: 16.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01613/HSE
Location : 81 Gladeside
Croydon
CR0 7RW

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

Proposal : Erection of a single storey rear extension.

Date Decision: 09.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01695/FUL
Location : 74 Verdayne Avenue
Croydon
CR0 8TS

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

Proposal : Conversion of single family dwellinghouse into 2 self-contained dwellings

Date Decision: 22.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01696/HSE
Location : 3 Ridgemount Avenue
Croydon
CR0 8TR

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

Proposal : Erection of single storey front extension, two-storey side extension. Erection of single storey rear extension following demolition of existing detached garage.

Date Decision: 14.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01721/HSE
Location : 12 Woodland Way
Croydon
CR0 7UB

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Erection of single-storey side extension following demolition of detached store room and WC.

Date Decision: 21.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01840/LP

Location : 52 Lorne Gardens
Croydon
CR0 7RY

Ward : Shirley North

Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable and rear dormer and installation of 3 rooflights to the front slope.

Date Decision: 23.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01852/GPDO

Location : 52 Lorne Gardens
Croydon
CR0 7RY

Ward : Shirley North

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres

Date Decision: 17.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01861/HSE

Location : 46 Barnfield Avenue
Croydon
CR0 8SE

Ward : Shirley North

Type: Householder Application

Proposal : Demolition of existing outbuilding, erection of a single-storey rear extension and increasing depth of raised patio.

Date Decision: 29.06.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05692/LE
Location : Addington Golf Club
197-205 Shirley Church Road
Croydon
CR0 5AB

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

Proposal : Confirmation that the demolition of the existing buildings to the west of the main clubhouse building constituted a material operation pursuant to Planning Permission ref 17/01174/FUL dated 31st October 2018 and that the said Planning Permission has been lawfully implemented.

Date Decision: 15.06.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/06375/HSE
Location : Fairways
6 Pine Coombe
Croydon
CR0 5HS

Ward : Shirley South
Type: Householder Application

Proposal : Remove the existing covered area and erect a single storey rear extension.

Date Decision: 07.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00151/FUL
Location : Garage
850 Wickham Road
Croydon
CR0 8ED

Ward : Shirley South
Type: Full planning permission

Proposal : Change of use from Car Showroom (Sui Generis) to Retail/Storage and Distribution (Class E(a)/Class B8); elevational alterations; and the installation of 2no. storage containers

Date Decision: 17.06.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/00338/HSE
Location : 7 Springhurst Close
Croydon
CR0 5AT
Proposal : Demolition of existing detached garage, alterations and erection of replacement detached garage

Ward : **Shirley South**
Type: Householder Application

Date Decision: 10.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00612/GPDO
Location : 13 Worcester Close
Croydon
CR0 8HT
Proposal : Demolition of existing conservatory and erection of a single storey rear extension projecting out 5.25 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 South**
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 10.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01205/HSE
Location : 5 Heathway
Croydon
CR0 8PZ
Proposal : Erection of single storey rear and side extension and ancillary works; installation of replacement bathroom window.

Ward : **Shirley South**
Type: Householder Application

Date Decision: 23.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01282/LP
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Gairnshiel
15 Pine Coombe
Croydon
CR0 5HS

Type: LDC (Proposed) Operations
edged

Proposal : Installation of rooflights to the front, side and rear slopes. Erection of a single-storey carport and a timber structure for bike store and bins. Part of the front, side and rear elevation rendered.

Date Decision: 16.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01549/LP

Location : 6 Addison's Close
Croydon
CR0 8DX

Ward : **Shirley South**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of detached outbuilding

Date Decision: 17.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01567/NMA

Location : Addington Golf Club
197-205 Shirley Church Road
Croydon
CR0 5AB

Ward : **Shirley South**

Type: Non-material amendment

Proposal : Non-material amendment to planning permission 17/01174/FUL to vary the wording of Conditions 5 and 9 (Demolition of existing clubhouse, construction of new clubhouse, changes to existing access and parking infrastructure, to include landscaping)

Date Decision: 15.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01818/HSE

Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 9 Shirley Church Road
Croydon
CR0 5EF
Type: Householder Application

Proposal : Erection of a single-storey rear extension, external alterations and minor demolition works.

Date Decision: 01.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01819/HSE
Location : 9 Shirley Church Road
Croydon
CR0 5EF
Ward : Shirley South
Type: Householder Application

Proposal : Erection of a hip to gable roof extension, pitched roof extension, replacement side roof dormer, insertion of 4 x roof lights, external alterations and minor demolition works to facilitate a loft conversion.

Date Decision: 24.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01822/HSE
Location : 12 Hartland Way
Croydon
CR0 8RE
Ward : Shirley South
Type: Householder Application

Proposal : Demolition of existing rear extension. Erection of part single part two-storey wrap around side and rear extension. Alterations to front entrance with associated works.

Date Decision: 21.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01982/GPDO
Location : 48 Links View Road
Croydon
CR0 8NA
Ward : Shirley South
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.71 metres

Date Decision: 21.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01989/HSE
Location : 9 Shirley Church Road
Croydon
CR0 5EF
Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of a hip to gable roof extension, replacement side roof dormer, insertion of 5 x roof lights, external alterations and minor demolition works to facilitate a loft conversion.

Date Decision: 01.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01436/FUL
Location : Land R/O 279-289 Selsdon Road
South Croydon
CR2 6PS
Ward : **South Croydon**
Type: Full planning permission

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

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03331/FUL
Location : 108 Selsdon Road
South Croydon
CR2 6PG
Ward : **South Croydon**
Type: Full planning permission

Proposal : Alterations and change of use of ground floor to provide 2 no. studio flats (Class C3) fronting Junction Road and commercial use (Class E) fronting Selsdon Road, including associated bin and cycle storage

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 23 Heathfield Road
Croydon
CR0 1EY
Type: Removal of Condition

Proposal : Variation of Condition 4 (Landscaping) and Condition 17 (SUDS) attached to 20/00559/FUL for the demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1bedroom apartments. Construction of new rear extension to provide 1 x 1bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure.

Date Decision: 09.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00226/FUL
Location : Flat 2
13 Temple Road
Croydon
CR0 1HU
Type: Full planning permission
Ward : **South Croydon**
Proposal : Replacement of 4 living room bay windows.

Date Decision: 09.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00532/HSE
Location : 1B St Augustine's Avenue
South Croydon
CR2 6BA
Type: Householder Application
Ward : **South Croydon**
Proposal : Erection of single storey wrap around rear and side extension and alternations to the existing rear extension (retrospective application)

Date Decision: 17.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01332/FUL
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 29 Harewood Road
South Croydon
CR2 7AT

Type: Full planning permission

Proposal : Demolition of existing house and erection of a 2 storey residential building (with lower ground floor and roof accommodation), accommodating 7 flats and associated off street parking and hard and soft landscaping.

Date Decision: 30.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01604/HSE

Location : 23 Manor Way
South Croydon
CR2 7BT

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

Proposal : Erection of first floor rear and side extension, extension to rear terrace including 1.7m privacy screening, alterations to fenestration and enclosure of existing porch.

Date Decision: 07.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02321/TRE

Location : 6 Hurst Road
Croydon
CR0 1JT

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

Proposal : T1. Common Lime. Reduce to previous reduction points (re-pollard) and laterally reduce away from adjacent phone line by 1m.
(TPO 20, 1973)

Date Decision: 01.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02624/DISC

Location : 23 Heathfield Road
Croydon
CR0 1EY

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Discharge of Conditions 4 (hard and soft landscaping), 5 (cycle and refuse stores) and 7 (windows) attached to PP 22/00169/CONR for the variation of Condition 4 (Landscaping) and Condition 17 (SUDS) attached to 20/00559/FUL for the demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1 bedroom apartments. Construction of new rear extension to provide 1 x 1 bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2 bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure.

Date Decision: 01.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06070/DISC
Location : 5 Dagmar Road
South Norwood
London
SE25 6HZ

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

Proposal : Details pursuant to the discharge of conditions 3 (external materials), 4 (refuse and recycling storage), 5 (hard and soft landscaping), 6 (construction logistics plan), 8 (child playspace) from planning permission 21/01032/FUL for 'Demolition of an existing dwelling and construction of a new four storey building comprising 8 apartments with associated private and communal amenity space, refuse and cycle storage.'

Date Decision: 10.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06167/FUL
Location : 16 Lawrence Road
South Norwood
London
SE25 5AA

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

Proposal : Erection of ancillary outbuilding

Date Decision: 14.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00223/FUL

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 12 Clifton Road
South Norwood
London
SE25 6NL

Type: Full planning permission

Proposal : Alterations, demolition of existing rear outrigger and erection of part single/two-storey rear extension

Date Decision: 14.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00468/HSE
Location : 147 Holmesdale Road
South Norwood
London
SE25 6JJ

Ward : **South Norwood**
Type: Householder Application

Proposal : Erection of wrap around ground floor rear extension.

Date Decision: 29.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01561/PA8
Location : Sainsburys Carpark
120 Whitehorse Lane
South Norwood
London
SE25 6XB

Ward : **South Norwood**
Type: Telecommunications Code
System operator

Proposal : Installation of 1No. 20m monopole supporting 12No. antennas and 2No. 600mm dishes with wraparound cabinet. Installation of 6No. cabinets at ground level, all surrounded by 1.2m high bollards and ancillary development thereto (Prior Approval under Part 16 of the GPDO 2015 (as amended)).

Date Decision: 07.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01602/LP
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 28 Norhyrst Avenue
South Norwood
London
SE25 4BZ
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single-storey rear extension

Date Decision: 08.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01810/LP
Location : 51 Norhyrst Avenue
South Norwood
London
SE25 4BY
Ward : **South Norwood**
Type: LDC (Existing) Use edged

Proposal : Erection of rear dormer and provision of three rooflights in front roof slope

Date Decision: 16.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01858/HSE
Location : 60 South Norwood Hill
South Norwood
London
SE25 6AQ
Ward : **South Norwood**
Type: Householder Application

Proposal : Alterations and extensions to existing outbuilding/garage for use as a self-contained granny annexe

Date Decision: 24.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02047/CAT
Location : Hurst Court
229 Selhurst Road
South Norwood
London
SE25 6XW
Ward : **South Norwood**
Type: Works to Trees in a
Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : T1 - Chestnut - Pollard to previous points to reduce this risk of subsidence.
T2 - Sycamore - Pollard to previous points to reduce this risk of subsidence.
T3 - Common Lime - Pollard to previous points to reduce this risk of subsidence.
T4 - Sycamore - Pollard to previous points to reduce this risk of subsidence.
T5 - White Poplar - Create Pollard points to reduce the risk of subsidence.
T7 - Common Ash - Fell to ground level, concerns as fruiting body has been unveiled.

Date Decision: 16.06.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01524/FUL
Location : Atlanta Court
65 Parchmore Road
Thornton Heath
CR7 8SH
Ward : Thornton Heath
Type: Full planning permission

Proposal : Demolition of existing garages and structures. Erection of four storey building providing 20 residential units with associated parking, amenity space, refuse and cycle storage.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/06238/ADV
Location : 30 High Street
Thornton Heath
CR7 8LE
Ward : Thornton Heath
Type: Consent to display advertisements

Proposal : Display of shop signage and pavement board.

Date Decision: 01.07.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01600/FUL
Location : 69 Whitehorse Lane
South Norwood
London
SE25 6RA
Ward : Thornton Heath
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of replacement two-storey semi-detached dwelling

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Date Decision: 15.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01648/LE
Location : 28 - 30 Buller Road
Thornton Heath
CR7 8QU

Ward : Thornton Heath
Type: LDC (Existing) Use edged

Proposal : Lawful use of the property as a hotel (C1)

Date Decision: 15.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01300/FUL
Location : Albury Court, Tanfield Road, CRO 1AP, 9-11
Bramley Hill, CR2 And 30-35 Dering Road,
CR0 1DS

Ward : Waddon
Type: Full planning permission

Proposal : The demolition of existing garages and refuse stores; the erection of a residential development comprising a total of 58 new dwellings within 8 buildings over 7 locations ranging in height from 2 to 6 storeys, with associated parking and landscaping.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01439/HSE
Location : 140 Violet Lane
Croydon
CR0 4HJ

Ward : Waddon
Type: Householder Application

Proposal : Proposed new external access ramp to front and back.

Date Decision: 15.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01789/GPDO
Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 64 Southbridge Road
Croydon
CR0 1AE
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of existing office space (Class E) to residential (Class C3)

Date Decision: 28.06.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01801/FUL
Location : Wyvale Garden Centre
89 Waddon Way
Croydon
CR0 4HY
Ward : **Waddon**
Type: Full planning permission

Proposal : Proposed temporary change of use (for a period of 2 years) from a vacant garden centre (Class E) to a storage/distribution facility (Class B8).

Date Decision: 23.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01850/DISC
Location : Land Rear Of 13 To 73 Stafford Road
Duppas Hill Road
Croydon
Ward : **Waddon**
Type: Discharge of Conditions

Proposal : Partial discharge of condition 13 (Public Art) attached to planning permission 19/02049/FUL for Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Date Decision: 16.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01145/FUL
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : Land At Rear Of 19 Grasmere Road Type: Full planning permission
South Norwood
London
SE25 4RF

Proposal : Demolition of existing garages and structures. Erection of three storey building to provide 9 flats with associated amenity space, landscaping, car parking, refuse and cycle storage.

Date Decision: 08.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00943/GPDO Ward : **Woodside**
Location : Land R/O 10-18 Portland Road Type: Prior Appvl - Class E to
South Norwood (dwellings) C3
London
SE25 4PF

Proposal : Conversion of existing offices to 5 residential dwellings

Date Decision: 24.06.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01452/DISC Ward : **Woodside**
Location : Lonsdale House Type: Discharge of Conditions
Lonsdale Road
South Norwood
London
SE25 4JL

Proposal : Discharge of conditions 9 (Construction logistics plan) attached to planning permission 19/05962/FUL For the Demolition of existing house and garage, erection of a part one/part two/part three/part four storey building comprising 3 flats and fronting Lonsdale Road, and erection of 3 detached two storey houses in rear, formation of vehicular access and provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Date Decision: 15.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01615/GPDO Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 14 Portland Road
South Norwood
London
SE25 4PF
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of first and second floors of building from commercial space (Use Class E) to two (2) self-contained dwellings (Use Class C3), and associated alterations (Prior Approval Notification -- Schedule 2, Part 3, Class G)

Date Decision: 22.06.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01691/LP
Location : 96 Howard Road
South Norwood
London
SE25 5BT
Ward : Woodside
Type: LDC (Proposed) Operations
edged

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

Date Decision: 16.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01726/LP
Location : 87 Sandown Road
South Norwood
London
SE25 4XD
Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear and side infill extension.

Date Decision: 21.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01751/DISC
Location : Development Site At
113 - 121 Portland Road
South Norwood
London
SE25 4UN
Ward : Woodside
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Discharge of Condition 5 (location and appearance of the visitor cycle storage) of permission 21/03370/FUL for 'The erection of a mansard roof extension at the third storey level to accommodate 5 no. residential units.'

Date Decision: 22.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01758/FUL

Ward : Woodside

Location : 75 Crowther Road
South Norwood
London
SE25 5QR

Type: Full planning permission

Proposal : Erection of a new two storey end of terrace house with an additional floor in the roofspace

Date Decision: 22.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01769/LE

Ward : Woodside

Location : 165A Portland Road
South Norwood
London
SE25 4UY

Type: LDC (Existing) Use edged

Proposal : Lawful use of part of the building as 4 self contained flats

Date Decision: 20.06.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01809/HSE

Ward : Woodside

Location : 17 Dickensons Lane
South Norwood
London
SE25 5HJ

Type: Householder Application

Proposal : Erection of first floor rear infill extension. Ground floor alterations. Erection of hip to gable loft conversion with rear dormer. Front garden alterations and provision of refuse and cycle storage.

Date Decision: 22.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01876/HSE
Location : 26 Rees Gardens
Croydon
CR0 6HR
Ward : **Woodside**
Type: Householder Application
Proposal : Alterations, erection of single-storey rear extension and provision of additional windows in side elevation (amended description).
Date Decision: 23.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05617/HSE
Location : 2A Raymead Avenue
Thornton Heath
CR7 7SA
Ward : **West Thornton**
Type: Householder Application
Proposal : Retention of side wall and shed
Date Decision: 15.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01019/LE
Location : 1031 London Road
Thornton Heath
CR7 6JF
Ward : **West Thornton**
Type: LDC (Existing) Use edged
Proposal : Use of the rear part of the ground-floor as a studio flat
Date Decision: 08.06.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01720/GPDO
Location : 20 Silverleigh Road
Thornton Heath
CR7 6DU
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.65 metres

Date Decision: 09.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01727/LP

Ward : **West Thornton**

Location : 20 Silverleigh Road
Thornton Heath
CR7 6DU

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey side and rear extension and rear box dormer. Insertion of rooflights to the front roofslope.

Date Decision: 17.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01777/LE

Ward : **West Thornton**

Location : 50 Canterbury Road
Croydon
CR0 3PU

Type: LDC (Existing) Use edged

Proposal : Alterations and conversion of former Public House to form 4 x 1-bed, 2 x 2-bed and 1 x 3-bed flats (Retrospective).

Flat 1: Kitchen/Dining/Living Room + 2 bedrooms + 2 bathrooms maisonette (basement + ground floors)

Flat 2: Kitchen/Dining/Living Room + 3 bedrooms + 2 bathrooms maisonette (basement + ground floors)

Flat 3: Kitchen/Dining Room + 3 bedrooms + 1 bathroom maisonette (basement + ground floors)

Flat 4: Kitchen/Dining/Living Room + 1 bedroom + 1 bathroom (1st floor)

Flat 5: Kitchen/Dining/Living Room + 1 bedroom + 1 bathroom (1st floor)

Flat 6: Kitchen/Dining/Living Room + 1 bedroom + 1 bathroom (2nd floor)

Flat 7: Kitchen/Dining/Living Room + 1 bedroom + 1 bathroom (2nd floor)

Date Decision: 23.06.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01846/HSE

Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2022

Location : 111 Stanley Road
Croydon
CR0 3QF
Type: Householder Application

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

Date Decision: 29.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02091/GPDO

Ward : West Thornton

Location : 21 Ashley Road
Thornton Heath
CR7 6HW

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 2.85 metres

Date Decision: 29.06.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting