

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, Joseph Lee, Ellily Ponnuthurai and Holly Ramsey

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 10 November 2022** at **6.30 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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www.croydon.gov.uk/meetings
Wednesday, 2 November 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 Tariq Aniemeka-Bailey
020 8726 6000 x64109 as detailed above.

AGENDA – PART A

1. Apologies for absence

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

2. Disclosure of Interest

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.

3. Urgent Business (if any)

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

4. Development presentations (Pages 7 - 8)

To receive the following presentations on a proposed development:

There are none.

5. Planning applications for decision (Pages 9 - 12)

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

5.1 21/04705/FUL - 18 Brambledown Road, South Croydon, CR2 0BL (Pages 13 - 30)

Demolition of existing dwelling and erection of a three-storey building with roof accommodation comprising 7 flats, provision of new access and crossover, 5 parking spaces, refuse store, cycle parking and landscaping.

Ward: Sanderstead

Recommendation: Grant permission

5.2 21/06380/FUL - 104 Purley Downs Road, South Croydon, CR2 0RB (Pages 31 - 54)

Demolition of single-family dwellinghouse and erection of 3x twostorey, semi-detached pairs of dwellinghouses and 1x two-storey detached dwellinghouse (total 7 units) with associated parking, cycle and refuse storage.

Ward: Sanderstead

Recommendation: Grant permission

5.3 22/00148 - 88 Riddlesdown Road, Purley, CR8 1DD (Pages 55 - 90)

Demolition of existing five-bedroom detached house and erection of a block of flats comprising 21no. units, refuse and recycling store, parking, landscaping and associated works.

Ward: Purley Oaks and Riddlesdown

Recommendation: Grant permission

6. 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.

7. Other planning matters (Pages 91 - 184)

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 10 October 2022 and 28 October 2022.

8. Exclusion of the Press & Public

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

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

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PLANNING COMMITTEE 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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10th November 2022 Planning Committee Addendum

Item 5.1 – 21/04705/FUL – 18 Brambledown Road

Description

The scheme has been amended during the application to reduce the number of car parking spaces from 5 to 4. The description has been changed to reflect this.

Drawing Numbers

P5 Rev C added. This shows the proposed elevations in context.

Conditions

Added - Details of the maintenance for the proposed lifts (pre-occupation)

Additional Representations

The number of objections received has increased from 111 to 113 including an objection from Chris Philp MP.

The additional objection raises similar concerns to those already addressed in the report.

- Overdevelopment
- Out of character with open green character of the area
- Residential amenity
- Insufficient parking
- Loss of garden

Section 4 – 3 out of the 7 properties proposed are capable of being classified as family homes, not all of the properties as stated.

Paragraph 8.4 – The property has 3 bedrooms as existing. Not 4 as stated.

Paragraph 8.8 – Image 2 has been updated with the image below



PROPOSED BRAMBLEDOWN ROAD STREET SCENE

Item 5.2 – 21/06380/FUL – 104 Purley Downs Road

Drawing Numbers

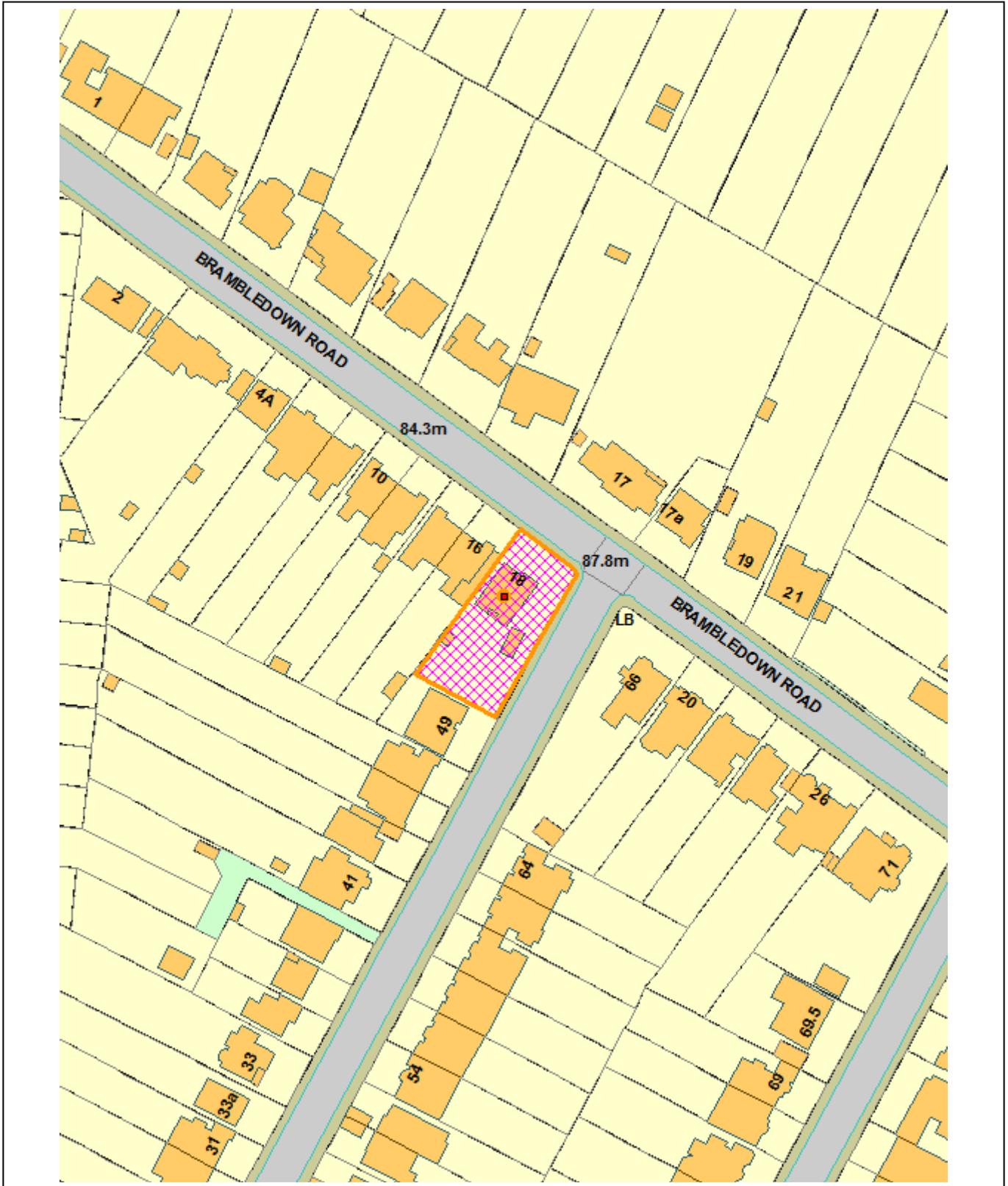
Drawings FX06-S1-101b, FX06-S1-103d, FX06-S1-114b and FX06-S1-115b have been superseded and are now replaced by: FX06-S1-101d, FX06-S1-103g, FX06-S1-114d and FX06-S1-115c. This is to make some very minor alterations to parking bays 06 and 07 and the landscaping adjacent to them. These changes did not necessitate a re-notification of the application and do not materially alter the proposed development.

Additional Representations

2 additional objections have been received since the publication of the report.

The additional objection raises similar concerns to those already addressed in the report.

- Overdevelopment
- Out of character with area
- Highways impact
- Loss of trees
- Poor quality accommodation
- Inadequate refuse arrangements
- Residential amenity
- Insufficient parking



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PART 5: Planning Applications for Decision

Item 5.1

1 APPLICATION DETAILS

Ref: 21/04705/FUL
 Location: 18 Brambledown Road, South Croydon, CR2 0BL
 Ward: Sanderstead
 Description: Demolition of existing dwelling and erection of a three-storey building with roof accommodation comprising 7 flats, provision of new access and crossover, 5 parking spaces, refuse store, cycle parking and landscaping
 Drawing Nos: P2 Rev X, P3 Rev K, P4 Rev G, P1 Rev A
 Applicant: Mr Carvall
 Agent: Mr Grainger
 Case Officer: Victoria Bates

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (5 person)	TOTAL
Existing				1	1
Proposed (market housing)		4		3	7

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 2	
Car Parking maximum standard	Proposed
6	4
Long Stay Cycle Storage minimum	Proposed
14	14
Short Stay Cycle Storage minimum	Proposed
2	2

1.1 This application is being reported to committee because:

- Objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:

- The prior completion of a legal agreement to secure the following planning obligations:
 - A financial contribution of £10,500 for sustainable transport improvements and enhancements;

- Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

Conditions

- 1) Commencement time limit of 3 years
- 2) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Construction Logistics Plan to include a survey of the public highway
- 4) Landscaping and hard standing
- 5) Submission of a biodiversity enhancement plan
- 6) Sustainable urban drainage (SuDS)

Prior to above ground floor slab level

- 7) External materials and samples

Pre-occupation

- 8) Electric Vehicle Charging Points at 20% active and 80% passive
- 9) Submission of a lighting scheme
- 10) Details of playspace

Compliance

- 11) Implementation of car parking as specified
- 12) Accordance with recommendations set out in Preliminary Ecological Appraisal
- 13) Accessibility (six units M4(2) and one unit M4(3))
- 14) Refuse and cycle stores to be provided as approved
- 15) Accordance with the Tree Survey
- 16) Accordance with the Fire Statement
- 17) Energy and water efficiency requirements
- 18) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

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

2.5 That, if by 3 months after the resolution has been made the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 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 with accommodation in the roof comprising 7 flats
- Provision of 4 car parking spaces and storage for 16 bicycles
- Provision of an internal bin store
- Provision of hard and soft landscaping including rear amenity space

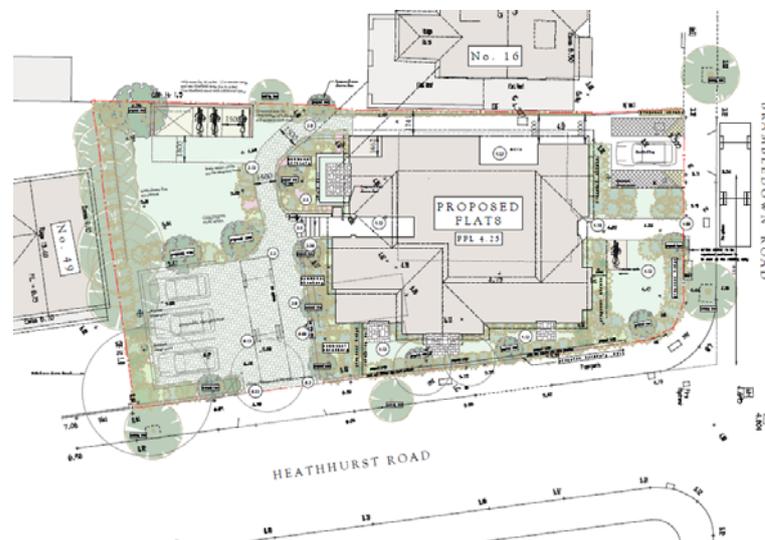


Image 1: Proposed site plan

Amendments

3.2 Amended plans were received during the course of the application to address officer concerns. The following changes have been made to the scheme – the bin store has been relocated and the M4(3) unit internally rearranged.

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

Site and Surroundings

3.4 The application site lies on the southern side of Brambledown Road, South Croydon, on the junction with Heathhurst Road, and is currently occupied by a two-storey family size residential detached dwelling and side garage. The dwelling is set at the same level as the street level.

Planning Designations and Constraints

3.5 The site is subject to the following formal planning constraints and designations:

- PTAL: 2
- Flood Risk: Zone 1, low surface water flooding, potential risk of groundwater flooding

Planning History

3.6 The following planning decisions are relevant to the application:

20/06470/FUL Demolition of existing dwelling, and erection of a three-storey building with accommodation in the roof comprising 8 flats, provision of new access, 7 parking spaces, refuse store, cycle parking and landscaping **Refused** on grounds of poor quality units, biodiversity, impact on 16 Brambledown Road, highway/pedestrian safety and lack of garden.

20/01204/PRE Demolition of the existing dwelling and construction of a 3 and 1 / 2 storey building comprising 8 flats (1 x 1bed 1person, 1 x 2bed 3person, 4 x 2bed 4person, 2 x 3bed 6person) with 7 off-street parking spaces.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the incremental intensification 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 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 A total of 6 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 111 Objecting: 111 Supporting: 0

6.2 The following local groups/societies made representations:

- Sanderstead Residents' Association (Objecting)

6.3 The following Councillor made representations:

- Councillor Hopley [objecting]

6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer comment
Character and design	
Overdevelopment	Acknowledged and addressed in paragraphs 8.6-8.11
Not in keeping with the area	
Insufficient green space	
Too high and bulky	
Obtrusive by design	
Neighbouring amenity	
Loss of sunlight/daylight	Acknowledged and addressed in paragraphs 8.24-27
Overlooking/loss of privacy	
Overshadowing/dominance/visual intrusion	
Disruption through construction	Acknowledged and addressed in paragraphs 8.28
Quality of accommodation	
Lack of playspace	Acknowledged and addressed in paragraph 8.18
Units are too small	Acknowledged and addressed in paragraph 8.12
Usability of wheelchair unit	Acknowledged and addressed in paragraph 8.20
Transport and Highways impacts	
Insufficient parking	Acknowledged and addressed in paragraph 8.34-44
On street parking/cumulative impacts	
Lack of parking	
Highways safety	
Environmental Matters	
Loss of trees	Acknowledged and addressed in paragraph 8.31
Reduction of green space	Acknowledged and addressed in paragraph 8.32
Loss of ecology and biodiversity	
Risk of Flooding	Acknowledged and addressed in paragraph 8.47
Other matters	
Impact of local infrastructure/communities	The development will make a CIL payment to contribute towards infrastructure and services
Insufficient refuse storage	The proposed store meets the Council's requirements.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D1 London's form, character and capacity growth
- 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
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands
- H1 Increasing Housing Supply
- H2 Small Sites
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking
- T6.1 Residential Parking

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Refuse
8. Flood risk and energy efficiency
9. Other planning issues
10. Conclusions

Principle of development

8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year.

8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.

- 8.4 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.
- 8.5 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. Of the 7 units proposed, 3 units would have at least 3-bedrooms. At a provision 43% the proposal would exceed the strategic target and would contribute to the provision of family housing in the borough.

Design and impact on character of the area

- 8.6 Policy D3 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan 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, taking into account cumulative impact. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.7 London Plan 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. Given the site lies within 800m of a railway station (Sanderstead) then H2 promotes incremental intensification.
- 8.8 The proposed building would be three storeys in height, plus accommodation in the roof. The ground floor units would be partially below ground to the rear. The dwellings on adjacent sites can be seen in image 2 below; 16 Brambledown Road is two storey within roof space accommodation in the form of front dormers, whilst 66 Heathurst Road has a full 3 storey gable fronting Brambledown Road. The height of the building would be taller than 16 Brambledown Road but would not exceed the height of 66 Heathurst Road. Given the land level changes rising up Brambledown Road, this stepped nature is part of the character of the area. The proposed 3 storey development with an additional floor contained within the roof space, as it would appear from the street, would be in line with CLP policy DM10.1 and would sit comfortably in the street scene.



Image 2: Proposed street scene

- 8.9 The existing building line along Brambledown Road would be maintained. Along Heathurst Road, the footprint of the building would be extended beyond the existing dwelling, however it would not create an overly wide frontage due to the design of the building, which provides a gable bay like that found at 66 Heathurst Road opposite, and area of landscaping along the boundary.
- 8.10 A Character Analysis has been conducted and has successfully informed the design and architectural expression of the building. The design approach is sympathetic and faithful to the street scene. The windows, forward facing gables, their pitch and proportions, and mock Tudor expression are all found in the local area on existing buildings and contribute positively to the appearance of the building.



Image 3: CGI of streetscene

- 8.11 The previous application was refused on character grounds because of the excessive amount of hardstanding proposed at the rear (no rear garden was proposed). Roughly half of the rear space would be a communal garden and playspace and the existing planting along the boundary with 49 Heathurst Road would be retained. This is more in keeping with the surrounding area and would help to soften the appearance of the development.
- 8.12 Overall, the design approach is considered to respect the character of Brambledown Road and Heathurst Road in terms of design, height, scale, massing and layout and the proposed landscaping is well considered.

Quality of residential accommodation

8.13 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	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1	2b3p	68m ²	61m ²	6m ²	6m ²	2.2	2
2	2b3p	87m ²	61m ²	34m ²	6m ²	3.4	2

3	2b3p	74m ²	61m ²	8m ²	6m ²	3.4	2
4	3b4p	82m ²	74m ²	9m ²	7m ²	3	2.5
5	2b3p	73m ²	61m ²	7m ²	6m ²	3.4	2
6	3b4p	82m ²	74m ²	9m ²	7m ²	3	2.5
7	3b5p*	112m ²	86m ²	12m ²	8m ²	4.4	2.5

Table 1: scheme considered against London Plan Policy D6 and Table 3.1

*The study would be in excess of 11.5m². If counted as a double bedroom the unit would still comply with D6 for a 4-bedroom 7-person unit.

8.14 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.

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

Amenity Space

8.16 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.

8.17 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.

8.18 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.

8.19 All of the units have adequate private amenity space and access to a communal garden and playspace. The proposal is capable of providing the required amenity areas and the required 24.4m² of playspace at 75m², which is included within the indicative landscaping plan. A condition would secure final details.

Accessible Dwellings

8.20 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.

8.21 The proposed development would be step free from the front and sloping around the building. A lift would be provided within the communal hallway. Flat 2 would appear to be M4(3) compliant, subject to building control approval. Refuse and cycle storage is on the ground floor and has level access. A disabled parking bay is provided immediately outside the proposed building and given the proposed design would allow step free access. A stair lift would be provided at the staircase to the rear, allowing access for all to the rear garden. The proposal would provide 1 unit capable of meeting

M4(3) and 6 units capable of meeting M4(2); full details would be secured at condition stage.

- 8.22 This proposal overcomes the previous refusal reason relating to the quality of accommodation – an M4(3) unit will be provided, refuse storage will be provided and a communal and playsapce will be provided to an acceptable standard.

Fire

- 8.23 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.

- 8.24 Overall, the standard of accommodation is considered to be acceptable, subject to conditions.

Impact on neighbouring residential amenity

- 8.25 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.

- 8.26 16 Brambledown Road is located the west of the application site and would be separated by 3.8 metres. The previous application was refused on “overly dominant, overbearing and oppressive impact on the rear habitable rooms and loss of daylight” to 16 Brambledown Road. The development would project beyond the ground floor rear building line of number 16 by 1.3 metres closest the boundary, which has been reduced from 2.4 metres in 20/06470/FUL. At first floor, the development would project by 3.9 metres closest the boundary, which has been reduced from 7.3 metres in 20/06470/FUL. As a result, both closest ground floor and first floor rear windows of 16 Brambledown Road would pass the 45-degree test set out in the BRE site layout and planning for daylight and sunlight guidance. The building would not appear overly dominant, overbearing or oppressive when viewed from the rear rooms. Number 16 has four side facing windows; three are secondary windows serving bedrooms and one serves a stairwell. Outlook from the habitable rooms will therefore not be significantly reduced as there are other windows that serve these rooms.

- 8.27 A daylight and sunlight report has been submitted; in relation to 16 Brambledown Road, the assessment considered 24 windows serving 10 rooms. All but 2 windows serving habitable spaces meet BRE guidance. The remaining two windows serve bedrooms and are one of at least two windows serving the same room. The windows serving these rooms continue to provide good levels of daylight and sunlight, as is demonstrated by the daylight distribution results. All ten rooms meet the BRE guidance for daylight distribution. Furthermore, the sunlight provision to the rear garden of 16 Brambledown Road meets the BRE requirement, with no measurable effect on this space. Overall, the scheme has overcome the previous refusal reason relating to neighbouring amenity on this neighbour.

- 8.28 The adjoining occupier to the rear is 49 Heathhurst Road. The rear elevation of the building would be located 4.5 metres closer to the site elevation of 49 Heathhurst Road than the existing property. The separation distance at the closest point would be 15.6 metres. Given that the proposed building would face onto the side of number 49 (which has no side facing windows), not the rear, this separation distance is considered adequate. In addition, the existing vegetation on the boundary will be retained which will provide screening.
- 8.29 It is considered that other properties in the vicinity, including 66 Heathhurst Road to the south-east, 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.
- 8.30 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.
- 8.31 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 of the LP.

Trees, landscaping and biodiversity

- 8.32 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.
- 8.33 The applicant has submitted a landscaping plan which has been reviewed by the Council tree 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. Four trees would be removed (all Category C or U) and replaced with 13 trees resulting in a net gain of 9 trees. 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 replacement trees to is conditioned as part of any approval.
- 8.34 The site is not located in within a Site of Nature Conservation Area nor were any protected species identified within the Ecological Appraisal. A Bat Emergence and Re-entry Survey was also submitted which concluded that the bats are very unlikely to be roosting within the buildings on the site. 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. The previous application was refused on harm to biodiversity as there would have been a significant loss of vegetation and no valid

ecological appraisal was submitted. The proposed scheme would provide a net gain in trees and proposes biodiversity enhancements, overcoming the previous refusal reason.

- 8.35 Subject to the imposition of an appropriately worded condition the proposal would accord with the aforementioned policies.

Access, parking and highway impacts

- 8.36 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. However, the site is within 500 metres of Sanderstead Rail station and 250 metres from the 403 bus route. The site is not within a Controlled Parking Zone.

Access arrangements

- 8.37 The existing access would be altered to accommodate the development and would be subject to a separate highway works application. An additional crossover is proposed on Brambledown Road. The visibility splays received would ensure that the accesses are safe for all users. The car would not be able to enter and exit in a forward gear however it would be located more than 10m from junction, so there would not be an immediate conflict with other road users. This is also the existing arrangement for most of the properties on Brambledown Road.

Car parking

- 8.38 LP Policy T6.1 suggests a provision of up to 0.75 car parking spaces per 1-2 bedroom unit and 1 space for 3 bedroom units for developments within PTAL 2, so up to a maximum 6 spaces.
- 8.39 The proposal includes 4 car parking spaces integrated within the development site - 1 accessed from Brambledown Road and 3 accessed from Heathurst Road. This provision would result in a parking ratio of 4 spaces for 7 flats and given the PTAL of 2 would be within the maximum parking standard as set out within Policy T6 of the London Plan.
- 8.40 Furthermore, the applicant has undertaken a Parking Stress Survey in accordance with the Lambeth Methodology. While on street parking currently takes place in the immediate area it is not at or near saturation level, currently at 67% on Heathurst Road and 44% on Brambledown Road. 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.
- 8.41 Adequate space within the rear portion of 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.
- 8.42 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

- 8.43 CLP Policy DM30 and LP policy T5 (and Table 10.2) requires the provision of a total of 14 long stay cycle parking spaces for residents, to accommodate 2no. cycle spaces per unit. 2 short term cycle parking spaces are also required.

8.44 A communal bicycle store would be located in the rear garden. Door widths are wide enough to ensure users can access the store while step free access is provided. Provision has been made for 14 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

8.45 A contribution of £10,500 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 CLP policies SP8.12 and SP8.13.

8.46 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. This will mitigate the scheme impact given the shortfall in spaces proposed as identified above.

Refuse

8.47 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.

8.48 A refuse store would be integrated into the footprint of the building, down the western side of the building in an undercroft area. It would be less than 20 metres from the pavement of Brambledown Road for convenient collection by refuse crews. The bulky waste store would be located close to the bike store. The applicant has demonstrated that waste can be accommodated and collected.

Flood Risk and Energy

Flood risk and Sustainable Drainage Systems (SuDS)

8.49 The site is at risk of surface water flooding and is at potential risk of groundwater flooding and is located within Flood Zone 1. The proposal has the potential to contribute to surface water run-off given the increase in built form and associated hardstanding. In accordance with LP policies SI 12 and SI 13 and CLP policy DM25 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 and permeable paving and would adhere to the drainage 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

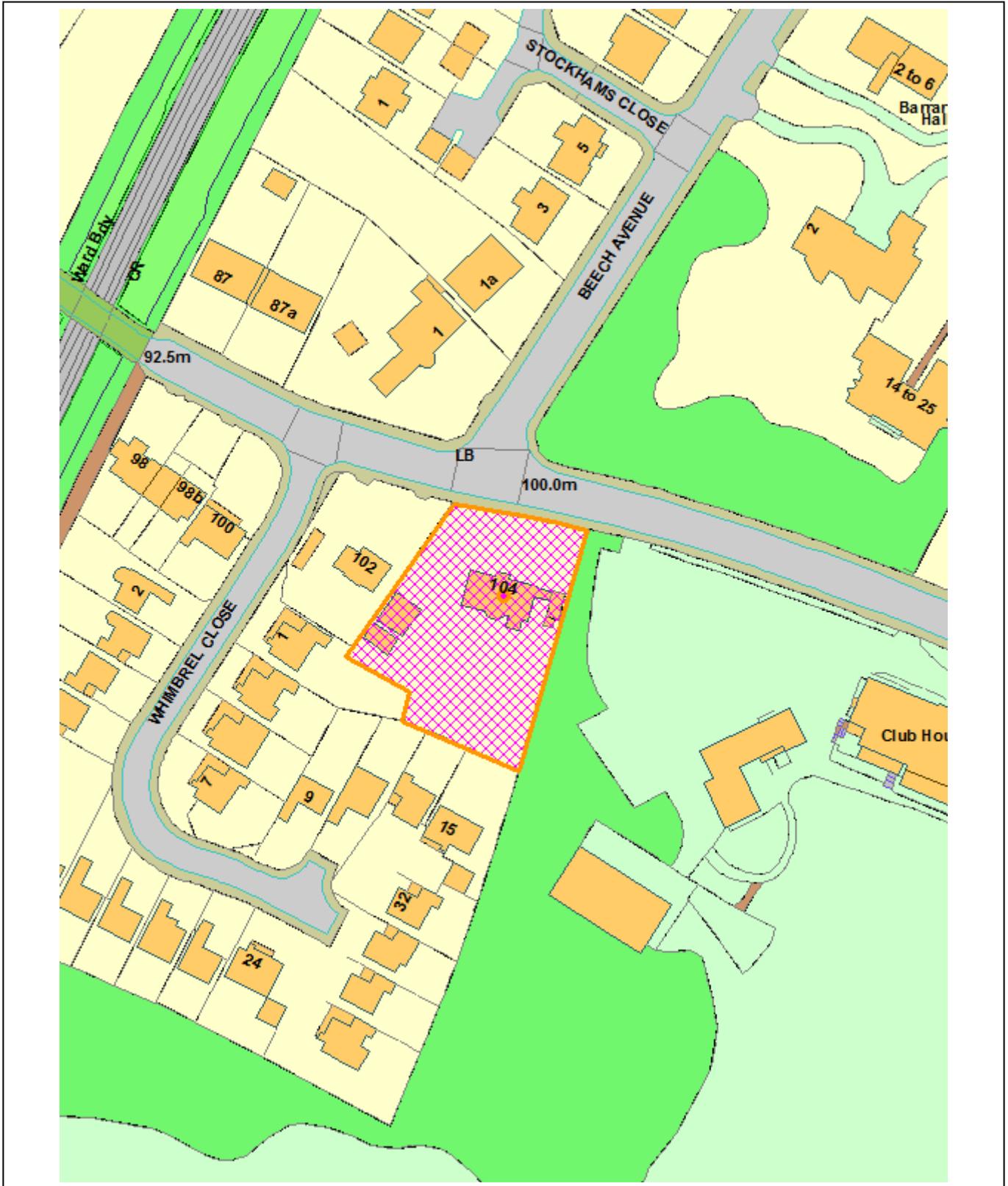
8.50 CLP policy SP6 requires development proposals to both achieve the national technical standard for energy efficiency in new homes.

8.51 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.

Conclusions

- 8.52 The scheme would provide new homes on a corner site which would respect the surrounding character of the area. The proposal would not cause significant harm to neighbouring amenity and would provide good quality units with a garden and car parking.
- 8.53 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given 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 terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).
- 8.54 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

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1.0 APPLICATION DETAILS

Ref: 21/06380/FUL
 Location: 104 Purley Downs Road, South Croydon, CR2 0RB
 Ward: Sanderstead
 Description: Demolition of single-family dwellinghouse and erection of 3x two-storey, semi-detached pairs of dwellinghouses and 1x two-storey detached dwellinghouse (total 7 units) with associated parking, cycle and refuse storage.
 Drawing Nos: FX06-S1-101b, FX06-S1-102, FX06-S1-103d, FX06-S1-104c, FX06-S1-105c, FX06-S1-106c, FX06-S1-107c, FX06-S1-108c, FX06-S1-109a, FX06-S1-110a, FX06-S1-111b, FX06-S1-112a, FX06-S1-113b, FX06-S1-114b, FX06-S1-115b, FX06-S1-116a.
 Agent: Mr Shervin Khazeni
 Applicant: Aventier Ltd
 Case Officer: Nathan Pearce

	3 beds	4 beds	5 bed	TOTAL
Existing	0	0	1	1
Proposed (all market housing)	3	4	0	7

Number of car parking spaces	Number of cycle parking spaces
11	14

- 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 have been received
 - The Ward Councillor (Cllr Yvette Hopley) made representations in accordance with the Committee Consideration Criteria and requested committee consideration

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 £10,500 for sustainable transport improvements and enhancements.
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.

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

Conditions

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

Pre-commencement

3. Construction Management Plan and Construction Logistics Plan
4. Construction environmental plan for biodiversity
5. Ecological protection of protected species
6. Biodiversity mitigation and enhancement measures
7. Submission of a copy of the Natural England licence for Bats
8. Submission of SUDS details

Prior to above ground floor slab level

9. Materials and details to be submitted
10. Submission of landscaping details

Pre-occupation

11. Ecological lighting strategy
12. Implementation of car parking as shown on plans
13. Installation of EVCPs at 20% active and 80% passive

Compliance

14. Compliance with Tree Protection Plan
15. Accord with the approved ecological surveys and reports
16. One unit to be accessible homes M4(3) and remainder M4(2)
17. Compliance with energy and water efficiency requirements
18. Compliance with fire statement
19. 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 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 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 3 months the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the demolition of the single-family dwelling house (two-storey) and the redevelopment of the site to provide 7 new dwelling houses. It is proposed to provide two pairs of semi-detached dwellings along the existing frontage with a detached dwelling and a semi-detached pair located to the rear of the site.
- 3.2 The site would be accessed via the existing highway on Purley Downs Road through a pedestrian and vehicle access that uses the existing vehicle crossover. A separate additional pedestrian access to the front houses would be created.
- 3.3 The proposal would provide 11 off street car parking spaces within the site, 14 cycle parking spaces with associated landscaping. Each property would have private amenity to the rear.



Figure 1-CGI of proposed semi detached dwellings fronting Purley Downs Road

Amendments

- 3.4 It should be noted that amended drawings were received during the application period which reduced the number of units from 8 to 7, reduced the amount of hardstanding at the front of the site and made minor alterations to the layout and appearance of the houses and site. These revisions have sought to address consultees and objectors concerns where relevant. A formal re-consultation of the application has taken place.

Site and Surroundings

3.5 The application site is located on the southern side of Purely Downs Road and currently comprises one detached dwellinghouse. There is a change in levels on site, with land levels rising from west to east (approximately a 3.6m difference across the site). The area is predominantly residential and comprises a number of two storey detached and semi-detached dwellings. The proposed area is traditional in terms of the architectural style and is suburban in character. Purley Downs Golf Course, the car parking and clubhouse, lie to the south-east of the site.

- The site has a Public Transport Accessibility Level (PTAL) of 0 which is considered to be very poor.
- The site is at high risk of surface water flooding.
- There are 2 protected trees on the site (covered by TPO 32, 1983).
- There are no specific local plan policy designations against the site.
- The site is immediately west of Metropolitan Open Land, a Site of Nature Conservation Importance and an Archaeological Priority Area.



Figure 2-Aerial view of site

Planning History

3.6 There are no relevant planning applications associated with the site.

3.7 21/02301/PRE - Demolition of existing dwelling, erection of 8 units comprising of 7x 3-bed and 1x 2-bed dwellinghouses with associated parking, cycle and refuse storage.

Site opposite (Red Gables, 2 Beech Avenue)

- 3.8 21/02056/FUL - Demolition of property on the site and erection of a part three/part four-storey building comprising 31 flats, widening of the existing access, provision of vehicular parking and hard and soft landscaping – Refused 22.10.2021 – appeal awaiting
- 3.9 21/06145/FUL - Demolition of existing building and erection of 3 buildings ranging in height from 3 to 4 storeys comprising 31 residential units plus 31 car parking spaces and associated landscaping – pending consideration

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal provides good quality accommodation for future residents.
- The design and appearance of the development would not harm the character of the surrounding area.
- The proposed landscaping scheme will safeguard and seek to enhance the biodiversity of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATIONS

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

Place Services (Council's ecological advisor)

- 5.2 The ecologist recommends no objection subject to conditions securing biodiversity mitigation and enhancement measures. *[Officer Comment: the conditions are recommended to be attached to the planning permission].*

6.0 LOCAL REPRESENTATION

- 6.1 The application was initially publicised by letters of notification to neighbouring properties. A renotification of neighbours has been undertaken following the submission of amended plans. The number of representations received in response to the consultation are as follows.

No of individual responses: 45

Objecting: 41 Supporting: 3 Other representations: 1

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

Objection	Officer comment
<i>Character and design</i>	
Overdevelopment of the site	Acknowledged and addressed in paragraphs 8.7-8.19
Overbearing impact, out of character / not in keeping with the area / loss of garden	
<i>Neighbouring amenity impacts</i>	
Overlooking and privacy concerns	Acknowledged and addressed in paragraphs 8.27-8.36
Impact on daylight/sunlight/loss of light to neighbouring dwellings and gardens	
Noise	
<i>Parking and highways</i>	
Insufficient parking will lead to overspill parking on surrounding road	Acknowledged and addressed in paragraphs 8.44-8.54
Highway safety concerns at T junction	
Pollution	
<i>Other</i>	
No improvement to supporting infrastructure or public transport is proposed	A CIL contribution will be provided.
Impact due to construction traffic	Acknowledged and addressed in paragraph 8.51
Loss of building of good design	Acknowledged and addressed in paragraph 8.2-8.6
Surface water flooding	Acknowledged and addressed in paragraph 8.55-8.57
Inadequate refuse storage	Acknowledged and addressed in Paragraph 8.54
Impact on trees/wildlife/biodiversity	Acknowledged and addressed in Paragraph 8.37-8.43
Support	Officer comment
Good design and provides additional new homes	Acknowledged and addressed in Paragraph 8.2-8.6

6.3 Local Ward Councillor, Yvette Hopley, objected to the proposed development and referred the planning application to be considered by planning committee. The councillor raised the following concerns in relation to the proposed development:

- Inadequate car parking
- Refuse storage inadequate and unsightly
- Refuse collection concerns
- Inadequate natural light to some units

- Units do not meet M4(2) accessibility standards
- Unnecessarily undersized bedrooms

6.4 Sanderstead Residents Association objected to the proposed development, raising the following concerns in relation to the proposed development:

- Overly dominant car parking
- Rear dormers disproportionate and over bearing
- Noise and nuisance from car parking on adjacent properties
- Refuse storage inadequate and unsightly
- Refuse collection concerns
- Inadequate natural light to some units
- Units do not meet M4(2) accessibility standards
- Unnecessarily undersized bedrooms

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
- 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
- S11 Improving air quality

- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI12 Flood risk management
- SI13 Sustainable drainage
- T3 Transport capacity, connectivity and safeguarding
- 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
- DM43 Sanderstead

Supplementary Planning Documents/Guidance:

- 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)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees, landscaping and ecology
- Access, parking and highway safety
- Flood risk, SuDS and energy efficiency
- Other matters

Principle of development

- 8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H2 seeks to increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site is acceptable, subject to the design and impact on the character of the area being acceptable, which is covered below.
- 8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposed scheme would provide 3x 3-bedroom and 4x 4-bedroom homes so this strategic policy requirement is exceeded.
- 8.4 The Croydon Local Plan has identified that some existing residential areas have the capacity to accommodate growth without significant change to its character. This would see the replacement of a single-family dwelling house with a housing development that would increase the existing density, massing and footprint.
- 8.5 This approach optimises the development potential of the site, allows for a suitable layout and appreciation of the site context and allows for a considered response. Therefore, the principle of development in terms of land use is acceptable and would be supported in policy terms. The existing building is not protected in terms of its quality of design and character.
- 8.6 The proposed scheme on the site for 7 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

Design and impact on the character of the area

Height, scale, massing and layout

- 8.7 As can be seen from Figure 2 above, this portion of Purley Downs Road has a relatively inconsistent street frontage, with the Purley Downs Golf club car parking with clubhouse beyond, 102 Purley Downs Road at an angle on the junction with Whimbrel Close, 1 Beech Avenue opposite side-on to Purley Downs Road, 2 Beech Avenue an extensive tree lined frontage with buildings set deep within and the rear of the houses and gardens to Tindale Close beyond. The proposed dwellings to the front of the site would sit forward of the existing dwelling and of the neighbouring dwelling at no102. However, given the above context of a very varied street frontage, they would still respect the existing character of the streetscene in terms of their orientation and siting.
- 8.8 The height of the proposed dwellings fronting Purley Downs Road are considered to be acceptable and in line with the objectives of the Croydon Local Plan. Local Plan Policy DM10.1 states that new developments should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect the scale, height and massing of the surrounding area. The height of the front houses would be two full floors with accommodation in the roofspace (through rooflights at the front and dormer elements to the rear) therefore complying with the aims and objectives of the guidance. The dwellings to the rear of the site would be at a 1.2m lower land level and 2 storeys in height providing a built form that is subservient to the dwellings to the front, which is appropriate given their 'backland' siting.
- 8.9 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form is acceptable. The proposals are set away from the neighbouring side boundaries maintaining a separation distance between the proposed dwellings and the existing neighbouring properties. In the context of a varied surrounding development pattern, from the rear of houses in Tindale Close fronting onto Purley Downs Road to the Whimbrel Close cul-de-sac, officers feel the form proposed is respectful and acceptable. Whilst it is noted that built form to the rear of the site within the existing garden is not a characteristic of the local area, given the surrounding context is so varied and the rear house are subordinate as policy requires, alongside the need for housing, this arrangement is appropriate.
- 8.10 A route is provided through the western side of the site frontage to facilitate vehicular and pedestrian access to the rear and a separate pedestrian access is proposed centrally within the site frontage. Each dwelling would benefit from private amenity space in the form of a designated rear garden.



Figure 3-Proposed Site Plan

- 8.11 The proposed semi-detached dwellings to the rear of the site would sit approximately 7m behind the front dwellings at an oblique angle and 25m from the street.
- 8.12 With regard to the landscaping the proposed layout has an appropriate mix of hard and soft landscaping. This allows for the required quantum of car parking to be provided on-site, whilst allowing meaningful soft landscaping in the form of lawn areas, hedging and trees.
- 8.13 Overall it is considered that the height, massing, scale and site layout of the proposed development would respect the character of this relatively mixed area, in line and consistent with the aims and objectives of Croydon Local Plan Policy DM10.

Detailed design

- 8.14 The design principles of the dwellings fronting Purley Downs Road have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street. A projecting front gable feature is present on both pairs of semi-detached dwellings. This feature is considered to help break up the mass of the elevation and provides definition so that the dwellings appear comfortable as part of the wider street scene.



Figure 4-Elevations fronting Purley Downs Road

- 8.15 The proposed fenestration of the dwellings to the front of the site have taken a traditional approach in terms of their formation on the front elevation which would be in keeping with the traditional architectural styles of the existing dwellings within the local area.
- 8.16 The elevations of the two pairs of semi-detached dwellings are broken up through the use of different materials at the ground and upper floors. A traditional brick would be used on the ground floor of the dwellings and as wall hung tiles is a common feature found within the local area (apparent further down Purley Downs Road, in Whimbrel Close and further along Beech Avenue), it will be used on the upper floors of the development. A brown tile would be used for the roof of the dwelling. It is considered that the proposed material choice ensures that the development is sympathetic with the surrounding area in terms of the traditional style of architecture through the use of materials such as brown brick and tiles.
- 8.17 The proposal to the rear takes on a subordinate design approach to read as a back land development and to reduce its impact on the proposed and surrounding properties. With regards to the overall built form within the rear of the site, the design has sought to reduce the impact of the built form through the creation of a smaller detached dwelling and pair of semi-detached dwellings that are lower in height. It is worthy of note that officers have worked with the applicant to reduce the built form to the rear of the site, resulting in a reduction in units from originally submitted as 8 homes, to the 7 homes scheme under consideration. It is considered that this results in a less dominant elevation in terms of the built form to the rear and reduces its impact on the character of the wider area, albeit they are located 26m from Purley Downs Road.



Figure 5-Front elevations of dwellings to the rear of the site

8.18 The proposed materials for the rear of the development will complement those to the front to ensure that the development has a consistent language.

8.19 The approach is considered in keeping with the character of the street in terms of its detailed design.

Quality of accommodation and internal layout

8.20 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. London Plan Policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. This is endorsed by Policy SP2.8 of the Croydon Local Plan. All proposed units comply with the minimum space standards and internal layouts provide hallways and adequate storage space.

Unit	Size (bedroom/ person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1	4b/7p	128	121	142	8	4.1	3
2	4b/6p	120	112	40	7	5.2	3
3	4b/7p	128	121	27	8	4.1	3
4	4b/6p	120	112	27	7	5.2	3
5	3b/4p	84	84	53	6	2.9	2.5
6	3b/4p	84	84	135	6	2.9	2.5
7	3b/4p	125	84	255	6	6.22	2.5

8.21 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area. The proposed dwellings are arranged traditionally in terms of their layouts with living accommodation located on the ground floor and bedrooms/study rooms provided on the upper floors. Each property would be dual aspect, which will provide suitable cross ventilation, providing greater

flexibility in the use of rooms whilst also being better equipped for future adaptability. This would also provide sufficient daylight to enter the units whilst also providing a good level of outlook for the future occupiers of the development

- 8.22 Bedroom 2 within Houses 5 and 6, as well as bedroom 4 within Houses 1-4 would be secondary bedrooms served by rooflights only. Although this would result in relatively limited outlook for the occupiers of those bedrooms, on balance this is considered acceptable as they are not primary bedrooms and outlook from such rooms is less important than primary living areas such as living rooms/dining rooms and kitchens.

Amenity Space

- 8.23 Each dwelling has a minimum private amenity space of 27m² which is acceptable. There is no communal amenity space needed as all of the units are houses, each providing well in excess of the minimum private amenity space required which allows for playspace within individual gardens.

Accessible Dwellings

- 8.24 London Plan 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
- 8.25 Good design promotes quality of life for the occupants and users of buildings. In terms of accessibility, one of the homes (unit 7) would appear to be M4(3) compliant and all other units would be M4(2) compliant which is acceptable given the typology of the dwelling as a house. This would be secured by condition, with final approval subject to building control approval.

Fire

- 8.26 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*
- 8.27 The fire safety statement has been prepared with the level of detail that is appropriate and reasonable for the scale of development. It indicates that fire appliances can be located within the site at the front of each property and on Purley Downs Road, further to this the properties benefit from extensive rear gardens and to the front that would offer easily accessible refuge for occupiers. The buildings been designed in such a way to minimise the spread of fire as outlined in the Fire Strategy Statement. The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered sufficient to fulfil the requirements of D12.
- 8.28 Overall the proposal is considered to result in a high-quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

Impacts on neighbouring residential amenity

- 8.29 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.30 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy and amenity. Officers have assessed the impact on directly affected neighbours on Purley Downs Road, Whimbrel Close and Beech Avenue. The properties with the potential to be most affected are the neighbouring properties at numbers 102 Purley Downs Road, 1 Whimbrel Close and 1 Beech Avenue.



Figure 6-Neighbouring Properties

102 Purley Downs Road and 1 Whimbrel Close

- 8.31 The proposed semi-detached building on the west side of the site is situated broadly in the location of the existing outbuildings (visible in Figure 2, above). Based on the submitted drawings, the proposal would marginally intersect the 45-degree line from no. 102 in plan when measured from the nearest ground floor neighbouring habitable room windows. No. 102 has two ground floor side windows and door serving a kitchen/dining room and two first floor side windows serving a bedroom and bathroom. However, this is considered acceptable given that this 45-degree line is already broken by the existing outbuildings.



Figures 7 and 8: Existing outbuildings on site and relationship to 102 Purley Downs Road and 1 Whimbrel Close (l) and plans showing proposed semi-detached house in relation to existing outbuildings (black dashed line) and 102 Purley Downs Road (r)

- 8.32 The semi-detached dwellings located on the west side would be situated around 8m from the existing dwellings at no1 at an oblique angle and would thus not impact on their rear habitable rooms in terms of overlooking. The separation distance to their rear amenity would be 5m and although there would be some overlooking of the garden from the rear windows, the part of the garden overlooked would not be the closest 10m to the rear elevation, which is the part that is given most protection by Policy DM10.6(c). Therefore, it is considered acceptable.
- 8.33 With regards to the proposed height of the semi-detached building on the western side and as noted previously, the built form is arranged over two-storeys with accommodation within the roof space. It is considered that the proposed height of the building would be acceptable and in accordance with local policy and would therefore have a limited impact on the outlook or the amenity of the neighbouring dwellings.
- 8.34 Overall the proposals are not considered to result in significant harm to the outlook, privacy and amenity of the neighbouring properties at 102 Purley Downs Road and 1 Whimbrel Close.

9-15 Whimbrel Close

- 8.35 Nos 9-15 Whimbrel Close are situated on the road which runs along the rear of the application site to the south and south-west. These dwellings would be set away from the proposed dwellings to the rear of the site by approximately 20m in distance. Due to the scale, size, subservient design and typology of the rear dwellings, in conjunction with the separation distance, it is considered that there will be minimal harm caused to the outlook and amenity of the neighbouring properties along Whimbrel Close.

1 Beech Avenue

- 8.36 The dwelling opposite the site on Beech Avenue is situated on the road which adjoins Purley Downs Road at the front of the site. This dwelling would be set away from the proposed dwellings at the front of the site by approximately 40m in distance. Due to the scale and size of the dwellings, in conjunction with the

separation distance, it is considered that there will be minimal harm caused to the outlook and amenity of the neighbouring properties on Beech Avenue.

- 8.37 Purley Downs Golf Club car park is immediately to the east of the site. The development would not prejudice any development coming forward on that site in the future.
- 8.38 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful. Overall, it is considered that the proposal complies with the requirements of Policy DM10.6 of the Croydon Local Plan.

Trees, landscaping and ecology

- 8.39 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. Policy G7 of the London Plan supports this position.
- 8.40 There are 2 protected trees on the site, marked as T7 and T13 on the Tree Constraints Plan. Two other protected trees are in close proximity to the site boundary, marked as T2 and T20. The site contains 2 category A trees, 2 category B trees, 3 category C trees, 3 category C groups and 1 category U tree. The adjoining site to the sides and rear contain 2 category A trees, 3 category B trees, 1 category B group, 2 category C trees and 2 category C groups in close proximity. 3 category C trees, 1 category U tree and category C small shrubs, Cherry Laurel and hedges will be removed from within the site. No other trees will be removed from within the site or surrounding the site.
- 8.41 The site provides an opportunity to plant a number of new trees as part of a comprehensive landscaping scheme. It is proposed to plant 18 trees and retain the existing 2 category A trees, 2 category B trees and 2 category C group trees within the site, with various shrubs introduced to the site as part of the landscaping proposals. A tree protection plan has been submitted as part of the application and the mitigation and protection measures are considered appropriate in relation to minimising the harm to the health of the existing trees within the site and surrounding the site. The tree officer raises no objection. A condition has been recommended that the development is carried out in accordance with this plan.
- 8.42 It is considered that the landscaping proposals would positively contribute to the suburban character of the surrounding area. Overall, the proposed landscaping proposals are considered to provide a development that softens the proposed hardstanding to the rear of the site whilst also seeking to enhance the biodiversity of the site.



Figure 9-Proposed Landscaping Plan

8.43 Further details on landscaping will be required by condition for the proposal to be considered to comply with Local Plan policy DM10.8. The submitted tree protection plan will be conditioned.

Ecology

8.44 The information within the Preliminary Roost Assessment and Preliminary Ecological Appraisal Survey Report and Phase 2 Bat Emergence/Re-entry Survey Report give sufficient information to determine the application. One common pipistrelle was observed emerging from two different locations on the main dwelling and one common pipistrelle was recorded emerging from under a tile on the eastern extension roof. The proposed demolition will directly impact on the identified common pipistrelle roost present in the roof of the dwelling. The Council's ecologist has raised no objection to the development subject to a condition requiring a copy of licence issued by Natural England that authorises the specified development to go ahead, being submitted prior to any works taking place. The submitted documentation gives an indication of how biodiversity net gain can be achieved on site, through for example lifted access tiles for bats to be incorporated within the new roof structure and bird boxes on nearby trees.

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

Access, parking and highway safety

8.46 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates extremely poor access to public transport. The site is approximately 250m away from bus stops located on Purley Downs Road. The London Plan requires *up to* 1.5 spaces per dwelling for outer London location with a PTAL of 0, equating to 10.5 spaces.

Access arrangements and car parking

8.47 The existing and proposed access to the site would be from Purley Downs Road. The vehicular access will use the existing crossover to facilitate vehicle access to the 11 car parking spaces within the site. Swept path assessments have been undertaken using 4.8m long cars.

8.48 The scheme proposes 11 on-site car parking spaces, equating to (just over) 1.5 parking spaces per dwellinghouse. Officers acknowledge this is strictly over the policy maximum, but half a space cannot be provided and given the PTAL is the lowest it can be and the fact there is sufficient space within the site to accommodate it, officers consider this on balance appropriate. The proposed car parking provision is considered acceptable for the proportion of family units without leading to a significant overspill of parking on to the public highway.

8.49 Representations have raised concern over inadequate provision of parking spaces for 7 family dwellings, however as stated above the maximum London Plan requirements are actually exceeded by 0.5 spaces.

8.50 Given the constraints of the site the parking arrangements are acceptable in this instance. Although the 1.2m wide hatched strip that is required behind the blue badge bay will be in front of bay 6, this bay is wider because of its proximity to hedging and given the constraints of the site is considered acceptable. A condition has been recommended that requires the submission of details relating to the visibility splays onto Purley Downs Road which, given the location of the vehicle access crossover allows land for visibility splays either side which is under the applicants control. The appropriate pedestrian and vehicular sightlines are shown on the site plan in terms of leaving the site onto Purley Downs Road.

8.51 Concerns have been raised from Strategic Transport regarding the longitudinal parking space that sits behind the footpath and adjacent to the refuse store. However, officers have given weight to the fact that the pedestrian route is a shared surface and pedestrians will have good visibility of the parking space. Within the site, sightlines have not been shown from the bays to the front where there is potential for some conflict with vehicles entering and exiting the site. Given the length of the access road, it is unlikely that vehicles will be travelling at speed within the site. Bushes and boundary treatments can be kept to a maximum height of 0.6m in this location to help with visibility. A maximum gradient of 1:12 has been indicated in front of parking space 9 to the front of the site and in front of parking bays 3 and 4 at the rear. This gradient is considered acceptable.

8.52 A condition will be attached to ensure 20% active vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan, with the remainder passive.

- 8.53 A draft Construction Logistics Plan has been submitted however further information is required that would be required by pre-commencement condition.
- 8.54 A financial contribution of £10,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.

Cycle parking

- 8.55 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 14 cycle parking spaces for residents and given the scale of development, there is no requirement for visitor parking. Cycle parking has been located to the side/rear gardens of the dwellings and given that the application is for single family dwelling houses, this arrangement is considered acceptable.

Refuse / Recycling Facilities

- 8.56 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Given the size constraints of the site it will not be possible for the refuse vehicle to enter the site therefore it will be collected from the public highway on Purley Downs Road. Each dwelling would have an individual refuse store within their side/rear garden. Units 1, 2 and 3 will take their refuse to a collection point at the front of the site for collection. Units 4, 5, 6 and 7 will take their refuse to a collection point at the side of the access road for collection. Although the drag distance for unit 7 would be approximately 35m if following the pedestrian route, which is greater than the recommended 30m, the drag distance across the car park would be less than 30m. The bulky waste storage has also been provided at this collection point and is acceptable. Further details of the refuse stores will be requested as part of a condition.

Flood risk, SuDS and energy efficiency

- 8.57 The site is within flood zone 1 and is at high risk of surface water flooding. A flood risk assessment has been submitted with the application which commits to the use of SUDs across the site in the form of permeable paving and suitable attenuation as close to source as possible such that greenfield run off rates can be achieved. The car park is to be surfaced with permeable paving. The permeable paving system has been modelled to accommodate surface water runoff from hard standing areas in up to the 1 in 100 years plus 40% climate change event. The calculations confirm that the car parking area could feasibly accommodate the required volume of runoff.
- 8.58 A condition requiring details of a Surface Water Drainage Strategy has been recommended and should be submitted to comply with Local Plan policy DM25 and London Plan policy S113.
- 8.59 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which

requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

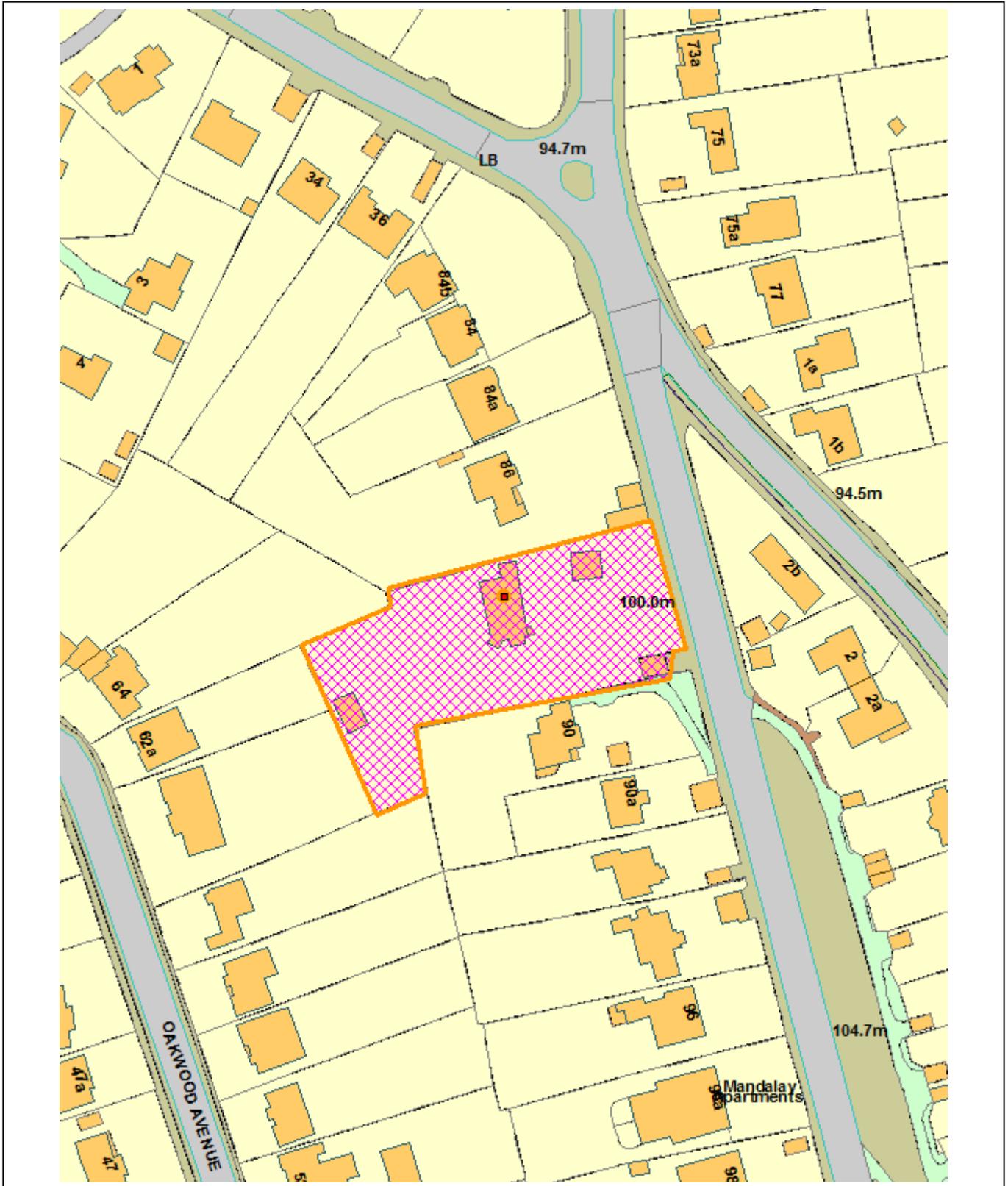
Other matters

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

Conclusion

- 8.61 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard with good quality landscaping. Subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainability and ecological matters.
- 8.62 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given 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 terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

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1.0 APPLICATION DETAILS

Ref: 22/00148/FUL
 Location: 88 Riddlesdown Road, Purley, CR8 1DD
 Ward: Purley Oaks and Riddlesdown
 Description: Demolition of existing five-bedroom detached house and erection of a block of flats comprising 21no. units, refuse and recycling store, parking, landscaping and associated works.
 Drawing Nos: 6729-PA01, 6729-P201 Rev G, 6729-P202 Rev C, 6729-P203 Rev B, 6729-P104 Rev B, 6729-P205.
 Agent: Howard Fairbairn MHK
 Applicant: Mantle Developments LTD
 Case Officer: Samantha Dixon

	1 bed	2 beds	3 bed	5 bed	TOTAL
Existing	0	0	0	1	1
Proposed Market housing	2	14	2	0	18
Proposed London Affordable Rent (LAR)	2	0	0	0	2
Proposed London Shared Ownership (LSO)	1	0	0	0	1
Total proposed	5	14	2	0	21

Number of car parking spaces	Number of cycle parking spaces
19	40

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 the ward councillors (Cllr Helen Redfern and Cllr Simon Hoar)
- Referral to committee from Riddlesdown Resident’s Association

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 units on site (2 LAR and 1 LSO)
- Affordable housing early and late stage review mechanisms
- Sustainable transport measures (with contribution of £31,500)

- Carbon offset contribution of £43,269
- Air quality contribution of £2,100
- Local employment and training (construction phase) contribution of c.£11,250 plus Local Employment and Training Strategy
- S.278 agreement to secure highways works
- Monitoring fee(s)
- Payment of the Council's reasonable legal costs.

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

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

CONDITIONS

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

Pre-commencement

3. Submission of Construction Logistics Plan
4. Piling method statement should piling be required

Prior to above ground works

5. Submission of a biodiversity enhancement strategy
6. Submission of external materials and design details
7. Hard landscaping, boundary treatments, child playspace and maintenance details to be submitted
8. Full details of finished floor levels
9. Fire strategy to be revised to include construction materials and methods

Pre-occupation

10. Submission of a Delivery and Servicing Management Plan
11. Full details of cycle and refuse stores, EVCP, external security lighting
12. Provision of car parking, levels, external stair lift and paved crossing prior to first occupation.

Compliance

13. Soft landscaping in accordance with plans
14. Compliance with drainage strategy
15. Obscure glazing on flank windows above ground floor level
16. Compliance with Arboricultural Assessment and Tree Protection Plan
17. Compliance with Ecological Appraisal recommendations
18. Visibility splays as shown on plans with no boundary treatments above 0.6m in the sightlines
19. Implementation of Travel plan

20. Development in accordance with accessible homes requirements (units 3 and 10 built to M4(3) standard and the rest to M4(2) standard)
21. Compliance with energy assessment
22. Water use target of 110 litres per day
23. Noise from mechanical equipment to not exceed background noise
24. Internal acoustic standards
25. Light pollution to not cause a nuisance to local residents
26. 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. Thames Water advice
 4. Code of practice for Construction Sites
 5. Highways informative in relation to s278 and s38 works required
 6. Compliance with Building/Fire Regulations
 7. Construction Logistics Informative
 8. Inclusion of ultra-low NOx boilers
 9. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.4 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.5 That, if by 17th February 2023 the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Full planning permission is sought for the demolition of the existing five-bedroom detached house on site and the erection of a block of flats comprising 21no. residential units. The mix includes 2x3 bedroom (9.5%), 14x2 bedroom (66.5%) and 5x1 bedroom (24%) units. 3 affordable housing units would be provided on site (10% by habitable room) with two as London Affordable Rent and one as London Shared Ownership.
- 3.2 The entrance is set level with the parking area and cycle storage is provided at this level of the building. The building has a 'T' shaped form, comprising two storeys of accommodation within the 'T' shape, and two additional storeys above situated in the front part of the building. The fourth storey is contained within the roof space.



Image 1: CGI from Riddlesdown Road

- 3.3 19 car parking spaces are proposed along with 40 long stay cycle parking spaces (including 2 spaces for wider/adapted cycles), 2 short stay cycle parking spaces, refuse and recycling store, communal and private amenity space, play space and hard, soft landscaping and other associated works. The existing access is proposed to be utilised and slightly widened to enable the required width and visibility splays to be provided.
- 3.4 During the course of the application amended plans have been received. The plans show the inclusion of an external stair lift from the car park to the refuse store/pavement, details of swept path manoeuvring for a delivery vehicle and visibility splays at the access. The Transport Statement has been updated to include an up-to-date parking stress survey. A further Bat Emergence Survey has also been provided and the Fire Statement amended. These documents have been reviewed by the relevant consultants. The amendments to the plans represent non-material alterations and as such there is no requirement to reconsult.



Figure 2. Proposed Site Plan (Ground floor)

- 3.5 This application is a re-submission of a previous application 19/04371/FUL which was refused permission on 20 December 2019. This refusal was subject to appeal [APP/L5240/W/20/3254443] which was dismissed on the 7 December 2021 on a single ground namely that the Inspector considered *“that the planning obligation that has been submitted is defective, in particular as a result of the absence of a plan which correctly identifies the intended affordable housing units. There is also uncertainty regarding the mortgagee clause, which has not been adequately addressed by the appellant. It cannot therefore be concluded that the intended obligations would be secured, and accordingly I have given the UU no weight in my considerations. As a result of this, the proposal would fail to accord with all of the policies of the development plan that refer to the provision of affordable housing.”* [paragraph 26].
- 3.6 The current scheme is exactly the same as the previous appealed scheme in all other regards (bar the amendments that have been made during the course of the application as outlined in Paragraph 3.4 above). The level of affordable housing proposed is the same and full details are provided further in this report. The inspector did not object to the amount of affordable housing proposed, just the mechanism to secure it. This will be fully secured by legal agreement as part of this application.
- 3.7 With regard to other material considerations, the inspector concluded:

Paragraph 25 *‘The proposal would not cause harm to the character and appearance of the area, to protected species or in terms of flood risk. It would fail to accord with the policies of the development plan that refer to the provision of larger houses’.*

Paragraph 27 *‘For the reasons set out, I am not persuaded that the appeal scheme could provide a policy compliant level of larger houses and this*

consideration contains moderate weight in favour of the proposal. There would also be benefits arising through the provision of 21 new residential units, including through the generation of local employment during the construction phase. Given the relatively small scale of the proposal, they also attract moderate weight. Individually and collectively however, these considerations do not outweigh the conflict with the development plan with respect to the provision of affordable housing'.

- 3.8 Further comments by the inspector with regard to affordable housing (as well as the other considerations) are fully outlined throughout the report below.

Site and Surroundings

- 3.9 The site comprises a large, detached dwelling located in a substantial plot to the west side of Riddlesdown Road. The dwelling is set well back from the frontage of the site behind mature trees and vegetation. It is at a higher level than the highway with an existing vehicular access to the southern end of the frontage and a detached double garage within the front hardstanding area. At the rear of the plot, an outbuilding and swimming pool are located on land at a higher level. Tree Preservation Order 9, 2006 refers to trees within the rear garden of the plot.
- 3.10 The site is located within an Archaeological Priority Zone. The site is at low risk of surface water flooding and has potential for groundwater flooding to occur. The site is within Ground Water Source Protection Zone II and over an existing Principal Aquifer. There are no other policy constraints that affect the site. The site has a Public Transport Accessibility Level (PTAL) of 1a.
- 3.11 The wider area is predominantly residential comprising large, detached dwellings in large plots. Recently a number of sites in Riddlesdown Road have been granted permission for redevelopment of detached houses with flatted schemes.



Image 3: Aerial view of site

Planning History

3.12 Relevant planning history at the site is set out below.

- 19/04371/FUL Demolition of existing house and erection of a block of flats comprising of 21no. units with parking, landscaping and other associated works.

Refused 20.12.2019 on grounds of:

- Lack of affordable housing
- Lack of family accommodation
- Harmful impact on visual amenity
- Insufficient information with regard to protected species
- Insufficient information with regard to flood risk mitigation
- Lack of legal agreement

Appeal dismissed 07.12.2021 on ground of legal agreement failing to secure affordable housing

Full details of appeal outlined further in this report.

- 20/03389/FUL Demolition of existing five-bedroom dwellinghouse and the construction of part-four/part-five storey building comprising 19 flats, associated vehicle and cycle parking and refuse storage with hard and soft landscaping. Refused 29.10.2020

3.13 Pre-application history on the site:

- 18/05377/PRE Demolition of the existing building and erect a residential block comprising 21 flats.

- 19/01042/PRE Proposed demolition of the existing house, erection of a new block of flats comprising 23 units

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of this development has already been established by the Inspector's decision. The appeal was only dismissed by reason of the inadequate mechanism to secure affordable housing. This would be overcome by the legal agreement that would be finalised as part of this application. The Inspector's decision is a material consideration that members must give weight to.
- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and 21 residential units would make a positive contribution to housing delivery.
- 10% affordable housing (by habitable room, 14% by units) is proposed (3 units of which 2 would be 2 London Affordable Rent and 1 would be London Shared Ownership).
- The design and appearance of the development would have no adverse impact on the character of the area. A high-quality landscaping scheme is proposed.
- The proposed development would have an acceptable impact on neighbouring properties' living conditions.
- The access arrangements have been scrutinised and would not have an unacceptable impact on highway safety.
- 19 car parking spaces would be provided on site, which strikes an appropriate balance between avoiding parking stress on surrounding roads and encouraging sustainable modes of transport. Cycle parking is also proposed.
- Suitable planning obligations and conditions have been recommended.

5.0 CONSULTATIONS

5.1 Comments from external consultees have been received as follows:

Lead Local Flood Authority

5.2 No objection.

Environment Agency

5.3 Due to the scale, nature and setting of this proposal and the supporting information submitted, we have assessed this proposal as low risk. We therefore do not have any specific comments to add. We note that the application site is located partially within Source Protection Zone 3 (SPZ 3) and partially within SPZ2, and underlain by a principal aquifer and therefore need to be reconsulted if infiltration of surface water includes that involves deep borehole soakaways or water other than clean rainwater, or if during development contamination not previously found is identified. The EA has provided additional information with regard to these aspects and as such the local planning authority is satisfied that the EA does not require re-consultation at this time.

Historic England

- 5.4 Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, Historic England conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

Thames Water

- 5.5 No objection subject to conditions/informatives:
- The applicant must demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer and apply for a Groundwater Risk Management Permit.
 - The applicant must follow the sequential approach to the disposal of surface water.
 - With regard to wastewater network and sewage treatment works infrastructure capacity, Thames Water do not have any objection based on the information provided.
 - With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company.

Building Control (Fire safety)

- 5.6 Building Control initially raised some concerns with the detail provided with regard to fire safety. The Fire Statement has been amended to address the comments made and as such Building Control now find the submitted details acceptable subject to condition. More detail is provided in paragraph 8.34 of this report.

Energy and sustainability

- 5.7 No objection subject to S.106 contribution for carbon offsetting, which is recommended.

Pollution Control

- 5.8 No objection subject to conditions/informatives as follows:
- Observe the Council's Code of Practice regarding 'Control of Pollution and Noise from Demolition and Construction Sites'
 - The construction logistics plan (CLP) as submitted is incomplete and needs to be amended.
 - Outlines requirements with regard to noise standards for living rooms and bedrooms and insulation
 - The noise level from air handling units, mechanical plant, or other fixed external machinery should not increase the background noise level when measured at the nearest sensitive residential premises

- Light from the proposed illuminations should not cause a nuisance to local residents
- Inclusion of ultra-low NOx boilers
- Because of the increasing relative contribution of non-road transport sources of emissions of air pollution to breaches of the air quality objectives and the exposure reduction target, the Council considers that development should play a greater role in improving air quality. As such the development would be contrary to Policy DM23: (Development and Construction) of the Croydon Local Plan 2018, the Council's Air Quality interim policy guidance and the Air Quality Action Plan (AQAP). It is therefore required that a section 106 agreement should be included to either provide some form of mitigation on site, or to contribute to an air quality fund which funds actions in the Council's AQAP.

Ecology

5.9 No objection subject to securing biodiversity mitigation and enhancement measures. Full comments are detailed below in Section 8.

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 10 letters of notification to neighbouring properties. A site notice was displayed and a press notice was published in the Croydon Guardian on 17.02.22.

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

No of individual responses: 112; Objecting: 112; Supporting: 0

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

Objection	Officer comment
Character and design	
Overdevelopment	Addressed below in this report
Scale and massing out of proportion, overbearing Too tall and too deep	Addressed below in this report
Not in keeping with the character of the area	Addressed below in this report
There is nothing of this scale and design in the local area. Other intensifications are more in keeping	
Inappropriate backland development	Addressed below in this report
Transport and Highways impacts	
Insufficient on-site parking will lead to increased vehicle parking on the surrounding highway	Addressed below in this report

Close to a dangerous junction. Street parking and extra traffic will exacerbate highway danger	Addressed below in this report. Parking on Riddlesdown Road is currently unrestricted.
Extra street parking will result in reduced visibility for homeowners attempting to exit driveway and pedestrians	Addressed below in this report. It is already possible to park on the unrestricted highway in this area.
Cumulative impact of other flatted development in Riddlesdown Road in terms of parking on the street and increased congestion.	Addressed below in this report
No footway on the opposite side of the road – danger to pedestrians	There is a pavement directly outside the application site which users of Riddlesdown Road can use.
Inadequate refuse provision – excess carry distances and access for residents	Addressed below in this report
Area not suitable for cyclists or walking to station due to steep topography	The topography is acknowledged by officers, but it should not be assumed that all users of the site will own a private vehicle just because of topography.
Transport Assessment is flawed – car ownership is higher than outlined.	Parking assessed below in this report
Neighbouring amenity	
Dominate adjacent properties	Addressed below in this report
Overlooking of adjacent properties	Addressed below in this report
Loss of light	Addressed below in this report
Noise disturbance	This is a residential development in a residential area.
Smell and odour from large combined bin store and pollution from run-off	The bin store will be well separated from adjacent properties. There would be no more impact in comparison to other residential developments. Full details of the bin store will be secured by condition

Light pollution	Light standards can be secured by condition.
Increase in crime	This is a residential development in a residential area. There is no reason to assume crime levels will increase.
No clarity with regard to boundary levels or treatment. How will levels be managed? A Party Wall agreement will be required	Details of boundary treatment including level details will be required by condition. Party Wall matters fall outside of the planning system
Construction process – impact on existing residents	A Construction Logistics Plan will be required by condition to ensure minimal disturbance during the construction process.
Trees and ecology	
Destruction of natural habitats	Addressed below in this report
Loss of green space and trees	Addressed below in this report
Ecology survey is out of date	Updated surveys have been provided
Arboricultural report fails to show two mature trees at T11 in garden of No.86 (just shows 1) as well as other smaller trees	The scheme does not propose to remove trees in adjacent sites. The method of construction in this area would be undertaken to ensure the tree roots are protected.
Does not demonstrate benefits to outweigh loss of mature trees – concern with regard to design, quality of accommodation, impact on transport and flooding	Officers consider that the provision of 21 residential units is a material benefit and other listed considerations have been found to be acceptable.
Quality of accommodation	
Wheelchair user units are too small	The 2 wheelchair accessible units exceed minimum space standards
Insufficient private green space for occupiers	Addressed below in this report. A large amenity area is retained for future residents.
Other	

<p>Principle of flats:</p> <ul style="list-style-type: none"> - Not required in the area as other flats remain empty. No demand. - Cumulative impact of other developments nearby on Riddlesdown Road, Selcroft Avenue - do not support the principle of flats - There is a need for family homes with gardens 	<p>Flats are acceptable in principle. Applications are assessed on their own merits. Cumulative impacts are considered in terms of character and overspill parking. The development provides some family accommodation.</p>
<p>Extra pressures on local infrastructure that cannot cope with extra demand</p>	<p>A CIL contribution will be required</p>
<p>S.106 monies should be used to create a roundabout at the junction of Riddlesdown Road and Warren Road</p>	<p>Noted</p>
<p>Riddlesdown is not identified for intensification of this scale in the Local Plan</p>	<p>Any area can be considered for some intensification as long as it responds to its context. Addressed in report below</p>
<p>Failure to provide adequate affordable housing requirements.</p>	<p>Addressed below in this report</p>
<p>It is clear from the Inspector's Report that absence of a satisfactory UU was not a decisive factor on its own, so its belated production here is not enough to offset the main issue of affordables.</p>	<p>The Inspector's conclusions are addressed in this report</p>
<p>Do not want social housing in the area</p>	<p>There is a policy requirement to provide affordable housing in all major planning applications.</p>
<p>Viability assessment is out of date</p>	<p>The viability information has been reassessed by an independent consultant and the details found to be sound.</p>
<p>Loss of a family home</p>	<p>Addressed below in this report</p>
<p>Does not meet target for 3 bedroom dwellings</p>	<p>Addressed below in this report. The inspectors decision is a significant material consideration in the determination of this application.</p>

Increase in flood risk	Addressed below in this report
Inadequate sewerage system to cope with extra demand	Thames Water do not have any objection
A similar application was refused in 2019	19/04371/FUL was refused by officers and dismissed at appeal. The application is referenced thoroughly throughout this report.
My house extension was refused for being out of keeping so this development should be too	Every application is assessed on its own merits.
Fire Statement – parking space is in the wheelchair bay and can only be used if the bay is empty	The Fire Statement has been reviewed by Building Control officers and is found to be satisfactory.
Since COVID people work from home and need outside space	It is necessary for planning applications to be considered in accordance with the adopted Development Plan.
The developer did not consult neighbours	Whilst officers would encourage it, the developer does not have an obligation to consult neighbours. Publicity was given by the Local Planning Authority in accordance with our standard procedures and in accordance with Legislation.
Set a precedent for overdevelopment	The application is not considered to constitute overdevelopment, covered in detail below. Every application is assessed on its own merits.

6.4 The Riddlesdown Residents' Association objects to the proposal and refers to committee on the following grounds:

- Over intensification of development – design is cramped
- The Transport Statement does not address the topography of the area (Officer comment: The topography is acknowledged by officers, but it should not be assumed that all users of the site will own a private vehicle just because of topography).

- Loss of privacy - Several windows overlook the neighbours at Nos 86 and 90 as well as extra height
- Visual intrusion to the outlook from the rear of adjacent properties
- Noise pollution to adjacent properties
- Lack of affordable housing
- Insufficient family accommodation
- Insufficient on-site parking provision
- Insufficient EVCP proposed
- Disabled parking bays inadequate size
- Inadequate drainage details to demonstrate surface water will not drain onto the adopted road
- What is the width of the proposed access and will the tree be affected (Officer comment: The mouth of the access would have a width of 4.5m. The existing tree adjacent to the access would be retained)
- Where is the Parking Design and Management Plan for this application?
- No provision for mobility scooter storage or motorbikes
- A number of units do not show storage space (Officer comment: The plans have been amended to ensure the proposed storage space accords with the national technical standards).
- Not demonstrated that the bin store is large enough for the number of bins needed for this development
- Bin store would be an eyesore and potential pollution hazard
- Bin store not accessible to those with reduced mobility
- Not satisfied that the proposed drainage strategy is acceptable
- Overdevelopment introducing an uncharacteristic build form in the area harmful to the existing character
- Insufficient amenity and private garden space for future residents
- Not satisfied that the disabled access flats comply with Part M of the Building Regulations
- What alternative access is there if the lift fails?
- Loss of a family home
- Strain on existing infrastructure

6.5 The Purley and Woodcote Residents' Association objects to the proposal on the following grounds:

- Loss of a family home whilst the proposed development would not contribute to providing family accommodation
- Overdevelopment of the site
- Inadequate amenity space for potential occupiers
- Design is out of keeping with the ovality and surrounding townscape, as a result of its massing, form and overall layout and appearance
- Detrimental to the amenity of occupiers of adjoining properties – visual intrusion, increased noise and loss of privacy
- Inadequate car parking resulting in additional street parking and increased traffic movements endangering road safety

6.6 Cllr Helen Redfern has objected on the following grounds and referred to the application to Committee:

- Overdevelopment of the site
- Overlooking/massing and loss of light/privacy
- Several windows overlook the neighbours at Nos 86 and 90
- Depth of building would impinge on day-to-day life of those living in neighbouring properties
- Noise/light/movement impact from additional units
- Lack of sustainable transport provision
- The Transport Statement does not address the topography of the area
- Insufficient on-site parking provision
- Insufficient refuse and recycling provision
- Bin store would be an eyesore and potential pollution hazard
- Bin store not accessible to those with reduced mobility
- Wheelchair accessible units are sub-optimal
- What alternative access is there if the lift fails?
- Insufficient local infrastructure to accommodate extra units
- Limited affordable housing

6.7 Cllr Simon Hoar has objected on the following grounds and referred to the application to Committee:

- Overdevelopment of the site
- Lack of sufficient parking
- Out of keeping with area

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards

- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- 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

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

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 states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. This means ensuring that development is of the most appropriate form and land use for that site. The policy encourages incremental densification to achieve a change in densities in the most appropriate way.

8.3 It is important to note that London Plan policy H2, which requires Boroughs to support well-designed new homes on small sites, is applicable to sites below 0.25 hectares in size. The site area for this application is 0.27 hectares, so strictly that policy is not applicable.

8.4 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.

8.5 This presumption includes Purley, which is identified in the “Places of Croydon” section of the CLP (2018). In broad location terms the main focus of major residential growth will be in and around the District Centre with high quality residential development that will respect the existing residential character and local distinctiveness. Officers acknowledge that the site sits approximately 450m east of the Purley Place Specific Policy.

8.6 The Planning Inspectorate noted that since 19/04371/FUL was refused in December 2020 the London Plan (2021) had been adopted and the revised National Planning Policy Framework had been published. The Inspector had regard to these documents in the determination of the appeal. The inspectorate

did not raise object to the principle of development with the same Development Plan in place.

- 8.7 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such the principle of intensifying the residential use of the site to provide 21 flats is acceptable.

Housing tenure and mix

Tenure

- 8.8 Policies GG4 and H4 of the London Plan 2021 set out a target for 50% of all new homes delivered across London to be genuinely affordable. Policy H5 of the London Plan sets out a threshold approach to affordable housing, including with reference to a minimum provision of 35% and to the Viability Tested Route. Policies SP2.4 and SP2.5 of the Croydon Local Plan 2018 (CLP) set out a strategic requirement for an up to 50% provision of affordable housing, with a minimum provision either of 30% or 15% plus a review mechanism to be entered into.
- 8.9 The proposal includes the provision of 3 x 1 bedroom affordable homes. This equates to a 10% affordable contribution by habitable room (or 14.3% by unit). This is below the 15% minimum within the Croydon Local Plan.
- 8.10 The proposed tenure split comprises 2 x London Affordable Rent and 1 x London Shared Ownership which equates to a 67:33 tenure split. The Council normally seeks a 60:40 ratio between affordable rented and intermediate homes, so the tenure split is broadly policy compliant .
- 8.11 This proposed provision is the same as that proposed within the previous refused application. The local planning authority refused that application on the grounds that the development would fail to adequately contribute to addressing London's and the borough's need for affordable homes and would therefore be contrary to Local and London Plan policies.
- 8.12 In their decision, the Inspector noted that Policy H5 of the London Plan does allow for viability testing for proposals that would not meet the policy compliant amount of affordable housing. The Inspector was satisfied that based on the Viability Appraisal information presented (the inputs of which had been agreed between the appellant and the council via an independent viability assessor) that no case could be made for a greater provision of affordable housing. The failure of the proposal to accord with policies with regard to affordable housing provision was not upheld by the Inspector. They concluded that the maximum reasonable amount of affordable housing would be secured.
- 8.13 The Inspector did however dismiss the appeal because the submitted planning obligation was defective with regard to actually securing affordable housing, in particular as a result of the absence of a plan which correctly identified the intended affordable housing units and uncertainty regarding the mortgagee clause. For this reason, it could not be concluded that the intended obligations

would be secured and as a result, the proposal failed to accord with all of the policies of the development plan that refer to the provision of affordable housing.

- 8.14 This application is a resubmission of that application and the applicant has confirmed that the amount of affordable housing now proposed is the same as the previous scheme in terms of number, unit size and tenure. The applicant has provided a plan which confirms which units would be affordable. The provision of affordable housing will be secured via a S.106 legal agreement, the terms of which shall be agreed between the applicant and the Council. This would overcome the sole ground upon which the Inspector dismissed the previous scheme.
- 8.15 The applicants Viability Assessment has been reviewed on behalf of the Council by an independent viability assessor as part of the current application, to ensure the inputs are relevant at this point in time. It has tested the provision of 3 affordable units on site and has concluded that this amount of affordable housing would produce a scheme deficit of -£60,971. Therefore 3 affordable units is the maximum reasonable amount that can be secured on this site.
- 8.16 In addition, an early and late-stage review mechanism will be secured through the S.106 legal agreement in accordance with Local Plan and London Plan policies. This will ensure the viability is reassessed on commencement (if not commenced within 2 years of permission) and on 75% occupation to establish whether a greater on-site or financial contribution could be provided. This has been agreed by the applicant.
- 8.17 This is the approach that was accepted by the Planning Inspectorate and thus the local planning authority subsequently supports this view.
- 8.18 The applicant has subsequently provided a letter from Optivo who have confirmed their interest in purchasing the scheme in its entirety and delivering 100% of the development as affordable rented units. It is critical, however, that members consider the level of affordable housing proposed in paragraph 8.9 that would be secured as part of the legal agreement.

Unit size mix

- 8.19 Policies SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to ensure that the borough's need for family sized units is met. In order to achieve this strategic target, Policy DM1.1 sets out a minimum percentage of 3-bed units that must be achieved on major schemes. In suburban areas of low PTAL, such as this, the requirement is for 70% of homes to have 3 or more beds.
- 8.20 The proposal is for 2 x 3-bed units, 14 x 2-bed units and 5 x 1-bed units. This mix comprises 9% 3-bed units which falls well short of the 70% target and therefore fails to accord with Policy DM1. This is the same mix as proposed under 19/04371/FUL which was refused by the LPA for the following reason:

'The development would fail to provide a sufficient amount of family accommodation and would thereby conflict with Policies SP2.7 and DM1.1 of the

Croydon Local Plan (2018), 3.8 of the London Plan (consolidated with amendments since 2011) and the Housing Supplementary Planning Guidance to the London Plan (March 2016)'.

8.21 At appeal the Inspector made the following conclusion:

'With respect to the provision of dwellings with 3 bedrooms or more, the VA demonstrates that the £ sq/m sales value of the larger 3-bedroom units would be lower than that of the smaller 1 and 2 bedroom units. Given the conclusions of the VA it appears unlikely that the development could proceed with both an obligation to provide 3 affordable units and a greater number of units that have three bedrooms or more'.

8.22 The Inspector weighed up the competing material considerations and did not dismiss the previous scheme based on the lack of 3-bedroom homes. Given the same Development Plan is in place as when the Inspector made their decision, combined with the fact the mix of unit sizes and amount of affordable housing are the same as the 19/04371/FUL scheme, officers raise no objection on this application.

Design and impact on the character of the area

8.23 The existing property is not statutorily listed or locally listed and does not fall within a conservation area. Whilst the building contains some attractive qualities, it is of no particular architectural merit nor does it contribute significantly to the character of the area. As such, there is no objection to its demolition.

8.24 The properties situated in the surrounding area comprise varied architectural forms in terms of their scale and appearance. Predominantly the area is characterised by large, detached dwellings of mostly two storey with pitched roofs. The building line to the west side of Riddlesdown Road varies as does plot size and shape. The application site itself is notably wider than that of the adjacent properties and the existing dwelling is situated further back within the plot. The site has an 'L' shaped form, its rear garden extending to the rear of No.90 to the south. The dwelling, like others in this row are set on a higher level than the road. The existing house is mostly screened behind a row of mature trees and landscaping that line the front boundary and are a very strong feature in the immediate street scheme.

8.25 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.

8.26 19/04371/FUL was refused by the LPA for the following reason:

'By reason of its scale, massing, bulk, form and design the development would be visually dominating and harmful to the character of the locality and detrimental to the visual amenity of the surrounding townscape. The development would thereby conflict with Policies SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018), Policies 7.1, 7.4, and 7.6 of the London Plan (consolidated with alterations since 2011) and the Croydon Suburban Design Guide (2019).'

8.27 The Inspector did not agree with our refusal reason, concluding the following:

- Given that Riddlesdown Road is characterised by a range of dwellinghouses and apartment blocks of differing ages and architectural styles, there is little uniformity in the appearance of buildings within the street scene, or in terms of their visual relationships to one another. He also noted that whilst there is mature landscaping at the frontage of the appeal site, there are examples of frontages that are more open and where the buildings have a greater visual impact on the street scene.

- Whilst the appeal building would be higher than existing development on Riddlesdown Road, the proposed building would be set well back from the road, which would reduce its visual impact notwithstanding that it would be set on a higher ground level. There would also be reasonable levels of separation between the proposed building and the two adjacent dwellings, which would also ensure that its greater overall height would be integrated visually without dominating them. As such, it would not appear incongruous within the street scene

- In particular, the front elevation of the proposed building has been designed to have two main sections which would be constructed in buff brick with red tiled roofs. These sections would be connected by a section recessed back from the front gables that would utilise a contrasting red brick with a darker roof material, which would also have a lower ridge height. The two main sections would be further visually broken up as, at their outer edges, they would appear recessed owing to the presence of balconies. Collectively, the modelling and varied detailing of the front elevation would serve to successfully break up the massing of the proposed development and to ensure that its width integrates well into the street scene.

- At the present time, there is a parking area to the front of the appeal property, which sits on a plateau between the road and the existing dwelling. This area is not comparable in size to the parking area that is proposed, which would cover a greater area and be more formally laid out. However, frontage parking areas are notable within the existing street scene, in particular with respect to the development at 96A and 98, but also to a lesser extent at older properties and in terms of a number of detached garages located at road level. The visual impact as a result of the proposed increased size of the parking area would be softened by landscaping. As a whole, it would not appear out of context nor would it cause harm to the street scene.

- Bin storage would be located at road level, and it was explained at the hearing that it is necessary to do this as the topography of the access drive provides an insurmountable obstacle to being able to accommodate bin storage elsewhere. Whilst there are no other examples of formal bin storage areas on the frontages of the existing dwellings, detached garages place built form on the edge of the pavement. Furthermore, the proposed bin store would incorporate a sedum roof and be screened by hedging. This would ensure that it would not have a harmful visual effect on the street scene.

8.28 For the above reasons the Inspector concluded that the proposed development would not cause harm to the character and appearance of the area. Consequently, there would be no conflict with Policy D4 of the LP and Policies SP4.1, SP4.2 and DM10 of the CLP, where they seek to protect character and appearance.

8.29 This scheme is the same as that previously submitted and considered under 19/04371/FUL. Given that the inspector found that the proposal would have no harmful impact on the visual amenities of the area, and this was determined against the current Development Plan which has not changed, there can be no objection to the application on these grounds.

Quality of Accommodation

8.30 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units comply with the minimum space standards. 15 of the units would be dual aspect. There are no single aspect north facing units, the vast majority of single aspect units facing either east or west. As such, the development overall is considered to provide adequate levels of light for future occupiers.

Unit - Provision	Min GIA	GIA	Amenity Space	Storage
1 – 3b6p	95 sqm	103 sqm	103 sqm	2.5 sqm
2 – 3b5p	86 sqm	91 sqm	33 sqm	2.7 sqm
3 – 2b4p (WHC)	70 sqm	88 sqm	44 sqm	2.7 sqm
4 – 2b4p	70 sqm	75 sqm	7.5 sqm	2.4 sqm
5 – 2b4p	70 sqm	73 sqm	7.5 sqm	2.3 sqm
6 - 2b3p	60 sqm	64 sqm	7.5 sqm	2.7 sqm
7 – 2b4p	70 sqm	71.5sqm	13.5 sqm	2 sqm
8 – 1b2p (LAR)	50 sqm	50 sqm	9.5 sqm	1.6 sqm
9 – 1b2p (LAR)	50 sqm	54 sqm	5 sqm	1.6 sqm
10 – 2b3p (WHC)	61 sqm	75 sqm	13 sqm	2.4 sqm

11 – 2b4p	70 sqm	75 sqm	7.5 sqm	2.1 sqm
12 – 2b4p	70 sqm	73 sqm	7.5 sqm	2.1 sqm
13 – 2b4p	70 sqm	83 sqm	8 sqm	2 sqm
14 – 2b3p	61 sqm	64 sqm	7.5 sqm	1.7 sqm
15 – 1b2p (LSO)	50 sqm	53 sqm	6.5 sqm	1.4 sqm
16 – 1b2p	50 sqm	50.5 sqm	35.5 sqm	1.5 sqm
17 – 2b4p	70 sqm	75 sqm	7.5 sqm	2 sqm
18 – 1b2p	50 sqm	51.5 sqm	10 sqm	0.7 sqm
19 – 2b4p	70 sqm	73 sqm	7.5 sqm	1.8 sqm
20 – 2b4p	70 sqm	74 sqm	36 sqm	2.1 sqm
21 – 2b4p	70 sqm	73 sqm	30 sqm	2.4 sqm

8.31 Policy DM10.4 of the Local Plan requires provision of high-quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private amenity space has been provided for all units in the form of private gardens and terraces for the ground floor units and balconies/terraces for the upper floor units, all of which accord with the minimum standards. The provision of private amenity space is acceptable.

8.32 Local Plan policies DM10.5 requires provision of high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive. A very generous communal amenity space is provided to the rear of the site with an area of some 600sqm, this includes a summerhouse which is as existing in the garden of the current house. An area of approximately 100sqm of children's playspace is provided as required by Policy DM10.4 of the CLP (Policy requires 31.8sqm to be provided) and full details of this will be secured by condition. There is level access into the communal garden through the building.

8.33 Accessibility requirements have been considered in accordance with London Plan Policy D7. Unit 3 on the ground floor and Unit 10 on the first floor are proposed to be the M4(3) wheelchair accessible units. A lift is provided internally, providing step free access from lower ground floor to all units. All facilities of the site are accessible in a step free manner including the communal amenity and play space which is accessed via the first ground floor core, and bike store on the lower ground floor. The bin store is accessed via steps from the car park and an internal wheelchair lift is also proposed.

Fire safety

8.34 A Fire Statement has been provided in line with London Plan Policy D12. The Statement has been produced by a suitably qualified third-party assessor and reviewed by the Council's Building Control Officer. Initial concerns were raised

with the submitted strategy. The applicant has provided a revised strategy based on discussions with Building Control and the strategy is now considered to be acceptable. Building Control have no objections but recommend a condition be attached to any permission granted requiring the revision of the statement to include and address construction materials and methods once such information becomes available.

- 8.35 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.

Trees, landscaping and biodiversity

- 8.36 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping.
- 8.37 Of the 18 significant trees and small groups currently on or adjacent to the site, seven are proposed to be removed to facilitate the development (B and C category trees) and eleven will be retained and protected. In order to mitigate these removals, replacement tree planting of 15 trees plus a number of smaller shrubs is proposed within a detailed landscaping plan. The replacement trees would be to extra-heavy standard with girths of 16-18cm (mature specimens) to ensure they make an instant visual impact.
- 8.38 There are some trees which would experience some construction within their root protection areas a result of the development, generally for the construction of the parking areas, bin store or footpaths. Such works would be supervised by the project arboriculturist and suitable tree protection measures would be put in place. Soil improvement measures would also be undertaken.
- 8.39 The Council's Tree Officer has raised no objection to the tree survey, tree protection plan or method statement. It is considered that the replacement species, sizes and locations listed within the landscaping proposal are suitable mitigation planting. A condition would be attached to ensure all works are carried out in accordance with the tree protection plan.

Landscaping

- 8.40 The proposed landscaping plan is detailed and of a high quality. Various areas of planting within the front and rear gardens are proposed along with trees and planting on the boundaries to provide screening. The trees would be of a mature size when planted so that they are instant impact and provide instant screening.
- 8.41 The proposed hard landscaping includes permeable paving across the car parking area and access paths, which is supported.
- 8.42 London Plan policy G5 requires submission of an Urban Greening Factor for major applications, with a UGF target of 0.4 for residential development. A calculation has been submitted which demonstrates that an UGF of 0.55 would be achieved on this site by the retention of existing vegetation, planting of new trees, hedges, perennials, amenity grass etc, and permeable paving to pathways

and private terraces. This is supported. The proposal complies with Local Plan Policy DM10.8 and DM28 and London Plan policies G5 and G7.

Biodiversity

- 8.43 Local Plan policy DM27 seeks to protect and enhance biodiversity in the borough. London Plan policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- 8.44 A Preliminary Ecological Appraisal has been undertaken. This identifies the extent of the site and features/habitats within it including 3 buildings, amenity grassland, plantation woodland, scattered trees, introduced shrubs, species poor hedgerows and scattered trees. The main house was assessed to support 'moderate' suitability to support roosting bats and the vegetation within the site optimal to support breeding and nesting birds. The report suggests that reasonable avoidance measures should be implemented to protect birds, badgers and foraging and commuting bats (e.g. timing of works and supervision of works by a qualified ecologist) and extra surveys required to determine the presence or likely absence of bats within the main house.
- 8.45 A Bat Emergence Survey has been undertaken (July 2022) which found no evidence of bats roosting in the surveyed buildings and therefore no recommendations or mitigation is necessary prior to demolition of the existing buildings, although precautionary measures are proposed as good practice. Evidence of a potential roost was found at the rear of the site and therefore mitigation is recommended. It is noted that no trees are to be removed in this area. To mitigate for the loss of potential roosting opportunities where existing trees are to be removed, bat boxes should be erected on retained mature trees.
- 8.46 Proposed biodiversity enhancement measures include bird and bat boxes, native species, minimal external lighting, log piles. These measures alongside the extensive soft landscaping scheme proposed would ensure that the scheme would result in a biodiversity net gain.
- 8.47 The Ecology Assessments have been reviewed by the Council's independent Ecology advisor and no objection has been raised subject to conditions to secure the recommendations and enhancement measures as outlined in the submitted reports. They are satisfied that there is sufficient ecological information available to determine the application. The mitigation measures identified should be secured and implemented in full in order to conserve and enhance protected and Priority Species. They have recommended that both crevas and cavity bat boxes should be included in the mitigation to ensure that the potential roosting habits lost by the demolition of the buildings is replaced. All replanting should be of native and wildlife friendly species. The Ecologists also support the proposed biodiversity enhancements. In the bat report the presence of a stag beetle was identified and it is recommended that the enhancement measures include strategy for stage beetles by the inclusion of log pyramids. With the inclusion of conditions to secure the above, the proposal complies with Local Plan Policy DM27 and London Plan Policy G6.

Impacts on neighbouring residential amenity

- 8.48 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.49 The nearest residential properties are 86 and 90 Riddlesdown Road either side of the site and 62, 62A and 64 Oakwood Avenue to the rear.



Image 4: adjoining occupiers

86 Riddlesdown Road

- 8.50 No.86 is located to the north side of the application site. It is a large detached two storey dwelling situated on a lower ground level than the application site. There are mature trees and landscaping along the boundary with No.88 and the house is located approximately 7m from the shared boundary.
- 8.51 The proposed building has a 'T' shaped form and extends deeply into the plot. The building would encroach over a 45 degree line in plan from the nearest rear windows of No.86. However, the element that encroaches at the rear is over 20m from the nearest rear window of No.86 and is two storeys in height. Given the gap of No.86 from the boundary and proposed building and the significant existing landscaping and boundary treatment, it is not considered that the

proposal would be unduly overbearing or cause any loss of light or outlook from No.86. The upper storey windows facing the northern boundary are all high level and could be conditioned to ensure they would cause no overlooking of No.86. The bedroom windows have been designed with angled elements that face at an obscure angle towards the front of the site, limiting any overlooking of their rear garden as required by Croydon Plan Policy DM10.6.

90 Riddlesdown Road

- 8.52 No.90 is located directly to the south of the application site. It is a large detached two storey dwelling with accommodation in the roof space. It sits on a slightly higher ground level than the application site.
- 8.53 The proposed building would encroach over a 45 degree line in plan from the nearest rear windows of No.90. However, the element that encroaches at the rear is over 18m from the nearest rear window of No.90 and is two storeys in height. Given this gap and the change in levels, on balance, it is not considered that the proposal would be harmful overbearing or cause any loss of outlook from No.90.
- 8.54 Given the orientation of the buildings, a sunlight assessment is not required in terms of the impact on No.90. There are a number of windows in the northern side elevation of No.90 however none of these windows are main habitable room windows (or sole windows to a room) and therefore it is not considered that the proposal would cause any significant loss of light to the property at No.90.
- 8.55 The rear element of the building is two storey with first floor units with balconies that face the garden of No.90. In accordance with CLP Policy DM10.6, a greater level of protection will be afforded to the first 10m of a neighbouring garden. There are no proposed first floor balconies situated facing the first 10m of the adjacent garden. The only window facing the first 10m is 12m from the boundary. Given the distance from the boundary, change in levels and the boundary treatment which would be enhanced with additional trees, on balance it is considered that the relationship with No.90 is acceptable.

Other neighbouring properties

- 8.56 The development would sit to the rear of No's.62, 62a and 64 Oakwood Avenue. These dwellings have long rear gardens of approximately 28m and the closest point of the development would be over 40m from the rear elevation of these houses. Given these distances, the proposal would not be overbearing or cause any harmful loss of outlook, light or privacy to the properties on Oakwood Avenue.
- 8.57 Properties on the opposite side of Riddlesdown Avenue are separated by the highway and the mature vegetation screen along the site frontage. Whilst the application site is a higher ground level, the proposed development will be situated approximately 40m+ from the closest building on Riddlesdown Avenue. Given the separation distance and vegetation and features between the sites, the proposed development would not cause any harmful loss of light outlook or privacy to these dwellings.

- 8.58 General noise from residential occupiers would not be out of the ordinary in this residential location so is not a cause for concern.
- 8.59 Any potential amenity impacts on neighbouring properties have been adequately mitigated so the proposal is considered, on balance, to comply with Local Plan Policy DM10.6.

Access, Parking and Highway Safety

Access arrangements

- 8.60 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates poor access to public transport. The closest train station is Riddlesdown which is a 0.8km walk away and Purley station is a 1km walk away. It is acknowledged that there are topographical changes between the site and both stations.
- 8.61 Trip Rate Information Computer System (TRICS) data suggests that the number of trips expected to be generated by the proposed scheme is a total increase of 47 additional two-way vehicle movements over the course of a typical day. This equates to one additional vehicular movement every 12 minutes at peak times. This is a negligible increase which is considered to be immaterial when considered against the existing background traffic flows in the area.
- 8.62 The existing house has an access to the southern end of the frontage which would be retained. The gradient has been reduced as far as possible to provide a betterment over the existing access into the site. The required pedestrian visibility splays and vehicular visibility splays are achieved at the access. The parking forecourt provides sufficient manoeuvring space for vehicles to access and egress the site in a forward gear.
- 8.63 As originally proposed, pedestrian access to the site was not inclusive as it included steps and therefore disabled visitors or residents that are not driving would have had to access the site from the vehicle crossover which was not considered ideal. The car park level is over 2m from the pavement and given the existing levels of the site, in this instance it is recognised that there is very little scope to provide an accessible gradient for wheelchair users without removing a lot of the existing landscaping at the front of the site. The applicant has subsequently amended the scheme to include a wheelchair platform lift to enable wheelchair users access via the central external staircase to the main entrance of the building. A delineated pedestrian route will be provided across the car park to increase the visibility of this access point.
- 8.64 Servicing and refuse collection would take place from Riddlesdown Road, consistent with the existing arrangement for properties in this road. The bin store is proposed to be located at the front of the site. It is noted that residents would need to carry refuse down a flight of stairs to access the bins (or down the access drive) which is not ideal, however given the levels of the site appears to be unavoidable. Small delivery vehicles can take place within the site and a swept path drawing has been provided to show how such a vehicle could access and egress the site in forward gear.

8.65 This refuse storage layout is the same as submitted in the previous application 19/04371/FUL and no concern was raised in this respect by the Inspector. The Inspector found the location of the refuse store acceptable, noting that the topography of the access road provides an insurmountable obstacle to be able to accommodate bin storage elsewhere.

Car parking

8.66 London Plan policy T6.1 permits up to 1.5 spaces per unit in PTAL 0-1 in outer London boroughs which equates to a maximum of 31.5 spaces. 19 car parking spaces are proposed for the 21 flats including 2 spaces for blue badge holders. In the interests of sustainable development and climate concerns, new developments should not over-provide car parking and a balance needs to be struck between encouraging sustainable modes of transport on the one hand and ensuring highway safety and managing on-street parking on the other.

8.67 Analysis of Census Ward data for Purley (including an uplift in expected car ownership since the data was published) suggests that a development of this size and mix could potentially generate parking demand from occupants of up to 16 vehicles. This means that the proposal would provide sufficient parking on-site to accommodate the needs of the development. It is also noted that there are no parking restrictions on Riddlesdown Road should there be any overspill parking.

8.68 Notwithstanding, a parking stress survey has been undertaken to Lambeth Methodology to assess the parking capacity of the local road network within 200m of the site. Two separate parking beat counts were carried out overnight on two neutral weekdays (Tuesday 13th September and Wednesday 14th September 2022). The surveys found an average parking stress of 27%.

8.69 The report then goes on to look at other consented or pending schemes within 200m of the site and has used London Plan standards to calculate cumulative parking need and potential overspill parking. This finds that there could be a potential of 8 displaced vehicles onto the local highway network. Given the relatively low levels of parking stress in the area, this potential additional stress parking could be accommodated.

8.70 The LPA does not encourage overspill parking on the street however, as mentioned, a balance does need to be struck between encouraging excessive car occupancy, ensuring highway safety and encouraging more sustainable modes of travel. In this case, the quantum of car parking is considered appropriate.

8.71 A Travel Plan Statement has been provided which outlines opportunities for sustainable travel to and from the site, targeting residents, with the aim of reducing reliance on private vehicle. The strategy includes provision of travel information to residents, provision of cycle parking and electric vehicle charging points. This would be secured by condition.

8.72 With regard to blue badge parking, the London Plan requires that as a minimum, a designated bay is provided for 3% of units available from the outset (1 bay),

and demonstration as part of the Parking Design and Management Plan how an additional 7% of dwellings could be provide with a bay in future upon request (total of 2 bays). 2 blue badge car parking spaces are provided which fulfils this policy requirement form the outset.

- 8.73 Electric vehicle charging points would be required by condition to ensure that 20% active and 80% passive electric vehicle charging points are provided in line with policy DM30 and London Plan policy T6.1. The Transport Statement states that the required 4 spaces will be equipped with EVCP and a condition would be imposed to secure the London Plan requirement.
- 8.74 A contribution of £31,500 would be secured via S.106 legal agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13. This would include on street car clubs and general expansion of the EVCP network in the area and improvements to walking and cycling routes in the area.

Cycle parking

- 8.75 Policy DM30 and London Plan Policy T5 would require provision of a total of 40 cycle parking spaces for residents in the unit mix proposed plus 2 visitor parking spaces. 40 cycle parking spaces for residents are proposed in a secure and covered cycle store on the lower ground floor, comprising a mix of Sheffield stands (8 spaces), two tier stands (30 spaces) and 2 larger active cycle spaces. 2 visitor cycle parking spaces are proposed externally adjacent to the entrance of the building. Although the proposed plans do not provide details of all the cycle storage equipment (including stands for larger or adapted cycles) the amount of cycle storage proposed is policy compliant and final details would be secured by condition.

Waste and recycling Facilities

- 8.76 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. As found acceptable under appeal, the bin store would be located at the front of the site where refuse operatives could collect from the kerb side. A 10sqm bulky waste storage area has also been shown on the plans. As such the details are acceptable and a condition will be attached for submission of final details.
- 8.77 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Construction Logistics Plan (CLP) has been submitted. The Council's Highway and Environmental Health teams have reviewed this document and both have some concerns in terms of its completeness. As such a condition will be attached to any planning permission requiring submission of an updated Construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of any works on site.

Flood Risk and Energy Efficiency

Flood risk

- 8.78 The site is at low risk of surface water flooding and has potential for groundwater flooding to occur. The site is within Ground Water Source Outer Protection Zone II and over an existing Principal Aquifer. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). A Flood Risk Assessment and Drainage Strategy (FRA) has been submitted as part of the application, which sets out a runoff management strategy from the various parts of the site including: rainwater harvesting (includes simple water butts) and pervious pavement (pervious surfaces which allow rainwater to infiltrate through the surface into an underlying storage layer where water will be stored before infiltration to the ground, reused or released to surface water).
- 8.79 The proposed drainage strategy has been reviewed by the LLFA and has been found to be acceptable. A condition would be imposed on any permission to ensure compliance with the submitted details. The proposal complies with Local Plan Policy DM25 and London Plan Policy SI13.
- 8.80 The previous application was refused as insufficient information was submitted with regard to flood risk mitigation. This issue was resolved between parties and the Inspector found the scheme to be acceptable in this regard under the same development plan.

Energy efficiency

- 8.81 London Plan Policy SI2 requires major developments to be zero carbon by reducing greenhouse gas emissions in accordance with the energy hierarchy. An energy statement has been submitted stating that the scheme could achieve a 37% reduction in on-site regulated emissions. It follows the London Plan energy hierarchy, outlining that energy efficient mechanical and electrical services would be utilised as well as high levels of insulation. Solar photovoltaics would be positioned on the roof (13.86kWp). These measures would achieve a CO2 reduction of 35% and the remainder would be offset by way of a financial contribution to achieve zero carbon standards. The carbon offset contribution would be £43,269 and this would be secured by S.106 legal agreement (16.15 tonnes of CO2 x £95 per tonne x 30 years).
- 8.82 A condition will be imposed to ensure water consumption of less than 110 litres per day.

Other planning matters

- 8.83 The site lies within an Archaeological Priority Area. Historic England have been consulted and having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary in this regard.
- 8.84 A contribution towards air quality improvements to mitigate against non-road transport emissions is recommended to be secured via the S.106 legal agreement.

- 8.85 Croydon Local Plan Policy SP3.14 and planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy – Review 2017 sets out the Councils’ approach to delivering local employment for development proposal. A financial contribution and an employment and skills strategy would be secured as part of the legal agreement.
- 8.86 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.87 All other planning considerations including equalities have been taken into account.

Conclusion

- 8.88 The provision of 21 flats in this location is acceptable in principle. The site is large enough to sustainably accommodate increased residential use. Application 19/04371/FUL was refused by officers and then the subject of appeal. The Inspector found that the amount of affordable housing and housing mix was acceptable taking account of current London Plan and Local Plan policies. The Inspector was also of the opinion that the proposal would have an acceptable impact on the visual amenities of the area. The quality of accommodation is acceptable and the quantity of car parking, cycle parking and access arrangements are all appropriate. There would be no unduly harmful impact on the amenity of neighbouring residential properties. Tree losses would be mitigated by replacement planting and landscaping and ecological features and habitats would be protected. The Inspector’s decision in relation to the previous application is a strong and significant material consideration. As such, the application is recommended for approval subject to conditions and legal agreement.
- 8.89 All material considerations have been taken into account, including responses to the public consultation and the Inspector’s decision for 19/04371/FUL. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

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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.

10.10.2022 to 28.10.2022

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

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

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

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

Ref. No. : 21/01090/CONR
Location : Opal Apartments
77 Northampton Road
Croydon
CR0 7HD

Ward : **Addiscombe East**
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Variation of Condition 4 (parking) of LPA ref: 18/04933/FUL (Erection of two storey side extension with a rear dormer and a two storey rear extension, conversion of dwelling into 5 flats. Surrounding amenity space provided along with parking).

Date Decision: 17.10.22

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/00846/HSE
Location : 22 Dalmally Road
Croydon
CR0 6LS

Ward : Addiscombe East
Type: Householder Application

Proposal : Erection of rear wrap around single storey extension.

Date Decision: 14.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02892/HSE
Location : 12 Capri Road
Croydon
CR0 6LE

Ward : Addiscombe East
Type: Householder Application

Proposal : Erection of single storey side and rear in fill extension.

Date Decision: 13.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03388/LP
Location : 81 Coniston Road
Croydon
CR0 6LQ

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

Proposal : Erection of rear dormer extension and installation of 2no. rooflights to front slope.

Date Decision: 14.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Ref. No. : 22/00880/HSE **Ward : Addiscombe West**
Location : 105 Addiscombe Road Type: Householder Application
Croydon
CR0 6SG
Proposal : Retrospective application for replacement of boundary fence.
Date Decision: 14.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02612/HSE **Ward : Addiscombe West**
Location : 21 Dartnell Road Type: Householder Application
Croydon
CR0 6JB
Proposal : Erection of single storey side extension
Date Decision: 19.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03090/HSE **Ward : Addiscombe West**
Location : 262 Davidson Road Type: Householder Application
Croydon
CR0 6DF
Proposal : Erection of rear infill extension with two rooflights.
Date Decision: 14.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03407/LP **Ward : Addiscombe West**
Location : 4 Fullerton Road Type: LDC (Proposed) Operations
Croydon edged
CR0 6JD
Proposal : Conversion of loft to habitable space and erection of outrigger dormer.
Date Decision: 18.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03453/HSE **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 27 Amberley Grove
Croydon
CR0 6ND
Type: Householder Application

Proposal : Alterations, erection of hip to gable and L-shaped rear dormer extensions and provision of 2 rooflights in front roofslope and second floor window in side elevation

Date Decision: 11.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03465/DISC
Location : 91 Clyde Road
Croydon
CR0 6SZ
Ward : **Addiscombe West**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) and 4 (Landscaping) of LPA ref: 22/01479/HSE (Alterations to landscaping and boundaries, erection of gas meter and installation of a sun tunnel, side canopy and new front door)

Date Decision: 20.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03578/HSE
Location : 2 Blake Road
Croydon
CR0 6UH
Ward : **Addiscombe West**
Type: Householder Application

Proposal : Erection of new entrance gates

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03770/LP
Location : 95 Stretton Road
Croydon
CR0 6ET
Ward : **Addiscombe West**
Type: LDC (Proposed) Operations edged

Proposal : Enlargement of roof with a rear dormer and installation of two (2) rooflights to the front roof slope.

Date Decision: 26.10.22

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Level: Delegated Business Meeting

Ref. No. : 22/03808/NMA **Ward : Addiscombe West**
Location : Development Site Former Site Of **Type: Non-material amendment**
30 - 38 Addiscombe Road
Croydon
CR0 5PE

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

Date Decision: 18.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02200/ADV **Ward : Bensham Manor**
Location : 31 Brigstock Road **Type: Consent to display**
Thornton Heath **advertisements**
CR7 7JJ

Proposal : Erection of new fascia sign, projecting sign, pole sign

Date Decision: 21.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04917/HSE **Ward : Bensham Manor**
Location : 128 Winterbourne Road **Type: Householder Application**
Thornton Heath
CR7 7QW

Proposal : Erection of the single storey rear extension following removal of existing conservatory

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01168/FUL **Ward : Bensham Manor**
Location : 126 Frant Road **Type: Full planning permission**
Thornton Heath
CR7 7JU

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Erection of part single/part two storey side/rear extension and conversion into 1 x 1 b 1 p and 1 x 3 b 4p self contained flat.

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01433/HSE
Location : 22 Penshurst Road
Thornton Heath
CR7 7EA
Ward : Bensham Manor
Type: Householder Application

Proposal : Retrospective application for the retention of a pergola in the rear garden

Date Decision: 21.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02563/FUL
Location : Flat 3
58 Brook Road
Thornton Heath
CR7 7RB
Ward : Bensham Manor
Type: Full planning permission

Proposal : Erection of single-storey rear extension and single-storey side extension.

Date Decision: 20.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02794/HSE
Location : 33 Bensham Manor Road
Thornton Heath
CR7 7AD
Ward : Bensham Manor
Type: Householder Application

Proposal : Erection of single storey rear/side wrap around extension and loft conversion with erection of rear box dormer (retrospective application)

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03230/LP
Ward : Bensham Manor

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 84 Frant Road
Thornton Heath
CR7 7JR
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension and erection of rear dormer. Insertion of two rooflights to the front roof slope.

Date Decision: 13.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03328/LP
Location : 46 Zermatt Road
Thornton Heath
CR7 7BD
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 11.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04365/HSE
Location : 39 Stonecroft Way
Croydon
CR0 3DJ
Ward : **Broad Green**
Type: Householder Application

Proposal : Retention of outbuilding in rear garden (retrospective application)

Date Decision: 12.10.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01174/ADV
Location : Bus Shelter Outside 207 Mitcham Road
Croydon
CR0 3RJ
Ward : **Broad Green**
Type: Consent to display
advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 14.10.22

Consent Granted (Advertisement)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Level: Delegated Business Meeting

Ref. No. : 22/01367/FUL **Ward : Broad Green**
Location : 97 Sutherland Road Type: Full planning permission
Croydon
CR0 3QL

Proposal : CHANGE OF USE FROM DWELLINGHOUSE(USE CLASS C3) TO DENTIST (USE CLASS E); LOFT CONVERSION TO INCLUDE DORMER WINDOWS IN REAR ROOFSLOPES AND INSTALLATION OF ROOFLIGHTS IN FRONT ROOFSLOPE; DEMOLITION OF EXISTING DETACHED GARAGE TO PROVIDE TWO CAR PARKING SPACES AND EXTENSION TO EXISTING DROPPED KERB.

Date Decision: 27.10.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01834/FUL **Ward : Broad Green**
Location : 1 Kelling Gardens Type: Full planning permission
Croydon
CR0 2RP

Proposal : Erection of single storey dwelling house at land to the South-East of No.1 Kelling Gardens, with associated cycle storage and bin storage

Date Decision: 19.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03152/HSE **Ward : Broad Green**
Location : 20 Nelson Close Type: Householder Application
Croydon
CR0 3SU

Proposal : Erection of accessible ramp to the rear

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03480/GPDO **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 218 Mitcham Road
Croydon
CR0 3JG
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of part ground floor and storage from Commercial, Business and Service
(Use Class E) to create a 1-bed flat and a studio flat (Use Class C3).

Date Decision: 11.10.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/03646/GPDO
Location : 51 Priory Road
Croydon
CR0 3QZ

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the
original house with a height to the eaves of 2.8 metres and a maximum height of 3
metres

Date Decision: 14.10.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/03664/GPDO
Location : 101 Wentworth Road
Croydon
CR0 3HZ

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the
original house with a height to the eaves of 2.7 metres and a maximum height of 3.7
metres

Date Decision: 14.10.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/03669/FUL
Location : 19 Mitcham Road
Croydon
CR0 3RU

Ward : Broad Green
Type: Full planning permission

Proposal : Change of use from dwellinghouse (C3) to a 6 bedroom HMO (C4)

Date Decision: 27.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03767/LP
Location : 112 Sutherland Road
Croydon
CR0 3QJ
Ward : **Broad Green**
Type: LDC (Proposed) Operations
edged
Proposal : Roof conversion with a rear dormer. Installation of 3 rooflights on the front slope. Erection of porch.
Date Decision: 28.10.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05357/DISC
Location : 55 - 133 College Green
Upper Norwood
London
SE19 3PR
Ward : **Crystal Palace And Upper Norwood**
Type: Discharge of Conditions
Proposal : Details pursuant to Condition 12 (Arboricultural Method Statement, Tree Survey Plan;, Tree Constraints & Protection Plan; Landscape Maintenance & Management Plan) of planning permission 19/02633/FUL granted for Refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railings and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.
Date Decision: 14.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/01806/DISC
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Land And Garages Adjoining 39
The Lawns
Upper Norwood
London

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Landscaping) of LPA ref: 19/02677/FUL (Demolition of the existing single storey garages and the erection of 6 3-storey residential dwellings, comprising 3 x 3 bedroom and 3 x 4 bedroom dwellinghouses and associated vehicular access, parking, and landscaping)

Date Decision: 21.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05591/NMA

Ward : **Crystal Palace And Upper Norwood**

Location : Land Adjacent To The South Of 2 Harold
Road And Land Adjacent To Ravensdale
Gardens
Upper Norwood
London

Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref. 16/06374/FUL granted 22 June 2017

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00713/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 1 Beulah Hill
Upper Norwood
London
SE19 3LQ

Type: Full planning permission

Proposal : Erection of single-storey detached garage in rear garden with provision of 3 enclosed parking bays

Date Decision: 27.10.22

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 117 Church Road
Upper Norwood
London
SE19 2PR

Type: Consent for works to protected trees

Proposal : T1 2 x 14m Lime trees - Carry out a reduction in height of 4m. Cut back left hand tree by 2m to clear over neighbours property - Remove front bough of right hand tree.
(TPO 9, 1994)

Date Decision: 20.10.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/03931/TRE

Location : 10 Tree View Close
Upper Norwood
London
SE19 2QT

Ward : **Crystal Palace And Upper Norwood**

Type: Consent for works to protected trees

Proposal : T1 Oak: 2 metre crown reduction and 10% thin.
(TPO no's - 3, 1970 & 6, 1974)

Date Decision: 20.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03949/CAT

Location : 25 Sylvan Road
Upper Norwood
London
SE19 2RU

Ward : **Crystal Palace And Upper Norwood**

Type: Works to Trees in a Conservation Area

Proposal : 1x Tilia - Pollard at 6m.
1x Tilia - Repollard to last pollard points.

Date Decision: 20.10.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Date Decision: 13.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02890/HSE
Location : 14 Stoats Nest Village
Coulsdon
CR5 2JL

Ward : Coulsdon Town
Type: Householder Application

Proposal : Single storey front extension.

Date Decision: 13.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02909/HSE
Location : 1 Portnalls Rise
Coulsdon
CR5 3DA

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a two storey side extension.

Date Decision: 26.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03009/FUL
Location : 114 Westleigh Avenue
Coulsdon
CR5 3AB

Ward : Coulsdon Town
Type: Full planning permission

Proposal : Alterations. Erection of single storey rear/side wraparound extension. Erection of raised terrace to rear of dwelling. Removal of existing bay window to rear elevation.

Date Decision: 28.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03513/HSE

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 16 Chaucer Gardens
Coulsdon
Croydon
CR5 3FQ
Type: Householder Application

Proposal : Erection of single storey side and rear extension and raising the height of the shared boundary wall with no. 18 Chaucer Gardens.

Date Decision: 14.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03553/HSE
Location : 63 The Vale
Coulsdon
CR5 2AU
Type: Householder Application
Ward : Coulsdon Town

Proposal : Erection of single storey rear extension

Date Decision: 10.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03584/DISC
Location : 27A And 29 The Grove
Coulsdon
CR5 2BH
Type: Discharge of Conditions
Ward : Coulsdon Town

Proposal : Discharge Condition 5 (Tree Protection) attached to Planning Permission ref. 20/06661/FUL for 'Demolition of existing 2no. detached dwellings, and construction of 9no. new dwellings (5 x 3bed units and 4 x 4bed units) with associated parking and landscaping'

Date Decision: 21.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03589/HSE
Location : 15 Clifton Road
Coulsdon
CR5 2DW
Type: Householder Application
Ward : Coulsdon Town

Proposal : Erection of a single storey side and rear extension.

Date Decision: 19.10.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Cambridge House
16-18 Wellesley Road
Croydon
CR0 2DD
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 2 (design details) from planning permission 16/03368/P for 'Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces'

Date Decision: 19.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00712/FUL
Location : 40 West Street
Croydon
CR0 1DJ
Type: Full planning permission
Ward : **Fairfield**

Proposal : Alterations to front elevation and conversion of office to a habitable two bedroom dwelling (B1 to C3)

Date Decision: 19.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01976/FUL
Location : 246 High Street
Croydon
CR0 1NF
Type: Full planning permission
Ward : **Fairfield**

Proposal : Change of use in relation to the ground floor and basement from Insurance Brokers (Use Class E(c)) to retail (Use Class E(a))

Date Decision: 26.10.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02946/HSE
Location : 127 Edridge Road
Croydon
CR0 1EJ
Type: Householder Application
Ward : **Fairfield**

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

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03048/NMA **Ward : Fairfield**
Location : Wandle Road Car Park **Type: Non-material amendment**
Wandle Road
Croydon
CR0 1DX
Proposal : Non-Material Amendment application (relating to car park layout) to Planning Permission Ref.17/06318/FUL approved on 18th January 2019 for 'Redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.'

Date Decision: 13.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03166/FUL **Ward : Fairfield**
Location : 28-32 South End **Type: Full planning permission**
Croydon
CR0 1DN
Proposal : Construction of additional stories and external alterations to provide a total of three additional self-contained flats.

Date Decision: 20.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03246/DISC **Ward : Fairfield**
Location : 6-44 Station Road And Queens Hall Car **Type: Discharge of Conditions**
Park, Poplar Walk, Croydon (St Michaels Square)
Proposal : Details required by Condition 14 (hard and soft landscaping) of planning permission 20/04010/CONR.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Date Decision: 21.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03259/FUL

Ward : Fairfield

Location : 75 North End
Croydon
CR0 1TJ

Type: Full planning permission

Proposal : Replacement of three windows on the rear elevation

Date Decision: 28.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03344/DISC

Ward : Fairfield

Location : Land Rear Of 83 Lansdowne Road
Croydon
CR0 2BF

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 3 (materials) , 4 (Landscaping) 9 (SUDS) of planning permission 21/01616/ful granted for Construction of two storey building containing two self-contained flats

Date Decision: 11.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03493/FUL

Ward : Fairfield

Location : 185 Centrillion Point
2 Mason's Avenue
Croydon
CR0 9WY

Type: Full planning permission

Proposal : Retrospective application for the change of use from a single family dwelling (C3) to a house of multiple occupation (C4)

Date Decision: 27.10.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

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

Proposal : Discharge of Conditions 3 (Materials), 4 (Construction Logistics Plan), 5 (Landscaping), 7 (CEMP), 8 (Biodiversity Enhancement Strategy) attached to planning permission ref. 21/01913/FUL for 'Demolition of existing detached 2 storey dwelling and replacement with 3 x 3 storey terraced dwellings with 3 car parking spaces'.

Date Decision: 25.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03011/HSE
Location : 260 Old Lodge Lane
Purley
CR8 4AP
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations including erection of front porch, erection of part single part two storey side extension, erection of part single, part two storey rear extension and rear and side dormers.

Date Decision: 21.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03202/FUL
Location : The Bungalow
Little Roke Road
Kenley
CR8 5NE
Ward : **Kenley**
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of 2 x 2-storey semi-detached dwellings with living accommodation in the roofspace fronting Lower Road, with associated parking and amenity space.

Date Decision: 21.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03338/HSE
Location : 54 Mosslea Road
Whyteleafe
CR3 0DQ
Ward : **Kenley**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Alterations; erection of single storey rear extension

Date Decision: 28.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03495/LP

Ward : Kenley

Location : 41 Haydn Avenue
Purley
CR8 4AG

Type: LDC (Proposed) Operations
edged

Proposal : Installation of rooflight on front roofslope, erection of gable end roof extension and
dormer extension on rear roofslope

Date Decision: 14.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03865/TRE

Ward : Kenley

Location : 2 Glendale Rise
Kenley
CR8 5LZ

Type: Consent for works to protected
trees

Proposal : Yew - G1 - To reduce mature Yew trees located in the rear garden to 6ft in height.
Hawthorne - T2 - To section fell mature Hawthorne that is going into decline
Oak - T3 - To crown reduce mature Oak tree located in the front garden by 2.5m.
(TPO 100)

Date Decision: 20.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03867/TRE

Ward : Kenley

Location : 4 Glenside Close
Kenley
CR8 5AX

Type: Consent for works to protected
trees

Proposal : T1 Maple - 2 metre lateral reduction.
(TPO 08, 2001)

Date Decision: 20.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03935/TRE
Location : Longwood House
65 Kenley Lane
Kenley
CR8 5ED

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 Scots pine: - Crown lift to approximately 6m over boundary line
T2 Single Ash: - Fell (Ash Dieback)
T3 Large Ash: Fell (Ash Dieback)
(TPO 21, 2004)

Date Decision: 20.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03936/TRE
Location : 124 Hayes Lane
Kenley
CR8 5HR

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 Maple: 2 metre crown reduction.
(TPO No. 59, 2008)

Date Decision: 20.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04046/DISC
Location : Wrenwood Court
38 Hermitage Road
Kenley
CR8 5EB

Ward : Kenley
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics Plan) of planning permission 19/05984/FUL (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: 24.10.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Bus Shelter Outside 34 King Henry's Drive Type: Consent to display
Croydon advertisements
CR0 0PA

Proposal : Advertising as part of a new bus shelter.

Date Decision: 13.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/03251/HSE Ward : **New Addington South**
Location : 59 Aldrich Crescent Type: Householder Application
Croydon
CR0 0NQ

Proposal : Erection of single/two-storey rear/side wraparound extension, Erection of single-storey outbuilding to form a home office/store (following demolition of existing outbuilding), and Associated alterations.

Date Decision: 27.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03355/HSE Ward : **New Addington South**
Location : 4 Wolsey Crescent Type: Householder Application
Croydon
CR0 0PE

Proposal : Garage conversion with insertion of fenestrations to front elevation (amended description)

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03585/HSE Ward : **New Addington South**
Location : 32 Redstart Close Type: Householder Application
Croydon
CR0 0EU

Proposal : Erection of accessible ramp to the front and rear. Alterations to fenestration.

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03592/HSE
Location : 170 Queen Elizabeth's Drive
Croydon
CR0 0HF

Ward : **New Addington South**
Type: Householder Application

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

Date Decision: 20.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03732/HSE
Location : 26 Rowdown Crescent
Croydon
CR0 0HQ

Ward : **New Addington South**
Type: Householder Application

Proposal : Erection of accessible ramp to the front and rear. Proposed relocation of entrance door.

Date Decision: 27.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03840/TRE
Location : 2 Wolsey Crescent
Croydon
CR0 0PE

Ward : **New Addington South**
Type: Consent for works to protected trees

Proposal : T1 Oak: Fell
(TPO 09, 2022)

Date Decision: 20.10.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/05019/ENVS
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Norbury Park
Green Lane
Norbury
London
SW16 3LZ

Type: Environmental Impact
Screening Opinion

Proposal : Environmental Impact Assessment (EIA) Screening Opinion Request for Graveney Flood Defence Scheme (works to include deculverting, realignment and restoration of Norbury Brook, construction of a new embankments and flood wall, general landscaping)

Date Decision: 17.10.22

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 21/05577/NMA
Location : Land To The South Of 73 - 131 Marston Way
Upper Norwood
London
SE19 3JB

Ward : **Norbury Park**
Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref.16/06438/FUL granted 1 June 2017

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01734/HSE
Location : 26 Hillcote Avenue
Norbury
London
SW16 3BH

Ward : **Norbury Park**
Type: Householder Application

Proposal : Alterations, demolition of a garage, erection of a two storey side extension, erection of single storey side/rear extension and the erection of rear dormer with insertion of rooflights into the front roof slope.

Date Decision: 14.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02174/HSE
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 1 Jerviston Gardens
Norbury
London
SW16 3EL
Type: Householder Application

Proposal : Alterations, demolition of existing front porch and chimney stack, conversion of garage, erection of single-storey side and part-single/two-storey rear extension, alterations to land levels at rear of site including raised terrace, provision of replacement roof tiles, replacement windows, rooflights in the side roofslopes, replacement front boundary treatment and front entrance gates and landscaping works.

Date Decision: 20.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02633/FUL
Location : Land Adjacent To 26 Hollman Gardens
Norbury
London
SW16 3SJ
Type: Full planning permission
Ward : **Norbury Park**
Proposal : Erection of two-storey detached three-bedroom dwelling and provision of associated landscaping

Date Decision: 13.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02938/HSE
Location : 121 Biggin Hill
Upper Norwood
London
SE19 3HX
Type: Householder Application
Ward : **Norbury Park**

Proposal : Erection of rear dormer. Installation of two rooflights to the front roof slope. Raising of existing ridge line.

Date Decision: 25.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03522/HSE
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 46 Ryecroft Road
Norbury
London
SW16 3EH
Type: Householder Application

Proposal : Erection of single storey side extension.

Date Decision: 19.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03639/HSE
Location : 4 Norbury Hill
Norbury
London
SW16 3LB
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of ground floor rear extension. Conversion of loft to habitable space with erection of rear dormer extension.

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03900/CAT
Location : 8 Arnalls Road
Norbury
London
SW16 3EP
Ward : **Norbury Park**
Type: Works to Trees in a Conservation Area

Proposal : T1 Holm Oak: 20% thin and 2 metre crown reduction

Date Decision: 20.10.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/03001/FUL
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 1450 London Road
Norbury
London
SW16 4BU
Type: Full planning permission

Proposal : Change of use from residential dwelling (C3) to HMO (C4)

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00347/FUL
Location : Land To R/O 109-111 Dalmeny Avenue
Norbury
London
SW16 4RR
Type: Full planning permission
Ward : **Norbury And Pollards Hill**
Proposal : Erection of a single-storey detached dwellinghouse (Use Class C3), Associated demolition of existing structures, Associated amenity, cycle storage, vehicle parking and waste storage spaces, and Associated alterations

Date Decision: 25.10.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02135/HSE
Location : 22 Pollards Hill West
Norbury
London
SW16 4NT
Type: Householder Application
Ward : **Norbury And Pollards Hill**
Proposal : Erection of part two-storey, part single storey rear extension. Erection of rear dormers to both side facing roof slopes.

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03180/FUL
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 174 Norbury Crescent
Norbury
London
SW16 4JY
Type: Full planning permission

Proposal : Change of use of the site from a dwelling (C3) to a dwelling and day nursery for up to 12 children (sui generis)

Date Decision: 28.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03431/HSE
Location : 26 Beatrice Avenue
Norbury
London
SW16 4UN
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Demolition of existing lean-to extension and erection of single storey rear extension.

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03574/GPDO
Location : 251 Norbury Crescent
Norbury
London
SW16 4LF
Ward : **Norbury And Pollards Hill**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 27.10.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/03606/DISC
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Eastern House
2A Norbury Crescent
Norbury
London
SW16 4JU

Type: Discharge of Conditions

Proposal : Discharge Conditions 2 (Cycle Storage), 4 (Noise Insulation), and 5 (Contaminated Land) attached to prior approval ref. 20/02611/GPDO for 'Change of use of site from Office (B1a) to Residential (C3) to create 4 residential flats'

Date Decision: 20.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03607/DISC
Location : Eastern House
2A Norbury Crescent
Norbury
London
SW16 4JU

Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge Condition 4 (Cycle Storage) attached to prior approval ref. 21/04283/GPDO for 'Erection of additional storey to form second floor level and one (1) self-contained dwelling unit (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 20, Class AB)'

Date Decision: 20.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03631/HSE
Location : 23 Beatrice Avenue
Norbury
London
SW16 4UW

Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Homefield House
57 Homefield Road
Coulsdon
CR5 1ET
Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref.16/06400/FUL
granted 22 June 2017

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05589/NMA
Location : Land And Garages At Goodenough Way And
Ellis Road
Coulsdon
CR5 1DX
Ward : Old Coulsdon
Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref.16/06505/FUL
granted 23 June 2017

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00944/HSE
Location : 193 Caterham Drive
Coulsdon
CR5 1JS
Ward : Old Coulsdon
Type: Householder Application

Proposal : Alterations and erection of a single storey side/rear extension.

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02113/HSE
Location : 20 Coulsdon Road
Coulsdon
CR5 2LA
Ward : Old Coulsdon
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 126-132 Pampisford Road
Purley
CR8 2NH
Type: Discharge of Conditions

Proposal : Application to discharge condition number 9 (landscaping) attached to planning permission ref. 20/01550/FUL (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping).

Date Decision: 14.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01419/FUL
Location : 596 Brighton Road
Purley
CR8 2BA
Ward : **Purley Oaks And Riddlesdown**
Type: Full planning permission

Proposal : Installation of rooflights on front roof slope and dormer extension on rear roof slope

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01611/HSE
Location : 121 Brancaster Lane
Purley
CR8 1HL
Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application

Proposal : Erection of a front porch.

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02182/DISC
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Development Site Former Site Of Type: Discharge of Conditions
443A Brighton Road
South Croydon
CR2 6EU

Proposal : Discharge of Condition 14 (Electric Vehicle Charging Points) of 20/02020/FUL
(Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 21.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02906/LE Ward : **Purley Oaks And Riddlesdown**
Location : 3 Station Approach Type: LDC (Existing) Use edged
Purley Oaks Road
South Croydon
CR2 0QD

Proposal : Continued use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) with associated shopfront and shutters.

Date Decision: 10.10.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/03221/HSE Ward : **Purley Oaks And Riddlesdown**
Location : 126D Riddlesdown Road Type: Householder Application
Purley
CR8 1DE

Proposal : Alterations including demolition of existing rear conservatory, erection of a single storey side and front extension, enlarged window to the side elevation and new doors to the rear elevation.

Date Decision: 21.10.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Variation of Condition 1 (identification of documents and drawings) and condition 4 (communal space and play space) of 19/04275/FUL for the conversion of the dwellinghouse at 56 Brighton Road to 4 self contained flats to allow alterations to the access areas of the approved scheme.

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02207/HSE
Location : 14 Briar Hill
Purley
CR8 3LE
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Demolition of existing rear extension roof and construction of a two-storey side extension, part one/ part two-storey rear extension and alterations to the existing house.

Date Decision: 18.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02365/DISC
Location : 3 Woodcote Valley Road
Purley
CR8 3AH
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Construction Logistics Plan), 5 (contamination), 10 (Noise impact assessment) and 15 (Energy assessment) attached to planning permission 19/04349/FUL for the demolition of two existing properties and erection of 3/4 storey building with accommodation in the roof space to provide 22 apartments, including landscaping, communal/child play space, enlarged vehicular access and parking as well cycle and refuse storage.

Date Decision: 13.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02406/HSE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 98 Woodcote Valley Road
Purley
CR8 3BE
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 14.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02718/DISC
Location : 58 Highfield Road
Purley
CR8 2JG
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition numbers 3 (Tree Protection Plan) and 4 (Landscaping) attached to planning permission ref. 21/04231/FUL (Alterations, including erection of part single storey part two storey side and rear extensions, roof alterations including recessed balcony in the rear roof slope and roof lights in the rear and side roof slopes, construction of vehicular crossover and alteration of single dwelling into two separate units.).

Date Decision: 12.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02745/FUL
Location : Mayreau
Farm Lane
Purley
CR8 3PS
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of the existing dwelling. Erection of detached two storey building with accomodation in the roofspace comprising of 6 flats. Provision of associated landscaping works, cycle storage and car parking.

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03164/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 42 Grovelands Road
Purley
CR8 4LA
Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (hard and soft landscaping) and condition 5 (Childrens play space), ref. 19/00886/FUL for the demolition of the existing dwelling and the erection of a 3 storey detached building (with roofspace accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.

Date Decision: 12.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03170/HSE
Location : 36 Oakwood Avenue
Purley
CR8 1AQ
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Alterations; installation of balcony to rear elevation at first floor level; installation of rooflight to rear roof slope to provide access to proposed balcony; single storey side extension; alteration of existing front hipped roof to gable end

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03173/DISC
Location : 67 Higher Drive
Purley
CR8 2HR
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 9 (materials) attached to planning permission 20/01484/FUL for the demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping.

Date Decision: 21.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03178/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 11 - 21 Banstead Road
Purley
CR8 3EB
Type: Discharge of Conditions

Proposal : Discharge of conditions 16 (Pilling Method Statement) attached to planning permission 21/02832/FUL for the demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Date Decision: 18.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03340/HSE
Location : 29 Church Hill
Purley
CR8 3QP
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of brick pillar fencing on the front and north side site boundaries and two front metal gates.

Date Decision: 12.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03384/FUL
Location : 3 Monahan Avenue
Purley
CR8 3BB
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing bungalow and erection of a 2 storey dwelling plus lower ground floor, and 1 parking bay on a front forecourt with associated landscaping.

Date Decision: 20.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03435/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 42 Grovelands Road
Purley
CR8 4LA
Type: Discharge of Conditions

Proposal : The application is for the discharge of Conditions 11 (carbon dioxide emissions of 19%) ref. 19/00886/FUL for the demolition of the existing dwelling and the erection of a 3 storey detached building (with roofspace accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.

Date Decision: 12.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03492/DISC
Location : 3 Woodcote Valley Road
Purley
CR8 3AH
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (Materials) and 8 (Cycle and Refuse storage) attached to planning permission 19/04349/FUL for the demolition of two existing properties and erection of 3/4 storey building with accommodation in the roof space to provide 22 apartments, including landscaping, communal/child play space, enlarged vehicular access and parking as well cycle and refuse storage.

Date Decision: 12.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03545/DISC
Location : 38 Grovelands Road
Purley
CR8 4LA
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (bio-diversity enhancement strategy) and 11 (cycle and evcp details) attached to planning permission 21/03624/FUL for 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: 21.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03772/HSE
Location : 14A Green Lane
Purley
CR8 3PG
Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations, erection of single storey front and single/two storey side/rear extension, conversion of garage to a habitable room

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03787/TRE
Location : 20 Hartley Old Road
Purley
CR8 4HG
Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : T2 Yew: 1 metre crown reduction.
(TPO 06, 1980)

Date Decision: 12.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03810/DISC
Location : 4, 6 And 8 Russell Hill
Purley
CR8 2JA
Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 13 (CO2 emissions) attached to permission 17/02427/FUL dated 13/12/17 for 'Demolition of existing houses: erection of 2 three storey buildings, comprising a total of 15 two bedroom , 8 one bedroom and 7 three bedroom flats : formation of vehicular access and provision of associated parking'

Date Decision: 18.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03855/LP
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 9 Edgehill Road
Purley
CR8 2ND
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a rear extension, replacement of the front garage door with new windows associated with the conversion of the garage into a habitable room

Date Decision: 20.10.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/03862/DISC
Location : 51 Manor Wood Road
Purley
CR8 4LJ
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : ConDischarge of condition 4 (Planning Fire Safety Strategy) attached to planning permission ref. 22/02188/HSE for single storey rear extension and conversion of side conservatory into a utility room with pitched roof.

Date Decision: 27.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03871/CAT
Location : 22 Rose Walk
Purley
CR8 3LG
Ward : **Purley And Woodcote**
Type: Works to Trees in a
Conservation Area

Proposal : T2,T3,T4,T5 Horse Chestnut - Reduce in height by 6 metres
T1 Sprue - Fell
T6 Silver Birch - Fell

Date Decision: 20.10.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04001/NMA
Location : 23 Plough Lane
Purley
CR8 3QB
Ward : **Purley And Woodcote**
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Non-material amendment to planning permission ref. 21/06308/HSE for the erection of first floor side extension and installation of new front dormer window including alterations.

Date Decision: 11.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04009/DISC

Ward : Purley And Woodcote

Location : Development Site At
29 - 35 Russell Hill Road
Purley
CR8 2LF

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to planning permission ref. 19/03604/FUL for the demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04108/DISC

Ward : Purley And Woodcote

Location : 3 More Close
Purley
CR8 2JN

Type: Discharge of Conditions

Proposal : Discharge of condition 9 (carbon dioxide emissions) and condition 10 (water consumption) attached to planning permission 18/06093/FUL for demolition of existing property. Erection of three/four storey building comprising 9 flats including balconies with parking area, landscaping, child play space, refuse and cycle storage

Date Decision: 14.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04159/NMA

Ward : Purley And Woodcote

Location : Development Site At
29 - 35 Russell Hill Road
Purley
CR8 2LF

Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Non-material amendment to planning permission ref. 19/03604/FUL for the demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Date Decision: 27.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04354/NMA
Location : 58 Brighton Road
Purley
CR8 2LJ

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non-material amendment to application ref: 18/06226/FUL for 'Alterations, Conversion of dwellinghouse to form 1 x three bed and 3 x two bed flats, erection of a two storey side extension, dormer in rear roof slope with associated roof lights and single storey rear extension with a balcony, provision of associated landscaping, car parking, cycle and waste storage'. The effect of the NMA is to remove 1 window and 1 door at the rear and relocate the bin store.

Date Decision: 27.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06330/FUL
Location : Telephone Exchange
Church Way
South Croydon
CR2 0YE

Ward : Sanderstead
Type: Full planning permission

Proposal : Planning permission is sought for the installation of New 2No. Acoustic aluminium louvre approximately 1270mm (w) x 2560mm (h) & 1320mm (w) x 2360mm (h), 1No. Acoustic Louvre fitted to the South elevation and 1No. Acoustic Louvre fitted to the West elevation.

Date Decision: 12.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00657/HSE

Ward : Sanderstead

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 13 Ellenbridge Way
South Croydon
CR2 0EW
Type: Householder Application
Proposal : Alterations and first floor front extension with render to all elevations.

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02671/DISC
Location : 145 Norfolk Avenue
South Croydon
CR2 8BY
Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (refuse) and 4 (cycle storage) attached to planning permission 19/01917/CONR for variation of condition 1 (alterations to the proposed plans in regards to the site boundary, massing and layout of the proposed building), condition 4 (cycle storage details submitted) and condition 7 (amended flood risk assessment) linked to planning application for the 18/03101/FUL for the Erection of a two storey chalet bungalow with associated landscaping, vehicular access, car and cycle parking as well as refuse storage

Date Decision: 14.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02971/HSE
Location : 96 Norfolk Avenue
South Croydon
CR2 8BS
Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of a single storey front and side extension.

Date Decision: 19.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03175/HSE
Location : 8 Mitchley View
South Croydon
CR2 9HQ
Ward : **Sanderstead**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Alterations; single-storey front extension; conversion of existing garage to habitable room

Date Decision: 14.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03503/HSE
Location : 14 Addington Road
South Croydon
CR2 8RB

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations, Erection of single storey rear extension, Erection of rear dormer roof extension incorporating a Juliet balcony, Installation of two rooflights to front roof slope.

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03504/HSE
Location : 14 Addington Road
South Croydon
CR2 8RB

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations, Formation of hardstanding to front garden, Erection of timber framed carport to front garden.

Date Decision: 26.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03516/HSE
Location : 40 Church Way
South Croydon
CR2 0JR

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations. Erection of part two, part single storey rear extension with raised rear patio (following demolition of existing rear additions). Erection of single storey front extension. Alterations to existing front and side fenestrations. Installation of one rooflight to front roof slope.

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03693/HSE
Location : 36 Farm Fields
South Croydon
CR2 0HL

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations including extending the existing roof to accommodate a rear dormer including two rooflights to the front roofslope.

Date Decision: 28.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03714/DISC
Location : 69 Kingswood Lane
Warlingham
CR6 9AB

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (external facing materials) attached to planning permission 21/05254/FUL for demolition of existing dwelling and erection of 5 dwellings with associated parking and landscaping

Date Decision: 21.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03866/TRE
Location : 43A Upper Selsdon Road
South Croydon
CR2 8DG

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : T1-8 Conifers - to perform crown lift allowing a clearance of 2 meters above gutter level. (TPO 50, 1986)

Date Decision: 20.10.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03897/NMA

Ward : Sanderstead

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 240 Limpsfield Road
South Croydon
CR2 9DA
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 22/00449/HSE (Erection of two storey side extension, single storey rear extension and front porch extension; with external alterations)

Date Decision: 11.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04078/DISC
Location : 18 Rectory Park
South Croydon
CR2 9JN
Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge of condition number 3 (construction logistics plan) attached to planning permission ref. 21/03703/FUL. (Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping (amended description) at 18 Rectory Park, South Croydon, CR2 9JN).

Date Decision: 28.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04137/PDO
Location : Outside 169 Upper Selsdon Road
South Croydon
CR2 0DW
Ward : **Sanderstead**
Type: Observations on permitted development

Proposal : Re-location of Royal Mail pillar box

Date Decision: 13.10.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04176/LP
Location : 37 Mayfield Road
South Croydon
CR2 0BG
Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Erection of a single storey outbuilding.

Date Decision: 27.10.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/00763/HSE **Ward : Selsdon And Addington Village**

Location : 34 Crest Road
South Croydon
CR2 7JQ Type: Householder Application

Proposal : Erection of two storey side extension and single storey side/rear extension to include a dormer extension in the rear roofslope and replacement raised decking to rear.

Date Decision: 19.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01263/ADV **Ward : Selsdon And Addington Village**

Location : Bus Shelter Adjacent August Fields, 47
Gravel Hill
Croydon
CR0 5BJ Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 14.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02514/HSE **Ward : Selsdon And Addington Village**

Location : Salween
Bishops Walk
Croydon
CR0 5BA Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Alterations, replacement of existing roof/roof extension, portico on columns, demolition of existing carport and extension to the existing terrace with basement and internal alterations.

Date Decision: 28.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02936/HSE **Ward : Selsdon And Addington Village**

Location : 28 Palace Green **Type: Householder Application**
Croydon
CR0 9AG

Proposal : Demolition of garage, conservatory and single storey rear/side wrap around extension. Erection of front/side/rear wrap around extension consisting of single storey front extension, two-storey side extension and two-storey rear extension. Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope.

Date Decision: 18.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03002/ADV **Ward : Selsdon And Addington Village**

Location : St Mary's Church **Type: Consent to display advertisements**
Addington Village Road
Croydon
CR0 5AS

Proposal : Replacement of existing two noticeboards.

Date Decision: 26.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/03430/HSE **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 26 Crossways
South Croydon
CR2 8JL
Type: Householder Application

Proposal : Demolition of garage and conservatory. Erection of part single part two-storey rear extension, two-storey side extension and single storey front extension including alteration to porch.

Date Decision: 10.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03557/HSE
Ward : **Selsdon And Addington Village**

Location : 4 Farnborough Avenue
South Croydon
CR2 8HE
Type: Householder Application

Proposal : Erection of a single-storey rear extension

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03581/DISC
Ward : **Selsdon And Addington Village**

Location : Development Site Former Site Of 6 - 8 The Gallop
South Croydon
CR2 7LP
Type: Discharge of Conditions

Proposal : Discharge of condition number 8 (badger license) attached to planning permission ref. 21/00816/FUL (Demolition of existing pair of bungalows and replacement with 9 dwelling houses. Formation of vehicular access to the front of the site).

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03675/HSE
Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 115 Falconwood Road
Croydon
CR0 9BF
Type: Householder Application

Proposal : Erection of single-storey front and side extension. Erection of first floor rear extension.

Date Decision: 28.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03673/DISC
Location : Clybourne House
22 Lynne Close
South Croydon
CR2 8QA
Ward : **Selsdon Vale And Forestdale**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 15 (vehicular access) attached to planning permission 19/04191/FUL for Demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.

Date Decision: 27.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03977/DISC
Location : 2 Ravenshead Close
South Croydon
CR2 8RL
Ward : **Selsdon Vale And Forestdale**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (CLP) in relation to planning permission 21/02848/FUL for Erection of a four bedroom detached dwelling with associated parking, landscaping, cycle storage and refuse storage, approved 21.07.2022

Date Decision: 21.10.22

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Ref. No. : 22/03562/HSE **Ward : Selhurst**
Location : 107 St James's Road **Type: Householder Application**
Croydon
CR0 2UW

Proposal : Erection of single storey wrap around extension.

Date Decision: 10.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03590/FUL **Ward : Selhurst**
Location : 39 - 41 Bridge Place **Type: Full planning permission**
Croydon
CR0 2BA

Proposal : Erection of access ramp to front entrance of the building.

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03991/NMA **Ward : Selhurst**
Location : Development Site Former Site Of **Type: Non-material amendment**
33 - 33A Whitehorse Road
Croydon
CR0 2JH

Proposal : Non-material amendment (amend the materials) to permission ref 17/03399/FUL for demolition of the existing buildings erection of a four storey building comprising 2 no. retail units on the ground floor and 1 no. 1 bedroom maisonette flat and 4 no. 1-bedroom and 1no. 2-bedroom flats: provision of ancillary cycle storage and refuse/recycling store

Date Decision: 26.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03349/DISC **Ward : Shirley North**
Location : 74 Spring Park Road **Type: Discharge of Conditions**
Croydon
CR0 5EL

Ref. No. : 22/02490/HSE
Location : 4 Postmill Close
Croydon
CR0 5DY

Ward : Shirley South
Type: Householder Application

Proposal : Erection of part single part two-storey rear extension

Date Decision: 20.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02526/FUL
Location : 169 Shirley Church Road
Croydon
CR0 5AJ

Ward : Shirley South
Type: Full planning permission

Proposal : Erection of single-storey rear extension. Garage conversion.

Date Decision: 11.10.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02679/ADV
Location : Bus Shelter Opposite 152
Upper Shirley Road
Croydon
CR0 5HA

Ward : Shirley South
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 14.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02680/ADV
Location : Bus Shelter Bridle Road Adjacent 93 Links
View Road
Croydon
CR0 8ND

Ward : Shirley South
Type: Consent to display advertisements

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Advertising as part of a new bus shelter

Date Decision: 14.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/03351/HSE
Location : Gairnshiel
15 Pine Coombe
Croydon
CR0 5HS

Ward : Shirley South
Type: Householder Application

Proposal : Landscaping works to rear garden (retrospective)

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03603/HSE
Location : 104 Devonshire Way
Croydon
CR0 8BS

Ward : Shirley South
Type: Householder Application

Proposal : Erection of single storey rear and side extension

Date Decision: 21.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03627/HSE
Location : 204 Bridle Road
Croydon
CR0 8HL

Ward : Shirley South
Type: Householder Application

Proposal : Alterations to front elevation to include garage conversion; erection of single storey rear extension and erection of front porch.

Date Decision: 25.10.22

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Development Site Former Site Of Type: Discharge of Conditions
3 Croham Valley Road
South Croydon
CR2 7JE

Proposal : Discharge of Condition 15 (Refuse Management Strategy) attached to PP 18/06067/FUL for the demolition of existing building (3 Ballards Farm Road) and erection of a five storey building (two storey fronting Ballards Farm Road with basement levels) comprising 7 flats with creation of new access off Croham Valley Road, parking areas, refuse storage and landscaping.

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02974/HSE Ward : **South Croydon**
Location : 430 Selsdon Road Type: Householder Application
South Croydon
CR2 0DF

Proposal : Demolition of existing structures to the rear of the site including an external parking space, a garage, a terrace, a shed and garden space. Erection of a combined structure of a garden room with bathroom, a terrace, two double garages and an external parking space.

Date Decision: 17.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03013/HSE Ward : **South Croydon**
Location : 39 St Peter's Road Type: Householder Application
Croydon
CR0 1HN

Proposal : Erection of a single-storey rear extension, basement, rear lightwell and windows in the front bay.

Date Decision: 26.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03310/FUL Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 11A Temple Road
Croydon
CR0 1HU
Type: Full planning permission

Proposal : Proposed alterations to fenestration involving installation of new bifolding doors to rear.

Date Decision: 27.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03527/HSE
Location : 72 Crunden Road
South Croydon
CR2 6HD
Ward : **South Croydon**
Type: Householder Application

Proposal : Demolition of single storey rear extension and erection of single storey side/rear extension

Date Decision: 17.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03701/HSE
Location : 6 Carlton Avenue
South Croydon
CR2 0BY
Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of two storey side extension

Date Decision: 27.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03856/NMA
Location : 56 West Hill
South Croydon
CR2 0SA
Ward : **South Croydon**
Type: Non-material amendment

Proposal : Non Material Amendment to planning approval 20/04307/FUL (Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage) to remodel the roof by adding two gables and raising parts of the roof.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Date Decision: 26.10.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03905/LP

Location : 92 Brighton Road
South Croydon
CR2 6AD

Ward : South Croydon

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer and outrigger roof extensions (L shaped) and 2no. front rooflights

Date Decision: 14.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05574/NMA

Location : Land To The Rear Of Malton House
193 Selhurst Road
South Norwood
London
SE25 6LE

Ward : South Norwood

Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission
Ref.16/06029/FUL granted 7 April 2017

Date Decision: 20.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01603/FUL

Location : 73A Selhurst Road
South Norwood
London
SE25 5QB

Ward : South Norwood

Type: Full planning permission

Proposal : Replacement of existing door, windows and roller shutters with inwards opening bifolding doors (retrospective).

Date Decision: 10.10.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 67 Norbury Avenue
Thornton Heath
CR7 8AL
Type: Householder Application

Proposal : Erection of a part two, part single storey rear extension

Date Decision: 13.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02662/ADV
Location : Bus Shelter Outside 20-22 High Street
Thornton Heath
CR7 8LE
Ward : Thornton Heath
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 14.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02676/ADV
Location : Bus Shelter Outside 95-97 High Street
Thornton Heath
CR7 8RY
Ward : Thornton Heath
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 14.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/03141/FUL
Location : 49A Hythe Road
Thornton Heath
CR7 8QR
Ward : Thornton Heath
Type: Full planning permission

Proposal : Alterations, erection of rear dormer extension and provision of 1x rooflight in front
roofslope

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03297/LP
Location : 26 Buller Road
Thornton Heath
CR7 8QU

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

Proposal : Erection of L shaped loft dormer conversion with installation of skylights to the front slope.

Date Decision: 11.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03427/LP
Location : 12 Norwich Road
Thornton Heath
CR7 8NA

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

Proposal : Erection of outrigger dormer. Installation of two front facing Velux windows.

Date Decision: 18.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03466/FUL
Location : 20 Liverpool Road
Thornton Heath
CR7 8LS

Ward : Thornton Heath
Type: Full planning permission

Proposal : Erection of single storey rear extension

Date Decision: 11.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04122/DISC
Location : 52 Bensham Grove
Thornton Heath
CR7 8DA

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge Condition 9 (CLP) attached to planning permission ref. 19/03033/FUL for 'Demolition of existing building and erection of 2 three storey blocks comprising 6 x 1 bedroom, 7 x 2 bedroom and 4 x 3 bedroom flats'

Ref. No. : 22/01176/ADV
Location : Bus Shelter Opposite 82 Warham Road
South Croydon
CR2 6LH

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

Proposal : Advertising as part of a new bus shelter.

Date Decision: 18.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02296/HSE
Location : 13 Brafferton Road
Croydon
CR0 1AD

Ward : **Waddon**
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 13.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02826/FUL
Location : 64 Alton Road
Croydon
CR0 4LY

Ward : **Waddon**
Type: Full planning permission

Proposal : Demolition of an existing bungalow and construction of 5no. houses.

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02956/FUL
Location : 104 South End
Croydon
CR0 1DQ

Ward : **Waddon**
Type: Full planning permission

Proposal : Alterations and converison of the existing building to form 3 flats. Provision of associated parking, landscpaing, amenity space, refuse and cycle storage.

Date Decision: 11.10.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : Whitgift School
Nottingham Road
South Croydon
CR2 6YT
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Surface Water Drainage scheme) attached to planning permission for 21/03455/FUL for the Installation of hybrid stitching system and associated drainage works to pitch

Date Decision: 24.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03677/GPDO
Location : 64 Southbridge Road
Croydon
CR0 1AE
Ward : **Waddon**
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of existing office space (Class E) to residential (Class C3)

Date Decision: 28.10.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/03685/HSE
Location : 3 Page Crescent
Croydon
CR0 4DT
Ward : **Waddon**
Type: Householder Application

Proposal : Installation of dropped kerb and car parking provision in the front garden.

Date Decision: 26.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03755/TRE
Location : Whitgift House
76 Brighton Road
South Croydon
CR2 6AB
Ward : **Waddon**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Level: Delegated Business Meeting

Ref. No. : 22/03847/PDO
Location : Messer Court
26 The Waldrons
Croydon
CR0 4AX

Ward : Waddon
Type: Observations on permitted
development

Proposal : Proposed upgrade of an existing base station consisting of the proposed installation of 3 no new antennas, proposed installation of 2 dishes with ancillary development thereto.

Date Decision: 12.10.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/03992/PDO
Location : Communication Station
88-90 South End
Croydon
CR0 1DQ

Ward : Waddon
Type: Observations on permitted
development

Proposal : Proposed upgrade to the existing rooftop telecommunications apparatus. Installation of 1No. GPS Cable, 1No. GPS Node, 6No. 8/18-21/26 RD0725-H4-06 800 bypass active Routers, 1No. High Gantry Pole to be fixed to Steel Beam, 6No. ERS's on proposed Gantry Pole, 6No. Combiners on proposed Gantry Pole, 1No. Airo Cabinet, 1No. Gantry Pole, 3No. MK2 BOB's and MAFI freestanding access platform with access step. Re-use 18No. Feeders, utilise existing cable management, remove 3No. MHA's, 3No. RRU's, 1No. BTS Cabinet and 2No. BOB's and associated ancillary works.

Date Decision: 12.10.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01059/HSE
Location : 589 Davidson Road
Croydon
CR0 6DU

Ward : Woodside
Type: Householder Application

Proposal : Demolition of existing garage and erection of outbuilding for garden room and office use.

Date Decision: 14.10.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Location : 351 Portland Road
South Norwood
London
SE25 4RA

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer. Installation of velux windows to the front roof slope

Date Decision: 14.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03380/FUL

Location : Rear Of 18 Portland Road
South Norwood
London
SE25 4PF

Ward : **Woodside**

Type: Full planning permission

Proposal : Erection of new windows and doors at ground and first floor level, erection of new green roof and alterations to external facade

Date Decision: 17.10.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03402/LP

Location : 117 Estcourt Road
South Norwood
London
SE25 4SA

Ward : **Woodside**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear roof dormer extension with installation of three velux rooflights to the front roof slope.

Date Decision: 20.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03406/FUL

Location : 28 Crowther Road
South Norwood
London
SE25 5QW

Ward : **Woodside**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Change of use from Dwelling house C3 to a 7 bedroom (for 7 Occupants) HMO (Sui Generis)

Date Decision: 11.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03596/FUL

Ward : Woodside

Location : 198 Harrington Road
South Norwood
London
SE25 4NE

Type: Full planning permission

Proposal : Demolition of existing end of terrace dwelling and other buildings. Erection of 9 x 3-bed dwellings with associated access, parking, amenity space, landscaping, refuse and cycle storage.

Date Decision: 21.10.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03702/LP

Ward : Woodside

Location : 3 Ferndale Road
South Norwood
London
SE25 4QR

Type: LDC (Proposed) Operations edged

Proposal : Alterations to roof including L shaped dormer and installation of two (2) roof lights to the front and removal of a chimney.

Date Decision: 13.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03722/DISC

Ward : Woodside

Location : Lonsdale House
Lonsdale Road
South Norwood
London
SE25 4JL

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Discharge of condition 18 (bay section drawings and appearance of balustrades to balconies), 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: 21.10.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00479/ADV
Location : Outside 724 London Road
Thornton Heath
CR7 7HW

Ward : West Thornton
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 13.10.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/03600/LP
Location : 65 Mayfield Road
Thornton Heath
CR7 6DN

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

Proposal : Erection of hip to gable and rear dormer extension and provision of 3x rooflights in front roofslope

Date Decision: 11.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03633/GPDO
Location : 51 Mayfield Road
Thornton Heath
CR7 6DN

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

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 14.10.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/03637/LP

Location : 51 Mayfield Road
Thornton Heath
CR7 6DN

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Alteration to roof with erection of rear dormer and provision of roof lights in front roof slope.

Date Decision: 13.10.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03734/LP

Location : 48 Buxton Road
Thornton Heath
CR7 7HG

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Erection of L shaped dormer on rear roofslope and outrigger, alterations to front roofslope with the addition of two (2) roof lights. Removal of chimney.

Date Decision: 21.10.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/03751/HSE

Location : 8 Cheltenham Villas
Stanley Road
Croydon
CR0 3QA

Ward : West Thornton

Type: Householder Application

Proposal : Erection of single storey rear infill extension.

Date Decision: 19.10.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Ref. No. : 22/03786/GPDO
Location : 65 Mayfield Road
Thornton Heath
CR7 6DN

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum overall height of 2.95 metres

Date Decision: 26.10.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04184/LE
Location : 681 London Road
Thornton Heath
CR7 6AZ

Ward : West Thornton
Type: LDC (Existing) Use edged

Proposal : Use of the building as 5 self-contained flats

Date Decision: 28.10.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/04285/LE
Location : 685 London Road
Thornton Heath
CR7 6AZ

Ward : West Thornton
Type: LDC (Existing) Use edged

Proposal : Use of the building as 5 self-contained flats

Date Decision: 28.10.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/04075/AUT
Location : 100 Woodgate Drive, London, LONDON
SW16 5YP

Ward : Out Of Borough
Type: Consultation from Adjoining
Authority

Decisions (Ward Order) since last Planning Control Meeting as at: 1st November 2022

Proposal : Redevelopment of the site, including demolition of all existing buildings and structures, comprising new homes across four new buildings and the provision of flexible Class E floorspace at ground level fronting Streatham Vale and Woodgate Drive. Provision of associated private and communal landscaped amenity areas, play space, disabled parking spaces, refuse storage and cycle parking (consolidated and decentralised) with ancillary workshop (Adjoining Borough consultation from London Borough of Lambeth)

Date Decision: 19.10.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

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