

Planning Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Clive Fraser (Vice-Chair)
Councillors Ian Parker, Simon Brew, Lara Fish, Sean Fitzsimons,
Mohammed Islam, Mark Johnson, Humayun Kabir and Appu Srinivasan

Reserve Members: Leila Ben-Hassel, Louis Carserides, Chris Clark,
Danielle Denton, Christopher Herman, Joseph Lee, Endri Llabuti,
Ellily Ponnuthurai, Holly Ramsey and Luke Shortland

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 8 June 2023** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
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www.croydon.gov.uk/meetings
Wednesday, 31 May 2023

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>

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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.

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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 are invited to declare any disclosable pecuniary interests (DPIs) and other registrable and non-registrable interests they may have in relation to any item(s) of business on today's agenda.

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 22/00085/CONR - Ark Apartments, 54 Arkwright Road, South Croydon, CR2 0LL (Pages 13 - 34)

Retrospective planning permission for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three-bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping.

Ward: Sanderstead

Recommendation: Grant permission

5.2 22/05186/FUL - 176 and 178 Orchard Way, Croydon, CR0 7NN (Pages 35 - 52)

Demolition of existing dwellings, erection of four pairs of two storey 3-bed semi-detached dwellings with roof accommodation with car parking; formation of accesses onto Sloane Walk together with a new pavement; and provision of cycle, refuse stores and soft landscaping.

Ward: Shirley North
Recommendation: Grant permission

5.3 22/03889/FUL - Land r/o 9 and 10 Fair oak Close (Pages 53 - 76)

Redevelopment of land to the rear of Nos. 9 and 10 Fair oak Close, Kenley CR8 5LJ to provide new residential accommodation (Use Class C3), comprising 3 pairs of two storey semi-detached dwellings (6 dwellings in total) with associated access road, landscaping, refuse storage, cycle and car parking provision (amended description).

Ward: Kenley
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 77 - 78)

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

7.1 Weekly Planning Decisions (Pages 79 - 186)

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 8 May 2023 and 26 May 2023.

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 (2021)
 - the Croydon Local Plan (2018)
 - the South London Waste Plan (2022)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

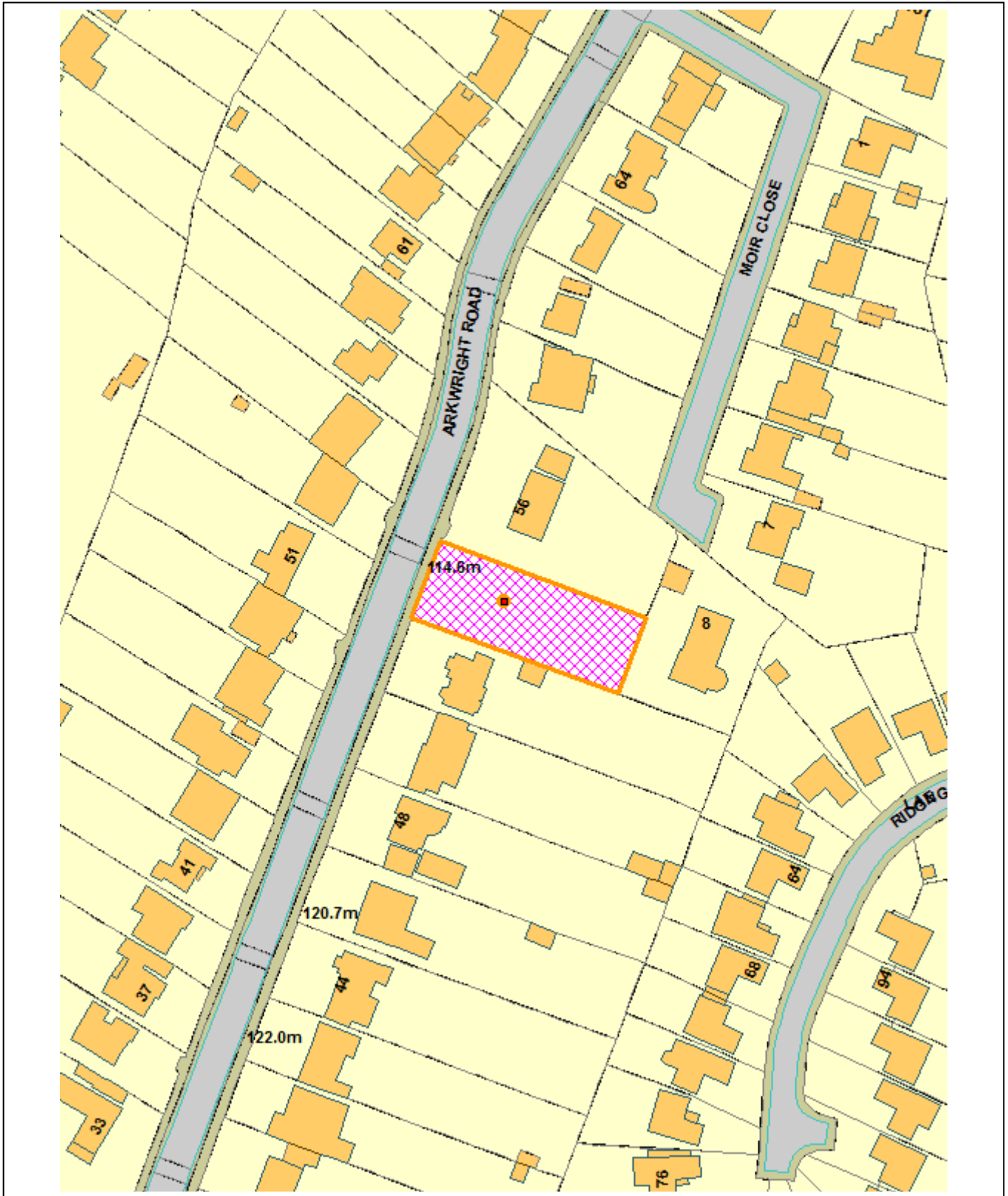
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1. APPLICATION DETAILS

Ref: 22/00085/CONR
 Location: Ark Apartments, 54 Arkwright Road, South Croydon, CR2 0LL
 Ward: Sanderstead
 Description: Retrospective planning permission for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three-bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping.
 Drawing Nos: 1902-00 (Site and Location Plan as Existing), 1902-01 Rev.C (Floor Plans), 1902-02 Rev.C (Elevations) 1902-03 Rev.A (Section), 1902-04 (Proposed Bin Store), 1902-05 Rev.A (Proposed Site Plan).
 Applicant: Arkwright SSB Ltd
 Case Officer: Joe Sales

	1 beds	2 beds	3 beds	4 bed	TOTAL
No. of Homes (All market housing)		6	1		7

Number of car parking spaces	Number of cycle parking spaces
7	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
- Petition received (in compliance with the Committee Consideration Criteria)
- Application referred by Local Ward Councillor, Lynne Hale.

2. RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 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. Development to be carried out in accordance with the approved drawings and reports.

2. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines.
3. At least 20% of parking spaces to have EVCPs.
4. No new side facing windows to be allowed within side elevations.
5. Obscure glazed side facing windows (excluding rooflights) above ground floor level.
6. Ground floor bedrooms at unit 3 to have opening windows (within 3 months of consent).
7. Entrances to building to have step-free access (within 3 months of consent).
8. Water use no more than 110l per day.
9. Energy efficiency.
10. Landscaping.
11. Cycle storage and access path (within 3 months of consent).
12. SUDS.
13. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration.

INFORMATIVES

1. Community Infrastructure Levy
2. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

3. HISTORY AND BACKGROUND TO THE PROPOSAL

- 3.1 The site is subject to extensive planning history which is detailed later in this report.
- 3.2 In 2017, planning permission was granted (17/03916/FUL, “the first consent”) for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three-bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping.
- 3.3 Several applications were submitted to discharge conditions. An application (“the second consent”) was then submitted (18/03680/CONR) to vary the conditions relating to the approved plans and landscaping, approved on 06.03.2019. This application was implemented and comprises a “fall back” position (i.e., if the current application is refused, the applicant can still build what was previously consented).
- 3.4 Development commenced, but it was not built fully in accordance with the plans. In order to regularise the development, another application was then submitted to further vary the plans. Application 20/04314/CONR (made under s73 of the TCPA 1990) was approved by the Council, and subsequently subject to a legal challenge.
- 3.5 A claim for judicial review against the decision of the Local Planning Authorities decision to grant planning permission for the application ref. 20/04314/CONR was lodged in 2021. In such cases, the Local Planning Authority has the choice

to either defend its decision or to consent to the decision being quashed by the courts (which effectively revokes the planning permission). The principal issue was whether the application had been determined under s.73 (variation of condition) or s.73A (retrospective application) to the Town and Country Planning Act 1990. The application was determined by the Council under s.73, and the claimant's position was that it should have been determined under s.73A as it was a retrospective application. Although it is possible for a s.73 application to be determined retrospectively, the Council decided to consent to the decision being quashed, which would usually result in the application then being determined again by the Council. The Court did not instruct the Council to re-determine the application, and the applicant chose to then withdraw the application and submit a new s.73A application, which is the subject of this report.

- 3.6 The second consent has been implemented, although not in compliance with condition 1 (drawing numbers). This application is made under s.73A of the Town and Country Planning Act 1990. S.73A(1) states:

“Planning permission for development already carried out.

- (1) On an application made to a local planning authority, the planning permission which may be granted includes planning permission for development carried out before the date of the application.*
- (2) Subsection (1) applies to development carried out—*
 - a) without planning permission;*
 - b) in accordance with planning permission granted for a limited period; or*
 - c) without complying with some condition subject to which planning permission was granted.*
- (3) Planning permission for such development may be granted so as to have effect from—*
 - a) the date on which the development was carried out; or*
 - b) if it was carried out in accordance with planning permission granted for a limited period, the end of that period.”*

- 3.7 The application is for planning permission for development which has already been carried out, without complying with conditions (s.73(a) part (c)). The effect of the decision would be to grant or refuse planning permission for the entire scheme, and for that reason the whole scheme has been assessed within this report (not just the amendments). However, the 2018 planning consent (the second consent) is very similar and is a strong “fallback” position, which should be afforded very significant weight in the decision-making process.

- 3.8 The Town and Country Planning Act requires decision makers to have regard to the development plan, material considerations and financial considerations relevant to and applicable at the time of the decision. Therefore, this report assesses the whole scheme and where the scheme does not comply with the

current development plan policies, also explains where officers have placed weight on the “fallback” position as a material consideration.

- 3.9 As the development has already been substantially constructed, if the application were to be refused, this would trigger consideration if planning enforcement action would be expedient in the circumstances. Any enforcement action is also required to be proportionate to the breach in planning control, and given that the principle of development on the site has already been established, it is therefore unlikely that the building would be demolished, but instead it may not be expedient to take action, or remedial works could be required. If that was case, the applicant would be entitled to appeal both the Council’s decision, and any enforcement notice issued by the Council. Although the cost of taking enforcement action would have financial implications on the Council, officers have placed extremely limited weight on the potential cost of enforcement in their recommendation. A sound decision should be made based primarily on the development plan, fallback position, and other material considerations.

PROPOSAL AND LOCATION DETAILS

Proposal

- 3.10 Retrospective planning permission for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three-bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping.
- 3.11 The application site has been subject to an extensive planning history and a judicial review which is outlined with the planning history section below however, the development as built is considered to be in breach of the previously granted permissions and has been subject to an enforcement case. The principal changes between the proposal and the previously granted permissions comprise of the following items:
- Amendment to dormer window on the first-floor level.
 - Formation of retaining wall due to land levels and neighbouring structures.
 - Amendment to proposed cycle store location due to position of retaining wall.
 - Installation of photovoltaic panels on flat roof to satisfy condition 9 – reduction in carbon emissions.
 - Omission of window on flank elevation.
 - Up stands for approved flat roof lights and flat roof showing firing pieces to enable drainage onto pitched roof with associated downpipes.
 - Internal alterations including lobby entrances within units and service cupboards.
 - Relocation of the refuse store to the parking forecourt area.

Site and Surroundings

- 3.12 The application site is located on the eastern side of Arkwright Road and was previously occupied by a bungalow which has since been demolished and now

comprises a two/three storey building with accommodation in roof space (4 storeys of accommodation including the roof space).

- 3.13 Land levels rise from south to north and generally from east to west. Arkwright Road is varied in character, comprising a mix of single and two storey detached properties set within generous plots with good spacing in-between. The surrounding area is suburban in character.
- 3.14 Part of the site is subject to surface water flood risk and there are no Local Plan policy designations associated with the site.
- 3.15 The site has a Public Transport Accessibility Level (PTAL) of 1a.



Figure 1: Aerial View

4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development remains acceptable in principle.
- The design and appearance of the development with the associated changes would not harm the character of the surrounding area or the existing building.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The development would provide a suitable quality of accommodation for occupiers of the development.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

5. CONSULTATIONS

- 5.1 The views of the planning service are set out below within the assessment of the material planning considerations as set out below.

6. LOCAL REPRESENTATION

- 6.1 The application was publicised by letters of notification that were sent to 7 neighbouring properties. A site notice was erected on 04.11.2022. The number of representations received in response to the consultation are as follows.

- 6.2 No of individual responses: 16 Objecting: 16 Supporting: 0

- 6.3 The responses received also included a petition which was signed by 74 local residents who objected to the proposed development.

- 6.4 The following issues were raised in representations. Those that are material to the determination of the application, are addressed within the assessment of the material planning considerations section of this report.

Objection	Officer comment
<i>Principle of development</i>	
<i>Net loss of a 3-bedroom home.</i>	<i>Addressed in report.</i>
<i>Character and design</i>	
Height of the building unacceptable.	<i>Addressed in report.</i>
Excessive hardstanding.	
<i>Quality of accommodation</i>	
Poor quality of accommodation.	<i>Addressed in report and condition 9.</i>
Does not meet the nationally described space standards.	
M4 requirements not achieved.	
<i>Neighbouring amenity impacts</i>	
Overlooking and privacy concerns from roof lights.	<i>Addressed in report and conditions 6 and 7.</i>
<i>Parking and highways</i>	
Overspill car parking on surrounding roads.	<i>Addressed in report</i>
Lack of refuse storage facilities.	
Lack of cycle store provision.	
<i>Other</i>	

Drainage strategy not complied with.	<i>Addressed in report</i>
Incorrect application submitted.	The application forms submitted have ticked that development has commenced and therefore the application has been assessed correctly under s.73A of the Town and Country Planning Act.

6.5 Local Ward Councillor, Lynne Hale, 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:

- Development fails to meet minimum space standards.
- Development is harmful to the local character.
- Detrimental impacts on neighbouring properties.
- Inadequate accessibility.
- Refuse storage unacceptable.
- Drainage unacceptable.

7. RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 The application is for retrospective planning consent under s.73A of the Town and Country Planning Act 1990.

7.2 Decisions on planning applications must be taken in accordance with the development plan unless there are material and/or financial considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

7.3 Planning permission 18/03680/CONR (the second consent) is an extant consent and comprises a “fall back” position (i.e., if the current application is refused, the applicant can still build what was previously consented). This is a significant “material consideration” which should be afforded substantial weight when making a decision on the current application.

7.4 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022).

7.5 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.

7.6 It should be noted that the development plan at the time of the assessment of the original application included the old London plan that was superseded by an updated London Plan in 2021. The policies relating to new housing have

remained relatively consistent, albeit with increased/new targets for housing delivery on small sites.

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

London Plan (2021):

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

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance

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

8. MATERIAL PLANNING CONSIDERATIONS

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

- a) Principle of development
- b) Design and impact on the character of the area
- c) Quality of accommodation
- d) Impact on neighbouring residential amenity
- e) Trees and landscaping
- f) Access, parking and highways impacts.
- g) SuDs, Flood Risk and Energy Efficiency
- h) Other matters

a) Principle of Development

Demolition

- 8.2 The site previously contained one house, which has been demolished. Planning permission has already been granted for the demolition of the house by the first and second consents.
- 8.3 Local Plan Policy SP2.2 does not permit developments which would result in the net loss of homes or residential land. The planning application is to replace the demolished house with new housing, which would comply with Policy SP2.2.
- 8.4 Local Plan Policy DM1.2 also explains that The Council will permit the redevelopment of residential units where it does not result in the net loss of 3-bedroom homes (as originally built) or the loss of homes smaller than 130m².
- 8.5 The house previously on the site was granted consent in 1924 (Record no.028234). Although officers have been unable to locate the original floor plans, an application was submitted in 2011 (11/00834/P) for extensions to the house, which show the “existing” house having two storeys, with 4 bedrooms (1 downstairs, 3 upstairs), 2 reception rooms, a kitchen, bathroom and garage. The ground floor measured approximately 115sqm (including the 17sqm garage), and the first floor measured approximately 51sqm, totalling 166sqm (or 149sqm excluding the garage). The plans, including the position of the staircase, appear to have been conventionally laid out so officers do not have any reason to believe that the house was constructed with a different layout. The original house

therefore appears on the balance of probability to have been more than 130sqm as originally built (within the meaning of Local Plan Policy DM1.2).

- 8.6 The house on the site was later extended, following the 2011 planning application (such that it was even larger by the time it was demolished).
- 8.7 As the original house was more than 130sqm, its demolition does not conflict with the Local Plan, subject to there being no net loss of homes or residential land. The new development provides 7 homes, which would comply with the Local Plan in this regard.

New Homes

- 8.8 The application is for a block of flats, to replace the house which has been demolished.
- 8.9 The established use of the site is residential (C3), and therefore no change of use is proposed. The continued use of the site for residential use does not conflict with the development plan.
- 8.10 Policy SP2.1 of the Local Plan applies a presumption in favour of development of new homes.
- 8.11 The Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036. The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher annual target of 2,079 homes per year.
- 8.12 There is limited developable land available for residential development within the built-up area of the borough, and Croydon Local Plan Policy SP2 explains that developments should ensure land is used efficiently. In addition to allocated sites, the Local Plan anticipates a large proportion of housing delivery to come forward on unallocated sites, with a target of 10,060 homes on windfall sites (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, or 641 per year. London Plan policy H1 states that boroughs should optimise housing delivery, particularly on (but not limited to) sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The application site is in a PTAL 1a and more than 800m from the nearest station or town centre.
- 8.13 On such sites Croydon Local Plan Policy SP2 requires development to ensure land is used efficiently, and London Plan Policy H2 requires boroughs to proactively support well-designed new homes on small sites, to significantly increase the contribution of small sites to meeting London's housing needs; and support small and medium-sized housebuilders.

8.14 The principal of providing new homes on the site is therefore supported by the Local Plan's "presumption in favour" and the retention of the new homes on the site would contribute to accommodating the borough's housing needs.

Affordable Housing

8.15 The development provides 7 homes which would not trigger affordable housing contributions in line with Local Plan Policy SP2 or London Plan Policies H4 or H5.

8.16 Housing Mix

8.17 Local Policy DM1.2 seeks to avoid a net loss of small (up to 130sqm) 3-bedroom 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. As explained in the "Demolition" section of this report, the original house was larger than this and therefore not protected from demolition. The Local Plan requires it to be replaced by a new home so there is no net-loss of housing, but there is no policy requirement for it to be replaced by a similarly sized home.

8.18 The policy has changed since the previous development was approved. The first consent was granted before the adoption of the 2018 Local Plan.

8.19 Local Plan 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. This is a target which is strongly encouraged by officers as beneficial but is a strategic requirement across all development and is not an absolute requirement for each development proposal.

8.20 The current development proposes one 3-bedroom home. As discussed below, it would not comply with the minimum space standard for a 3-bedroom home, such that in effect it would be akin to a 2-bedroom home with a study. Therefore, limited weight should be placed on the benefits of the scheme's delivery of "family sized" accommodation. However, as there is no net loss of small (up to 130sqm) 3-bedroom family-sized homes, this does not in itself warrant refusal of the application.

8.21 The strategic target of a 30% delivery of three-bedroom units would not be achieved across the development site. However, this does not conflict with the development plan, and refusal on that basis is not warranted.

8.22 It should be noted that weight should be placed on the previous consent, which only included one 3-bedroom home; and that the London Plan (Policies GG4, H2 and H10) and the Local Plan (Policy DM1.1) promote a mix of housing sizes and types. Given that the Arkwright Road predominantly comprises larger family houses, the introduction of some smaller homes is of benefit to supporting a more mixed community.

8.23 On balance, it is considered that the proposed unit mix does not justify refusing the application, given the weight afforded to the previous permissions granted, and the overall compliance with policy.

b) Design and impact on the character of the area

- 8.24 Design and character considerations were considered within the assessment of the first consent. Since that decision was issued, the development plan has changed, and both the Local Plan and London Plan have been replaced. There is greater emphasis on housing delivery, with increased housing targets. However, the general promotion of good design which respects the local character, remains. The Local Plan is clear at paragraph 6.42 that “the need to deliver 32,890 homes does not outweigh the need to respect the local character, and amenity and to protect biodiversity.”
- 8.25 Policies SP4.1 and DM10.1 of the Local Plan explain that the Council will require development which respects and enhances Croydon’s varied local character and contributes positively to public realm, landscape and townscape. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. London Plan policy D3 explains 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 The site is located in Sanderstead. Local Plan Policy DM10 also refers to the requirement to consider “place-specific” policies and the Borough Character Appraisal.
- 8.27 The site is located in the area covered by Local Plan Policy DM43 “Sanderstead” which is described (para 11.188) as:
- 8.28 *“An area of sustainable growth of the suburbs with some opportunity for windfall sites will see growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.”*
- 8.29 The Borough Character Appraisal describes the area’s predominant residential character as “Detached Housing on Relatively Large Plots.” It explains that the majority of housing types are medium/large houses built in a consistent style with a similar relationship to each other and the street. The majority of houses and streets are laid out and built between 1910 and 1940 on former farmland. There are some street trees, but often minimal front boundaries which allow gardens to contribute to a generally green environment. Architecture of houses is generally in a neo-vernacular style, often referred to as ‘Tudorbethan’. Private driveways leading to a detached or integral garage and parking areas mean that on street parking is less of a problem than other housing types.
- 8.30 The London Plan requires boroughs to “proactively explore the potential to intensify the use of land to support additional homes” (Policy GG2), “achieve a change in densities in the most appropriate way” (Policy D3) and recognise “that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites” (Policy H2).
- 8.31 There is therefore a key policy objective to facilitate new housing and accept that the local character will change, but to manage that change through a design

which respects the existing local character and distinctiveness. Aligned with this requirement, the Local Plan (Policy SP2) requires development to ensure land is used efficiently and address the need for different types of homes in the borough. Policy DM10.1 encourages buildings to achieve a minimum height of 3 storeys.

- 8.32 The development is a detached building set back from the street behind a parking area and some soft landscaping. It is set in from the side boundaries, with a substantial rear garden. In terms of plot layout, it respects the existing development pattern of detached housing types on relatively large plots, set behind a driveway. The surrounding houses are mix of bungalows and 2-storey houses under pitched roofs. Officers are of the view that the as built development would comply with the relevant policies. The development comprises a building of three stories which is line with policy. The depths of the building respect the neighbouring properties and building lines, with suitable separation distances to the adjoining side boundaries. The front building line is consistent with the development pattern of the area which continues to remain in compliance with Local Plan policy DM10.
- 8.33 The basement accommodation is not visible from the streetscene, being located at the rear, and set within large rear garden lightwells with stepped retaining walls and soft landscaping. This respects the predominantly soft landscaped nature of the back gardens.
- 8.34 The architectural design and style of the building is sympathetic to the wider context and the traditional design of the development uses features and forms which can be found within the existing street scene. Materials and details have been considered and agreed previously, and provide an acceptable finish to the development in keeping with the materials used within the street scene.
- 8.35 A dormer window with a gabled roof has been constructed on the front elevation of the first-floor level, which cantilevers over the ground floor level and comes further forward when compared to the planning permissions previously granted. The other buildings on the street feature bay windows and front facing gables, such that this feature reflects the character of the street scene.
- 8.36 The previous consent included an internal refuse store, which has been relocated out of the building into the front garden. It would be a timber structure, screened by a hedge (with a condition recommended to ensure future retention). Several of the nearby houses have substantial hedges within their front gardens and the scale of this feature would therefore not be out of scale with the other similar features in the street scene.
- 8.37 The location of the refuse store due to its size and scale would appear as a modest outbuilding in relation to the existing flatted block. The siting and location of the bin store are not considered to negatively impact the visual amenities of the street scene or detract from the character of the flatted block, (even without the hedge, which would future reduce the impact) and are acceptable when assessed against Local Plan policy DM10.
- 8.38 As part of the as built development, upstands for the roof lights and the firing pieces located on the flat roof have been included which did not form part of the

previously approved development. Due to their minor nature and location, these additional elements are not considered to cause harm to the character of the building and the visual amenity of the street scene and are therefore acceptable as the development continues to comply with Local Plan policy DM10.

- 8.39 The downpipes which have been incorporated onto the external elements of the building during construction are located in discreet locations on the principal elevations of the building and run down the side elevations which will not be prominent within the street scene. Downpipes on this principal elevation are a common feature that are found within the existing street scene and are typical on older style dwellings. It is not considered that their introduction has resulted in a development that would harm the visual amenities of the street scene or the character of the existing building and are therefore in accordance with Local Plan policy DM10.
- 8.40 The building includes lightwell gardens and balconies which are not a feature of the street scene. However, these are located at the rear, such that they are not visible from the street and therefore do not affect the character of the street scene.
- 8.41 In order to achieve reductions in CO2 emissions photovoltaic panels have been installed onto the roof of the building. The as-built panels are located on the flat roof section of building which is set back from the main elevation of the building. It is considered that the panels have been installed in a way that is discreet and will minimise any impact to the street scene when viewed front the road. The locations of the panels are therefore not considered to result in harm to the character of the building or the visual amenities of the street scene and are considered acceptable when assessed against Local Plan Policy DM10.
- 8.42 Two retaining walls are situated within the development along the northern boundary and around the landscaped area located outside of unit 3. Whilst not originally approved, the retaining walls are not considered to significantly harm the appearance of the landscaping of the proposed development. The retaining wall along the northern boundary of the site is at a low level and therefore result in minimal adverse impact to the character of the development and the wider area. The retaining wall nearest to the southern boundary will be located above the terraced area which serves unit 3. Whilst the retaining wall is taller than originally approved, the front gardens of the nearby houses feature walls, hedges and fences of varied heights, and the sloped nature of the street means that it is not out-of-keeping with the street scene.
- 8.43 Overall, the retaining walls are not considered to significantly harm the appearance of the development or the character of the existing area.
- 8.44 The windows, soffits and fascias are white PVC, as are the entrance doors, and the rainwater goods are also PVC (black). These are similar to the features of the neighbouring properties. The brickwork and tile hanging / roof tiles are the half-timbering are of acceptable quality. Some of the windows are of varied designs; however, there is some variation of fenestration (predominantly PVC) on the street, such that this is not considered out-of-keeping with the street. The front door is located on the side of the building, which is unusual, although as

there is a door on the front (to one of the flats), this is not harmful to the street scene and again does not warrant refusal.

- 8.45 The development is a detached residential building under a pitched roof, surrounded by soft landscaping and sitting behind a front driveway. As such, it is in keeping with the established typology of development on Arkwright Road. The development achieves the policy aims of increased housing mix and density whilst respecting (although not necessarily preserving) the existing character. As such, the retention of the building results in a development that is compliant with Local Plan policy DM10 and the aforementioned policies and is acceptable in terms of design and character.
- 8.46 As explained above, the extant consent on the site is a “fall-back” position, meaning that if the development was not approved, the developer could fall back on their previous consent instead. The design changes compared to the previous consent (the front dormer, bin store, and detailing) are relatively minor compared with the previously approved scheme, and as significant weight should be placed on the fall-back position, officers are not of the view that the changes to the approved development are of such magnitude that they would warrant refusal of the application on design grounds.

c) Quality of Accommodation

- 8.47 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. Local Plan Policies DM10.4 and 10.5 also set out standards for private and communal amenity spaces.
- 8.48 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage.
- 8.49 The original permission ref. 17/03916/FUL and subsequent section 73 application ref. 18/03680/CONR approved the floor layouts and accommodation which were implemented on site.
- 8.50 The development was not built completely in accordance with the approved plans, and there are some discrepancies between the development which has been constructed and that which was consented.
- 8.51 Permission was granted for a development which contains a three-bedroom home (unit 3). The as-built scheme includes a home with three bedrooms, but it does not comply with the relevant space standards for a three-bedroom home. The width of the smallest bedroom is too narrow to achieve the dimensions

required by the Nationally Described Space Standards. The home would however exceed the standard for a 2-bedroom home, with an additional study. It would be dual aspect, with a private garden. Therefore, this home would provide an acceptable standard of accommodation for occupiers who require a 2-bedroom home, and the presence of an additional room would not harm the accommodation provided.

- 8.52 The second bedroom of unit 3 does not have an opening window. The reason given at the site visit was to avoid fumes from a nearby flue (however that flue does not exist). The applicant has since advised that opening the window may obstruct people running into the garden, which officers consider can be mitigated through restricted or inward opening, so to allow passive ventilation, a condition is recommended requiring that window to be replaced with an opening window within 3-months of the grant of consent.
- 8.53 The retaining wall outside of unit 3 extends higher than that which was originally approved. Given the separation distance between the unit at the lower ground floor level and the retaining wall, it is considered that the development continues to deliver an acceptable level of daylight and outlook for this unit which is in accordance with Local Plan policy DM10.
- 8.54 As explained above, there is no absolute policy requirement for a three-bedroom home to be re-provided (although there is a target for 30% of homes to have 3+ bedrooms), therefore refusal based on the standard of accommodation provided by that home is not warranted.
- 8.55 The other concern raised by objectors is whether the headroom requirements within the homes located in the sloped roof space have been achieved. The roof space contains 2no. 2-bedroom flats. The NDSS requires that the minimum space for a 2b3p flat is 61sqm, with a floor to ceiling height of 2.3m for at least 75% of the Gross Internal Area (46sqm for a small 2-bedroom flat). Unit 6 would have 75sqm (oversized by 14sqm), of which 39sqm (52%) is at least 2.3m high. Unit 7 would have 65sqm (oversized by 4sqm), of which 37sqm (57%) is at least 2.3m high. These units would fall short of the minimum standard. However, they are triple aspect units, their overall floorspace exceeds the minimum standard, and therefore on balance accommodation provided would provide an acceptable standard of accommodation.
- 8.56 Throughout the development, the as-built ceiling heights do not achieve the London Plan requirement of 2.5m but exceed or achieve the NDSS minimum of 2.3m. The London Plan advocates higher ceilings partly to avoid overheating, and in this case all units would be dual-aspect, resulting in cross-ventilation which would also address overheating; therefore this is not considered by officers to warrant refusal.
- 8.57 Planning permission ref: 17/03916/FUL highlighted that a number of the apartments as originally approved did not have their own private amenity space. The same would apply in relation to the current proposals which would result in a development that does not fully comply with Local Plan policy DM10.4 in terms of the delivery of private amenity spaces for all the units built on site.

- 8.58 The site would also fail to comply with London Plan policy D7 in terms of delivering wheelchair accessible and adaptable units across the site. There are no accessible and adaptable units. The entrances to the building have been constructed without step-free access to the entrance doors, and there is no step-free or accessible path to the communal garden at the rear. This is of note given the lack of private amenity space to the upper floor homes. A condition is therefore recommended to require the entrance paths to be amended to provide step-free access to the building, rear garden and cycle store. The Local Planning Authority is required to consider accessible design as part of the duties contained within the Equalities Act and avoid discriminating against those with protected characteristics, and this is considered a proportionate requirement which complies with that act.
- 8.59 Furthermore, the ceiling heights of the homes, whilst at least 2.3m, do not achieve the London Plan standard of 2.5m. This standard is in place to avoid overheating, allow space for sufficient lighting and provide good living conditions. Given that all the homes are dual aspect, these requirements would largely be achieved and the lower ceiling heights do not warrant refusal of the application.
- 8.60 The existing building on the site provides homes for local residents, and rectifying some matters, like the ceiling heights, would require substantial demolition and re-building. These issues could not be easily rectified, and to achieve complete policy compliance, would require substantial demolition and re-build. A consequence would be that the existing residents would lose their homes and need to move elsewhere. The extent of work needed to achieve complete policy compliance, and the impacts, are material considerations.
- 8.61 Other matters are easier to rectify, and as explained above, conditions are recommended requiring step-free access to the building, garden and cycle store, and a replacement window. These matters are simple to rectify and can be secured by planning conditions.
- 8.62 The building is occupied and provides a small number of homes, all of which are dual aspect, with good access to sunlight and daylight, and access to outdoor amenity space. On balance it provides an acceptable standard of accommodation to its residents. As such, whilst the retrospective application should consider the application against the development plan at the time of its assessment, officers have taken an on-balance view that the quality of accommodation proposed given the circumstances would be not warrant a reason for refusal based on the planning history and the established permissions which have been implemented previously.

d) Impacts on neighbouring residential amenity.

- 8.63 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.
- 8.64 The relationship to adjoining properties would be similar to that already approved. Any changes to the elevations, windows, balconies and roof-lights

would be minimal. The previous approval (the second consent) contained side-facing rooflights which are not obscured glazed, and a concern has been raised by neighbours about overlooking. This is a previously approved arrangement and due to the angled nature of the rooflights on the roofslope, does not result in significant overlooking towards the neighbours' windows or gardens (with predominantly sky views). The established development was considered to not result in significant harm to the outlook and the amenity of the adjoining occupiers and given the minimal change in the general layout of the development and the built form, officers maintain that the development continues to comply with Local Plan Policy DM10.

e) Trees and landscaping

8.65 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping.

8.66 The site is not covered by a Tree Preservation Order. There are some small trees and shrubs on the site and an arboricultural report was submitted with the original application ref. 17/03916/FUL. The alterations to that of the original planning permission are not considered to result in a development that would have resulted in an officer's opinion that differed from that as originally assessed within the original application. The relocation of the cycle and refuse stores to alternative locations where hardstanding exists ensures that any harm to the existing trees would have been minimal and therefore in compliance with Local Plan policy DM10.8.

8.67 A landscaping proposal was approved under application ref. 18/03680/CON and the landscape plan submitted with the application currently under assessment has amended this slightly to reflect the as built conditions. It is therefore considered that the landscaping proposals are acceptable given the established permissions and the minimal changes to the overall landscaping proposals and strategy. A condition is recommended requiring this landscaping to be maintained.

f) Access, Parking and Highway Safety

8.68 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates poor access to public transport. 7 parking spaces (1 per home) have been provided in a parking area at the front of the site, which would accord with the maximum car parking standards set out within London Plan policy T6. The policy position has not altered significantly despite the adoption of the new London Plan and officers consider that based on the unit mix and proposed car parking provision, the development continues to be acceptable and policy compliant in this regard.

8.69 Acceptable turning space has been provided to allow vehicles to manoeuvre within the site and exit in a forward gear as have visibility splays which would ensure the safety and efficiency of the highway providing a development that is compliant with Local Plan Policy DM29.

Cycle parking

8.70 Local Plan Policy DM30 and London Plan policy T5 and Table 10.2 would require the provision of a total of 14 cycle parking spaces for residents and given the scale of development, there is no requirement for visitor cycle parking. Cycle parking has been located to the rear area of the development site with access provided down the side of the existing building. This location would be acceptable, subject to the provision of a path to the cycle store (recommended by condition). The second consent included details of a cycle store, which have not been complied with. Therefore, another condition is recommended requiring compliance or approval or alternative provision. Given the existing layout of the development site, and that the cycle store would be accessible to future occupiers of the development, this arrangement is considered acceptable.

Refuse / Recycling Facilities

8.71 The application proposes a new, larger refuse store, located within the forecourt. Based on the council's waste guidance document for new developments, the store would be able to accommodate enough bins for the development. Furthermore, the arrangement allows for easy transport of the receptacles for operatives accessing the site which would be considered acceptable and in line with Local Plan policy DM13. The surrounding houses have relatively substantial hedges and landscaping in their front gardens, alongside relatively tall fences and structures which in some cases come forward of the building line. The proposed bin store would be located close to the front boundary, however given the site's context and the proposed landscaped boundaries, the appearance and location of the proposed bin store would be acceptable.

g) SuDs, Flood Risk and Energy Efficiency

8.72 The original application considered the flood risk of the site, and a drainage strategy was provided to the council which was dealt with under application ref. 18/02441/DISC. There has been no alteration to the flood risk of the site and given the minimal changes to the overall site layout which the application is seeking retrospective permission for, it is not considered that this has an impact on the drainage measures that have been approved previously. Within the public consultation responses, concerns were raised about the implementation of the SUDS scheme. A condition is recommended requiring the ongoing compliance with the previously approved SUDS details, meaning that future enforcement would be possible if the condition is not complied with. Overall, it is considered that there would be a neutral impact in this regard and that subject to the recommended condition, the development continues to comply with Local Plan policy DM25.

8.73 In order to ensure that the proposed development achieves appropriate standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to continue to achieve the higher minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

8.74 The second consent was subject to a condition requiring a 19% carbon emissions reduction (compared to the building regulations). An application was submitted in 2022 to demonstrate compliance (22/00127/DISC). That application was withdrawn, but provided sufficient evidence such that the requirement could be achieved; that policy requirement has since been replaced by a higher building

regulations standard, however it would still be appropriate to apply a condition requiring ongoing compliance and such condition is recommended.

h) Other matters

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

8.76 The previous approvals on the site pre-dated the current requirement for small housing developments to provide financial contributions towards sustainable transport measures. The second consent (the fallback position) did not have a s.106 agreement or contribution towards sustainable transport. Given that amendments to the scheme do not increase the transport impacts of the development, there would be no additional harm to mitigate in terms of sustainable transport. On that basis, no s.106 agreement has been entered into.

8.77 The requirement for Fire Safety Statements was introduced by the London Plan (2021) after the outline consent was approved by the Council, and therefore no conditions were imposed securing a Fire Safety statement. The development has already been constructed, such that the requirement for a Fire Safety statement has been overtaken by the Building Regulations, which require assessment of Fire Risks; as such this matter has been considered (as required by London Plan Policy D12) but no planning-application stage Fire Safety Statement is required.

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

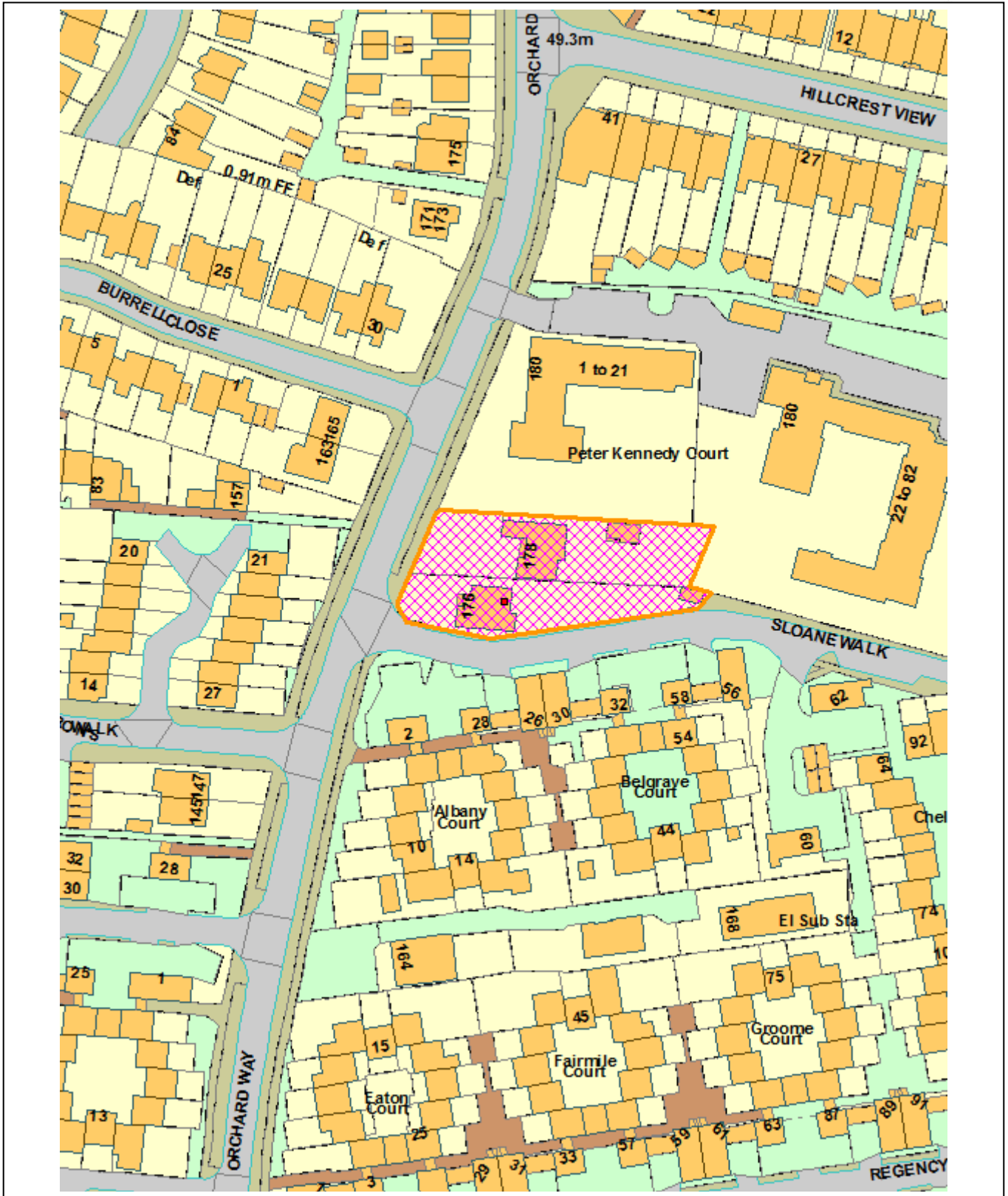
Conclusion

8.79 The application for retrospective planning permission for the amendments to the original planning permission includes design elements which are not fully in compliance with the development plan.

8.80 The existing planning consent is a material consideration, and the building is providing accommodation to local residents. The development which has been constructed does not harm the street scene. Some harm has been identified within this report, and conditions are recommended, which must be complied with to rectify some of the harm caused by the as-built development.

8.81 Subject to compliance with those conditions, the development is considered to provide an acceptable standard of accommodation, such that the minor policy conflicts do not warrant ordering the demolition of the building and eviction of the existing residents.

8.82 On balance, and subject to compliance with the recommended conditions, approval is recommended.



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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: 22/05186/FUL
 Location: 176 and 178 Orchard Way, Croydon, CR0 7NN
 Ward: Shirley North
 Description: Demolition of existing dwellings, erection of four pairs of two storey 3-bed semi-detached dwellings with roof accommodation with car parking; formation of accesses onto Sloane Walk together with a new pavement; and provision of cycle, refuse stores and soft landscaping
 Drawing Nos: UT-A01, UT-A02, UT-A03, UT-A04, UT-A11, UT-A12, UT-A13, UT-B01, UT-B02, UT-B03, P01
 Applicant: David James,
 Agent: Simon Grainger
 Case Officer: Victoria Bates

Housing Mix					
	1 bed	2 bed	3 bed	4 bed	TOTAL
Existing	-	1	1	-	2
Proposed (market housing)	-	-	8	-	8
TOTAL	-	-	8	-	8

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1a	
Car Parking maximum standard	Proposed
1.5 per home (12 in total)	1/2 per home (12 in total)
Long Stay Cycle Storage minimum	Proposed
16	16
Short Stay Cycle Storage minimum	Proposed
0	0

1.1 This application is being reported to committee because:

- Councillor Chatterjee and Councillor Bennett made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- Objections above the threshold in the Committee Consideration Criteria have been received.

2 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:

1. Sustainable transport contribution of £12,000
2. Monitoring fee
3. Payment of the Council's reasonable legal costs
4. 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 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) Submission of Construction Logistics Plan
- 4) Submission of drainage details
- 5) Submission of services and drainage in relation to tree roots

Prior to above ground floor slab level

- 6) Submission of external facing materials
- 7) Submission of hard and soft landscaping
- 8) Details of refuse and cycle stores
- 9) Biodiversity enhancement strategy
- 10) Section 38 agreement entered into for adoption and maintenance of footpath

Pre-occupation

- 11) Wildlife sensitive lighting design scheme

Compliance

- 12) Tree protection and planting
- 13) Ecological appraisal recommendations
- 14) Compliance with Fire Statement
- 15) Installation of at least 20% Electric Vehicle Charging Points
- 16) Energy efficiency and water usage
- 17) All units to be to M4(2) accessibility standard
- 18) Removal of permitted development rights
- 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) Highways informative in relation to s278 and s38 works required
- 4) 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 3 months of the committee meeting 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 Full planning permission is sought for the demolition of the two existing dwellings (numbers 176 and 178 Orchard Way) and subsequent erection of four pairs of two storey 3-bed semi-detached dwellings with roof accommodation, together with car parking, formation of accesses onto Sloane Walk together with a new pavement and provision of cycle, refuse stores and soft landscaping.



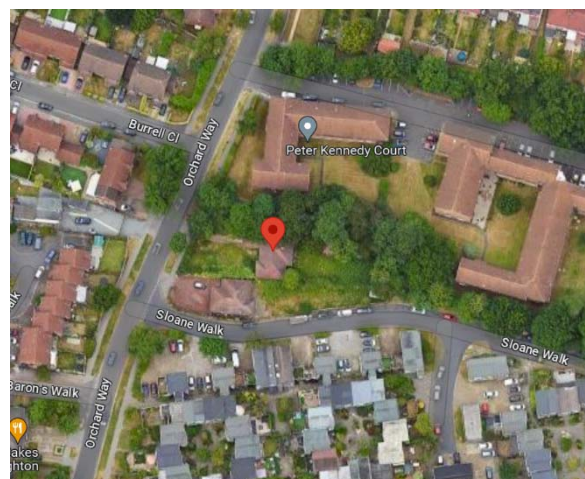
Figure 1: Streetscene elevation from Sloane Walk

Amendments

3.2 One amendment has been secured during the course of processing the application: the car parking space closest to the junction with Orchard Way (one of two spaces for House 1) was relocated to House 7. No additional crossover was required to facilitate this space and as it is minor in nature no re-consultation was necessary.

Site and Surroundings

3.3 The application site contains two detached bungalows on the eastern side of Orchard Way. The bungalow at 176 Orchard Way is adjacent to Sloane Walk to the south.



Figures 2 and 3: Site location plan (left) and aerial photograph (right)

3.4 The bungalows have large front gardens with off-street parking accessed solely from Orchard Way. There is no vehicular access currently from Sloane Walk. The

bungalows are set back approximately 12-13 metres from the back edge of the pavement. They also have rear gardens with a slope downwards from west to east.

- 3.5 The bungalow at No.178 is in a very poor state of repair (and potentially not fit for habitation). The rear garden of 178 has a derelict outbuilding and its rear garden is heavily overgrown with brambles. The rear garden of No.176 is laid to lawn and well maintained. The total site frontage is 24 metres and maximum depth of 61 metres giving a total site area of 1,467 square metres (0.14 hectares).
- 3.6 Sloane Walk is a 2 and 3 storey housing estate with a 1960's contemporary design. The road itself is relatively narrow with no pavement on either side of the road. Cars were parked along the northern edge at the time of the officer's site visit. To the north and east of the site is Peter Kennedy Court, a residential estate which comprises two relatively large 2 and 3 storey buildings containing flats.
- 3.7 There are no Tree Preservation Orders (TPO) specific to either 176 or 178 Orchard Way, however there are a number of significant trees located on the Peter Kennedy Court site which partially overhang the northern part of the application site (at 178 Orchard Way). These trees are protected by an area TPO No. 41 (1979).
- 3.8 The site has a PTAL (Public Transport Accessibility Level) of 1a which is low (on a scale of 0-6b). There are double-yellow lines at the junction of Orchard Way / Sloane Walk. Orchard Way is a Local Distributor Road.

Planning Designations and Constraints

- 3.9 The site is subject to the following formal planning constraints and designations:
- PTAL: 1a
 - Flood Risk Zone: 1

Planning History

- 3.10 The following planning decisions are relevant to the application:

- 21/06038/FUL Demolition of existing dwellings, erection of three pairs of two storey 3-bed semi-detached dwellings with roof accommodation and one pair of two storey 2-bed semi-detached dwellings with car parking, formation of accesses onto Sloane Walk together with a new pavement, and provision of cycle, refuse and recycling stores and soft landscaping. **Refused** in June 2022 on grounds of design of units 7 and 8, loss of amenity, highways safety and parking stress, vehicle access, absence of a legal agreement, and harm to protected trees.
- 21/01635/FUL Demolition of existing dwellings, erection of three pairs of two storey 3-bed semi-detached dwellings with roof accommodation and one pair of two storey 2-bed semi-detached dwellings with car parking, formation of accesses onto Sloane Walk together with a new pavement, and provision of cycle, refuse and recycling stores and soft landscaping. **Refused** in July 2021 on grounds of layout, design of units 7 and 8, loss of amenity, highways safety and parking stress, vehicle access, absence of a legal agreement, harm to protected trees, ecology and fire safety.

Appeal dismissed in June 2022 on design of units 7 and 8 and failure to adequately demonstrate biodiversity net gain only.

- 19/05114/PRE Demolition of two bungalows; Erection of 3-4 storey buildings with 19 flat.
- 18/02941/PRE Demolition of two bungalows; Erection of 8 two storey houses (6x3 bedroom, 2x2 bedroom).
- 05/04112/P Demolition of existing buildings, erection of a three storey building comprising 14 two bed flats and provision of associated car parking and amenity space.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the residential development is acceptable given the residential character of the surrounding area and the need for housing.
- The scheme would provide 8 family sized houses with good sized gardens and acceptable accommodation for future residents.
- The proposed development would be acceptable in terms of its design and impact on character of the area, particularly when giving weight to the Inspectors decision for 21/01635/FUL.
- The scheme would not cause significant harm to neighbouring amenity, particularly when giving weight to the Inspectors decision for 21/01635/FUL.
- The properties would each have at least one off street car parking space and would not impact upon highway safety and efficiency, particularly when giving weight to the Inspectors decision for 21/01635/FUL.
- The proposal's impact on trees, particularly when giving weight to the Inspectors decision for 21/01635/FUL, is acceptable.
- The scheme would encourage biodiversity net gain.
- 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.

5.2 The following were consulted regarding the application:

London Borough of Bromley (Statutory Consultee)

5.3 No objection is raised, although they do state the LBB Highway Authority have advised that the parking area adjacent to Orchard Way is too close to the junction of Orchard Way and Sloane Walk.

6 LOCAL REPRESENTATION

6.1 A total of 101 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: 54 Objecting: 53 Supporting: 0 Neutral: 1

6.2 The following local groups/societies made representations which are summarised below:

Monks Orchard Residents Association [objecting]

- Building line should be set back
- Parking space for unit 4 is irrational
- Overdevelopment
- Density too high
- Loss of privacy
- Overlooking
- No storage shown on plans
- No electric vehicle charging points
- Maintenance issues with shared areas [Officer comment: this is not a material planning consideration]

6.3 The following Councillor made representations which are summarised below:

Councillor Chatterjee [objecting]

- No scale bar [Officer comment: the plans are 'to scale' and can be scaled correctly]
- Unacceptable increase in density
- Lack of clarity over path
- Lack of privacy
- Unit 5's parking space is inappropriate
- Two car parking space in line would be a hazard
- Impractical parking layout
- Lack of visibility onto Orchard Way
- No electric vehicle charging points
- Out of character
- Loss of privacy
- Overlooking

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 Out of character Too dense	This is covered in paragraphs 8.7-8.12
Neighbouring amenity	
Overlooking Loss of light Loss of privacy	This is covered in paragraphs 8.18-8.23
Quality of accommodation	
Lack of privacy	This is covered in paragraphs 8.15
Transport and Highways impacts	
Loss of parking Insufficient parking for proposed houses Pedestrian safety	This is covered in paragraphs 8.28-8.39

Lack of privacy Unsafe access	
Tress and ecology	
Loss of green space	This is covered in paragraphs 8.24-8.27
Other	
No affordable housing	As this development has less than 10 units, it is not eligible for affordable housing.

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)

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Heathy City
- GG4 Delivering the Home London Needs
- GG6 Increasing Efficiency and Resilience
- 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
- 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
- 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
- T7 Deliveries, Servicing and Construction

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- SP8 Transport and communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting 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)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)

Additional Guidance

7.5 The following guidance has not been formally adopted as statutory planning guidance but is material to the assessment of planning applications:

- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- Waste and Recycling in Planning Policy Document (October 2018)
- National Design Guide (2021)
- National Model Design Code (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. Flood risk and energy efficiency
8. Other planning issues
9. 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 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. London Plan policy H2 promotes incremental intensification with PTAL 3-6 or within 800m distance of a station or town centre boundary. This site has a PTAL 1a and lies over 800m from a station or town centre boundary, so the site is not appropriate for incremental densification as identified in H2. Notwithstanding, the site is a small site, with H2 requiring them to make a substantially greater contribution to supply of homes.
- 8.5 Given the above, an increase in the number of homes on the application site (which has an area of 0.14 hectares and thus meets the definition of a small site) would contribute towards the above targets. Furthermore, there is extensive history, including an appeal decision where no objection has been raised on the principle of redevelopment of the site for new homes. Therefore the principle of redeveloping the site for residential purposes is acceptable subject to achieving a high quality development and other provisions of the development plan as assessed in this report.
- 8.6 Policy SP2.7 of the Croydon Local Plan (2018) promotes the provision of the strategic target of 30% of proposed new residential accommodation as 3 bedroom or more family accommodation and DM1.2 seeks to restrict loss of 3 bedroom family dwellings

and small family homes less than 130sqm. The existing bungalow at 176 Orchard Way has 3 bedrooms and 178 Orchard Way has 2 bedrooms, both with floor areas less than 130sqm. The development would result in eight 3 bedroom family homes, so a net gain in seven 3 bedroom homes, all of which would have a floorspace under 130sqm, so a net gain in small family homes of six (which would also be protected by the policy) and is considered acceptable. Therefore the proposal would comply with DM1.2 and would exceed the strategic target for 3 bedroom homes set by SP2.7 of the Croydon Local Plan.

Design and impact on character of the area

- 8.7 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 requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policies SP4.1 and SP4.2 of the Croydon Local Plan also require development to be of a high quality which respects and enhances local character.
- 8.8 Critical to assessment of this scheme is the appeal Inspector’s decision pursuant to 21/01635/FUL. It is important to note the appeal decision was received after the 21/06038/FUL application was refused permission.



Figures 4 and 5: Site layout for 21/01635/FUL (left) and current application (right)

- 8.9 In the appeal decision for 21/01635/FUL the Inspector made the following assessment:
- “Altogether, the area exhibits an appreciable mix of residential designs which create a degree of flexibility within which new development can come forward. The proposal would deliver two storey semidetached dwellings of various bedroom configurations at the site. Dwellings at plots one through to six would comprise dormer windows in the roof space and would be of a design which generally conforms with other dwellings in the vicinity. However, dwellings at plots seven and eight would comprise an outrigger design at their frontage, which is markedly different in appearance compared to the design of the other proposed dwellings or other dwellings in the area more broadly.”*
- 8.10 The proposed application shows the same design for plots one to six which the Inspector previously found to be acceptable in design terms. The dwellings at plots seven and eight have been revised, removing the outrigger to match plots five and six. Based on the Inspector’s comments and subsequent changes to plots seven and eight

the design is now considered to be in conformity with DM10 of the Croydon Local Plan and D3 of the London Plan.

- 8.11 A refusal reason of previous applications has been the domination of hardstanding at the front of the dwellings for car parking. The Inspector did not uphold this refusal reason stating:

“I am nonetheless satisfied that the position of parking to the front gardens and side of the outriggers, when coupled with the proposed landscaping, which could be secured by conditions, would not, in this case, be harmful to the character or the appearance of the area here.”

- 8.12 In summary, significant weight should be given to the appeal decision of 21/01635/FUL in which the Inspector determined that the design of dwellings 1-6 would conform with other dwellings in the vicinity and now the design of 7-8 have been revised accordingly, overcoming this concern. Weight should also be applied to the layout of the forecourts, where the Inspector found no harm to the streetscene. In officers view the proposal would therefore comply with DM10 of the Croydon Local Plan and D3 and D4 of the London Plan.

Quality of residential accommodation

- 8.13 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. CLP policy SP2.8 requires residential development to comply with the minimum standards set out in the Mayor of London’s Housing Supplementary Planning Guidance and National Technical Standards (2015).

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	3b/5p	113	99	48	8	4	2.5
2	3b/5p	111	99	52	8	4	2.5
3	3b/5p	111	99	55	8	4	2.5
4	3b/5p	111	99	62	8	4	2.5
5	3b/6p	119	108	63	9	4	2.5
6	3b/6p	119	108	107	9	4	2.5
7	3b/6p	119	108	100	9	4	2.5
8	3b/6p	119	108	147	9	4	2.5

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

- 8.14 All units exceed the internal space standards and external amenity standards and would be dual aspect which allow for cross ventilation and good lighting. The standard of accommodation would be high quality and would in many cases exceed minimum space standards.

- 8.15 Units five, six, seven and eight would have kitchen/dining room ground floor front windows located 0.60m from the proposed public footpath. Given that there would be a landscaping buffer area between the footpath and the window, the size of the room and the fact this arrangement was found acceptable in the 21/01635/FUL scheme (units 5 and 6 at that time) this is considered acceptable and would not cause significant harm to privacy to these rooms as a whole.

- 8.16 Good design promotes quality of life for the occupants and users of buildings. In terms of accessibility all of the houses would appear to be capable of being M4(2) compliant. These units would be secured by condition, subject to building control approval.
- 8.17 London Plan (2021) policy D12 Fire Safety requires all development proposal to achieve the highest standards of fire safety. Paragraph 3.12.1 states that fire safety of developments should be considered from the outset and D12 sets out six requirements that should be achieved on all developments. A Fire Statement has been submitted which addresses this policy.

Impact on neighbouring residential amenity

- 8.18 Policy D3 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. 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. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.19 One of the refusal reasons for 21/01635/FUL was the impact of the proposal on the amenity of the closest properties on Sloane Walk. There are two first floor bedroom windows at 26 and 30 Albany Court which are 11 metres from the front elevation of unit 5 which is the closest relationship. Otherwise there is a separation distance between 17 metres and 25 metres to the properties on Sloane Walk. The Inspector did not uphold this refusal reason stating;

“Overall, based on the current evidence, the proposal would not harm the living conditions of neighbouring occupiers in relation to privacy. Accordingly, the proposal would comply with Policies D3 and D4 of the London Plan 2021 and Policies SP4.2 and DM10.6 of the Croydon Local Plan 2018, and Croydon's Suburban Design Guide Supplementary Planning Document 2019 and the National Model Design Code Part 2 Guidance Notes 2021. Among other things, these seek to protect against direct overlooking at close range and at habitable rooms in main rear or private elevations.”

- 8.20 In terms of units 5, which has the closest relationship, there is no difference between the scheme considered by the Inspector and the current application. The key change is to units 7 and 8, which would each have an additional bedroom window at roof level from the appeal scheme. These windows would be set 18m from Belgrave Court, so at a greater distance than accepted by the Inspector in relation to unit 5 and therefore acceptable. This alone is not a substantially different from the previous scheme as the separation distances and overall layout is the same.
- 8.21 Baron's Walk is located on the other side of Orchard Way. The rear of these properties face onto Orchard Way. The side of unit 1 would be located 26 metres from the rear of 21-23 Baron's Walk. This separation distance is sufficient to avoid significant harm to the amenities of these neighbours.
- 8.22 The distance of the northern rear elevation of the proposed houses to the nearest southern elevation flank of Peter Kennedy Court to the north would be at least 21 metres and it is noted there is extensive mature tree coverage on the northern

perimeter of 178 Orchard Way, which would in any event prevent any adverse loss of privacy.

8.23 On this basis, the proposal is not considered to cause harm to neighbouring amenity.

Trees, landscaping and biodiversity

8.24 London Plan Policy G7 and Croydon Local Plan policy DM10.8 and DM28 seek to retain existing trees and vegetation and seek biodiversity net gain. There are trees on the other side of the boundary to the north that overhang the site. These trees are subject to a TPO. There are no ecological designations on the site.

8.25 Application 21/01635/FUL was refused, in part, on potential post development pressure to protected trees, lack of information of levels and service. The Inspector did not uphold this ground and stated that there was no evidence that post development pressure would occur and that details of levels and services could be dealt with by condition. Subsequently, a condition would be attached to this permission seeking such measures, prior to the commencement of development. The Tree Officer has no objection to the scheme.

8.26 Five category C trees will be removed; none of which are protected by a TPO. Eight trees are proposed; six silver birches along the frontage of the site and two Rowan trees on the boundary with Peter Kennedy Court. Both species are native.

8.27 In terms of ecology, the Inspector did agree with the Council that there should be a biodiversity net gain under Paragraph 179(b) of the National Planning Policy Framework. Along with a Report of Ecological Walkover (to update the findings of the Preliminary Ecological Appraisal); a Biodiversity Metric calculation has been undertaken which shows a net gain of 0.13. This has been reviewed by the Council's Ecologists and is considered satisfactory subject to condition. This overcomes the previous refusal reason.

Access, parking and highway impacts

8.28 The site currently has off-street parking for both the existing bungalows with vehicle accesses from Orchard Way. The site is not within or near to a Controlled Parking Zone, however, there are double yellow lines at the junction of Sloane Walk and Orchard Way. The site has a PTAL of 1a which is poor.

8.29 As existing, both bungalows have crossovers on Orchard Way and there is a fence along the boundary with Sloane Walk. There is no footpath along this boundary or the other side of Sloane Walk. Cars currently park along the northern side of Sloane Walk, so outside the application site.

8.30 Four units would have two car parking spaces and four units would have one car parking space. Altogether, the scheme would provide up to 1.5 spaces per dwelling which accords with the maximum requirement set out in Policy T6.1 of the London Plan. The provision of car parking for each unit is therefore acceptable.

8.31 Vehicular access would be removed from Orchard Way and provided to the homes onto Sloane Walk. In terms of the safety of this access, this was a reason for refusal, but the Inspector did not find the car parking space for Plot 10 to be harmful to highway safety; even being within 10 metres of the junction with Orchard Way. Notwithstanding, the applicant has worked with officers to amend the layout so two spaces are provided

for unit 7 and one for unit 1 on the corner (two were initially proposed to Unit 1), thus further from the junction, following concerns raised from Strategic Transport, Highways and LB Bromley. The revised layout shows the closest parking space to the junction removed and as landscaping.

8.32 The proposal would displace on street parking along the boundary of the site on Sloane Walk as this boundary would have a series of crossovers. A Parking Stress Survey shows that the resultant stress would be 80%. Under the previous application (21/01635/FUL), 71% parking stress was identified. The Inspector stated that:

“accepting that parking stress within the area may be slightly higher than what the survey data suggests, it would still be below saturated conditions. Consequently, I am satisfied that the proposal would provide sufficient off street parking to mitigate undue stress and highway safety risks.”

8.33 Taking this decision into account, the slightly higher parking stress identified (80%) is therefore acceptable. The Inspector was also satisfied with the trip generation created by the development, stating that *“these are insignificant numbers of additional vehicles”*. This trip generation has not changed.

8.34 A new footpath along the boundary of the site on Sloane Walk would be created which would improve pedestrian safety for future occupiers and other users within Sloane Walk. The Inspector attributed this as a limited public benefit. The adoption and maintenance of this footpath will be secured under a Section 38 agreement and commuted sum; a condition is recommended to ensure this is secured.

8.35 Furthermore and in the interests of sustainable development, climate concerns and reducing traffic on roads, 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.

8.36 This would include securing £12,000 (via legal agreement) for on street car clubs and general expansion of the EVCP network in the area and improvements to walking and cycling routes in the area. A condition will be attached to require submission of a construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of works on site.

8.37 Cycle parking is shown to London Plan standards within the boundary of each unit. Final details will be conditioned.

8.38 Refuse storage would be located in each property’s garden. Residents would drag their bins to the front of the site for collection. This is in accordance with DM13 of the Croydon Local Plan. Final details will be conditioned.

8.39 Electric Vehicle Charging Points (EVCPs) would be conditioned to London Plan standards (80% active 20% passive).

Flood risk and energy efficiency

8.40 Policy DM25.1 of the Local Plan requires development to take account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses. Policy DM25.2 of the Local Plan requires development at risk from flooding to be safe for the lifetime of development and to incorporate flood resilience

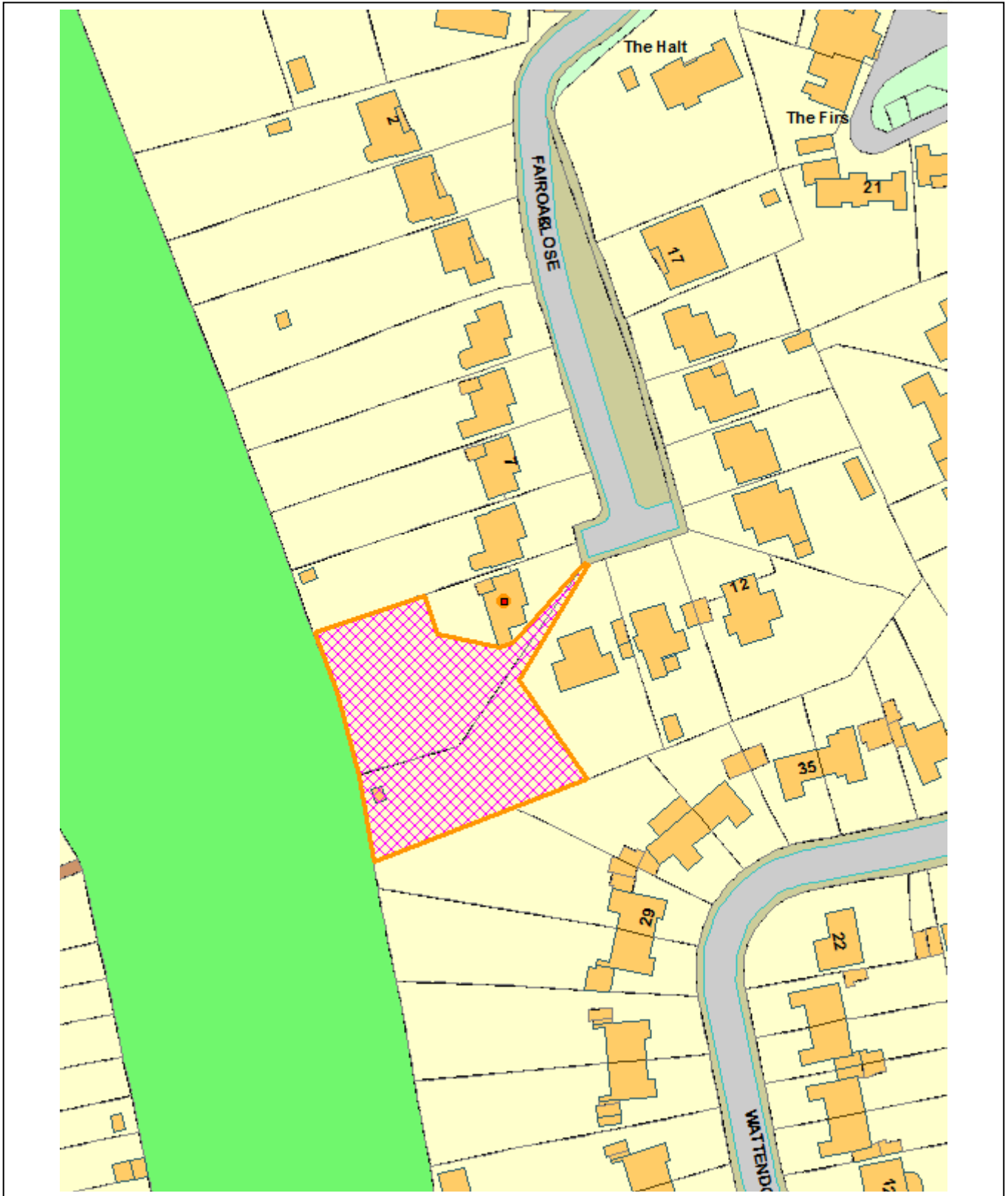
and resistant measures. London Plan policies SI 12 and SI 13 require proposals to ensure that flood risk is minimised and mitigated, and that surface water runoff is managed as close to its source as possible.

- 8.41 The site is within Flood Zone 1 and not at risk of surface water flooding. The submitted Flood Risk Assessment and SuDS Report follows the drainage hierarchy within London Plan Policy SI13 explaining why those SuDS techniques not included cannot be achieved. This is due to the clay geology which is poor for infiltration, presence of trees and lack of 5 metre buffer from built form for a soakaway. The alternative forms of drainage include water butts, permeable surfaces and attenuation tanks.
- 8.42 The proposed peak discharge rates for 1 in 100 year event +40% climate change would be 5.8 litres per second. Although the proposed development would not discharge at greenfield runoff in line with the London Plan, it would represent an improvement to the existing situation and would comply with SI 13 of the London Plan.
- 8.43 This approach is considered to be acceptable and the provision of SUDs can be controlled via a suitably worded planning condition.
- 8.44 In order to ensure that the proposed development is constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition would be attached requiring the proposed development to meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

Conclusions

- 8.45 In summary, the proposal would create eight family sized houses, each with off street car parking and good sized gardens. The scheme has been previously tested at appeal and the Inspector decision is a material consideration that needs to be given weight and has informed officer's recommendation.
- 8.46 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.
- 8.47 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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PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 22/03889/FUL
 Location: Land r/o 9 and 10 Fair oak Close
 Ward: Kenley
 Description: Redevelopment of land to the rear of Nos. 9 and 10 Fair oak Close, Kenley CR8 5LJ to provide new residential accommodation (Use Class C3), comprising 3 pairs of two storey semi-detached dwellings (6 dwellings in total) with associated access road, landscaping, refuse storage, cycle and car parking provision (amended description)
 Drawing Nos: FCP 051 P01, FCP 060 P03, FCP 300 P03, FCP 301 P03, FCP 302 P02, FCP 303 P01, FCP 304 P01, FCP 110 P03, FCP 100 P05, FCP 120 P03, FCP 052 P01, FCP062 P01, FCP 350 P03, FCP 050 P01, FCP 170 P03, FCP 171 P01
 Applicant: South and Seventeen Kenley Ltd
 Agent: Mialex
 Case Officer: Lucy Page

	Housing Mix				
	1 bed	2 bed	3 bed	4 bed	TOTAL
Existing				2	2
Proposed (Market housing)				6	6

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 0	
Car Parking maximum standard	Proposed
	10
Long Stay Cycle Storage minimum	Proposed
Short Stay Cycle Storage minimum	Proposed
	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 and 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) Sustainable Transport contribution of £9,000b) 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) Submission of Construction Logistics Plan
- 4) Submission of an Ecological Management Plan (EMP)
- 5) Submission of a Construction Ecological Management Plan (CEMP)

Prior to above ground floor slab level

- 6) Submission of materials/details
- 7) Submission of final SUDS details
- 8) Submission of updated Landscaping Plan showing existing and proposed levels, hard and soft landscaping of the site and new access drive, details of new trees of suitable maturity, biodiversity enhancement measures, boundary treatments and maintenance.

Pre-occupation

- 9) Submission of refuse and cycle storage details
- 10) Submission of details of any external energy generation

Compliance

- 11) Provision of cycle parking
- 12) Obscure glazing on side elevations as shown on drawings
- 13) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 14) Compliance with requirements of the Fire Statement
- 15) Removal of permitted development rights
- 16) 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 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.

2.6 That if within 3 months of the committee meeting date, 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 Permission is sought for:

- Erection of 6 x two storey semi-detached dwellings
- New access onto Fair oak Close
- Bin and bike storage
- Private amenity space for each house



(Proposed new dwellings viewed from within the site)

Site and Surroundings

- 3.2 The application site lies to the southwest corner of the cul-de-sac, Fair Oak Close and comprises of part of the large rear gardens serving 9 and 10 Fairoak Close. The site is bound by mature tree planting along the southern and western boundaries. Wattendon Road is to the south and Haydn Road beyond the site to the west.
- 3.3 The existing dwellings at the front the site comprise a 2-storey detached property in white render with a pitched tile roof (no.9) and a chalet style bungalow with rooms within the roof space (no.10). Fairoak Close comprises detached dwellings set in large plots and Wattendon Road, which sits beyond the side boundary, comprises of detached and semi-detached bungalows set in more modest plots. The site has a PTAL of 0.
- 3.4 There is an area of linear woodland which extends along the length of the western boundary of Fairoak Close including beyond the rear boundary of the application site.



Site location plan – Existing



Site location plan - Proposed

Planning Designations and Constraints

- 3.5 The site is subject to the following formal planning constraints and designations:
- PTAL: 0
 - Flood Risk Zone: 1
 - Surface water flood risk: low risk on the application site

Planning History

- 3.6 No relevant planning applications on either site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development of 6 new residential units in this residential area is acceptable.
- The proposed footprint and siting would sit comfortably into the existing pattern of development and comply with policy regarding development in the grounds of existing dwellings. The proposed scale and design are appropriate.
- Detrimental impacts on neighbouring amenity have been avoided.
- The proposed quality of accommodation is acceptable.
- Subject to a s106 and conditions the impact on the highway network would be acceptable.
- New tree planting and hard and soft landscaping is proposed which is acceptable.
- With suitable conditions secured the development would achieve net gain and not have an adverse impact on biodiversity.
- The proposal would not have a detrimental impact on flood risk.

4.1 The following sections of this report summarise the officer assessment and the reason for the recommendation.

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Trees

5.3 No objection, subject to conditions.

Strategic Transport

5.4 Discussed in the 'Access, parking and highway impacts' section below.

6 LOCAL REPRESENTATION

6.1 A total of 9 neighbouring properties were originally notified about the application and invited to comment.

6.2 The total 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: 24 Objecting: 14 Supporting: 10 Neutral: 0

6.3 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
Access, highways and parking	
<ul style="list-style-type: none">• Ambulances and fire tenders would have to block the end of the cul-de-sac	<ul style="list-style-type: none">• They would have to stop on the road – same as for existing dwellings.

<ul style="list-style-type: none"> • Where will delivery drivers stop? • Will cause parking hazard/congestion • Too few parking spaces for houses • Not near to public transport • Entrance too close to no.9 	<ul style="list-style-type: none"> • Delivery drivers would have to stop temporarily on the road which is similar to the existing situation in the cul-de-sac. There are no waiting restrictions. • Addressed in the report. • Addressed in the report. • Highway safety matters relevant to planning are addressed in the report.
Impacts on trees/habitats/ecology	
<ul style="list-style-type: none"> • Impacts on trees and loss of existing trees • Some trees cut down already – was this with the Council’s permission? • There are endangered slow worms and frogs to the rear of neighbouring properties • Not enough consideration given to biodiversity • Existing rear gardens are an important habitat for mammals, birds and insects and there are garden ponds in the vicinity • Beyond site is Colescroft Wood which is important wildlife corridor 	<ul style="list-style-type: none"> • Addressed in the report. • The application is supporting by an ecological survey and is addressed in the report. • Condition would be attached requiring inclusion of biodiversity enhancement measures.
Impacts on neighbouring amenity	
<ul style="list-style-type: none"> • Overlooking of neighbouring properties • Dangerous and noisy particularly from construction traffic • Dangerous for young children and elderly living in Fair oak Close 	<ul style="list-style-type: none"> • Addressed in the report.
Character	
<ul style="list-style-type: none"> • Out of keeping with the area • Over development – houses will appear squeezed in and increase houses by 35% • Intrusive by design • The buildings are similar size to existing and not appropriate scale • Too close to existing dwellings • Too close to woodland 	<ul style="list-style-type: none"> • Addressed in the report.

Other	
<ul style="list-style-type: none"> • Losing too many family homes for small developments • No social housing provided • Precedent • How will the site be accessed for construction? Road restrictions would be required. • Firs Road is unadopted and is the responsibility of occupants of this road – will the developers pay for any damage to this? • Sprinklers to mitigate the distance is not appropriate. 	<ul style="list-style-type: none"> • No homes would be lost. 6 new family homes would be provided. • Small scale of development such that no requirement for social housing. • Each scheme is assessed on its own merits. • A Construction Logistics Plan would be required to be submitted. • This is a land ownership matter, separate to the grant of planning consent. • The proposal will be required to comply with the building regulations which permits sprinklers.

6.5 10 letters of support were also received and summarised as follows:

- This development is in keeping and well designed
- Great to see houses rather than more flats
- Good use of land which is under utilised
- Provides parking spaces

6.6 Addresses the gap in the housing market as area needs smaller houses for families

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 (2021). 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
- H1 Increasing housing supply

- H2 Small sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- 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
- SP8 Transport and communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- Policy DM18: Heritage assets and conservation
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development
- DM40 Kenley and Old Coulsdon

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. Parking and highway impacts
7. Flood risk and energy efficiency
8. Fire safety
9. Conclusions

Principle of development

New Housing

8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036. The London Plan sets out a housing target for the borough of 2,079 homes per year. 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.

8.3 Croydon Local Plan Policy SP2 explains that developments should ensure land is used efficiently. London Plan policy H1 states that boroughs should optimise housing delivery, particularly on (but not limited to) sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The application site is in a PTAL 0 location and is approximately 1.1km walk to Kenley train station and approximately 2.9km to Purley Oaks station. On such sites CLP Policy SP2 requires development to ensure land is used efficiently, and LP Policy H2 requires boroughs to pro-actively support well-designed new homes on small sites, to significantly increase the contribution of small sites to meeting London's housing needs; and support small and medium-sized housebuilders.

8.4 The pattern of development in the area comprises several small cul-de-sacs, such that some built form at the rear of the site within a similar cul-de-sac layout would be appropriate as discussed in the Character section below as it would represent an efficient use of land, in accordance with Local Plan policy SP2.

Development in the grounds of an existing dwelling

- 8.5 The application site is located at the rear of no's 9 and 10 Fair oak Close and currently forms part of the rear garden land of these houses on an area of land of approximately 0.23ha (2300sqm).
- 8.6 The development would result in 'backland' development as it regards development in the grounds of two existing dwellings and Local Plan Policy DM10.4e is relevant. The policy states that a minimum length of 10m and no less than half or 200sqm (whichever is the smaller) of the existing garden must be retained for the host property after the subdivision of the garden. The existing garden to 9 Fair oaks Close would retain an area of over 217sqm and a length of 15m. The property at 10 Fair oaks Close would retain a garden area of over 350sqm and a length of 20m. The proposal for development within the rear gardens of numbers 9 and 10 Fair oak Close would therefore comply with backland policy.

Unit size mix

- 8.7 Local Plan policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to ensure that the borough's need for family sized units is met. The proposal is for 6 x 4b7p units (3 double bedrooms and 1 single bedroom/study in each unit) which would contribute towards the Council's need for family sized homes.

Design and impact on the character of the area

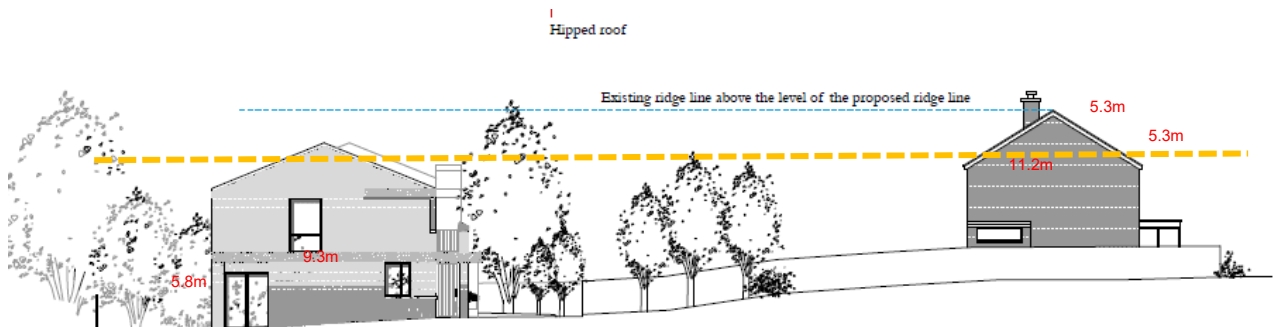
Proposed Site Layout

- 8.8 There are six new family homes proposed for the site. These are arranged in three semi-detached pairs, set back approximately 55m from the pavement at Fair oak Close. The semi-detached pairs are arranged so that all units face towards a shared green space to the front with private gardens wrapping around the sides and rear. The existing dwellings on the western side of Fair oak Close have a stepped building line with the dwelling at no.9 set further back from the carriageway than the dwellings closer to the entrance of the close.
- 8.9 Whilst the dwellings would be set beyond the existing building line of dwellings on Fair oak Close it is considered that their layout would have an acceptable impact on the character of the streetscene and the proposed subdivision would leave sufficient space for the new dwellings to have reasonably sized gardens (ranging from 75-230sqm). The open front gardens with the communal space around which the dwellings are sited, also reflects the open character to the frontages of the existing Fair oak Close dwellings.



(Proposed site layout)

8.10 Policy DM10 requires that dwellings constructed within rear gardens of existing properties are subservient in scale to the main house.



(Site section)

8.11 In relation to the size of the existing properties, the site section plan above indicates that the proposed dwellings would sit lower than the existing dwellings at 9 and 10 Fairoak Close and whilst the frontage of each pair have a similar length to the existing detached at no.9, it is considered that the relationship of the proposed dwellings with the existing is such that the development would accord with the aims of Policy DM10 in that the development would appear from the street scene as subservient in scale to the existing dwellings.



(Proposed site plan in context)

8.12 The plan above forms part of the submitted Design and Access Statement which indicates how the layout and massing reflects the footprint and spacing to the front of the dwellings found at existing properties in the vicinity of the site including Fair oak Close also Wattendon Road which sits bound the existing rear boundary of 10 Fair oak Close.

Character, footprint and design

8.13 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

8.14 The built form of the area comprises predominantly 2 storey detached (on Fair oak Close) and semi-detached bungalows (Wattendon Road) on plots of varying sizes.

8.15 The existing houses on Fair oak Road have a mid-century design vernacular, which would be reflected in the proportions of the proposed homes. The form, appearance and design of the proposed 2 storey semi-detached houses are considered to complement the existing dwellings and local distinctiveness of Fair oak Close.

8.16 The proposed dwellings would be constructed in red brick at lower level with white brick at first floor. This reflects the use of darker materials at ground floor with lighter above on the dwellings fronting Fair oak Close. Roofing tiles would be dark which also reflects the materials used for roofing on the existing dwellings. The development would utilise design features such as deep window reveals and concrete cills, and the positioning and size of the windows would reflect those used in the existing dwellings. These design features would reflect the richness of the detailing used on the neighbouring homes.



(Typical front elevation)



Existing street view from Fairoak Close

(Existing street view from Fairoak Close)



Proposed street view from Fairoak Close

(Proposed street view from Fairoak Close)

8.17 The Design and Access Statement confirms that the siting of the dwellings has been informed not only by building lines and separation distances, as described above, but also by the mature trees forming part of the woodland which sits beyond the rear boundary of the site, and the trees and planting within the site that are to be retained. The proposed footprint and layout of the development with the spacing between buildings and the setback of the built form from the highway would not be out of character with the suburban and residential character of the area.

Summary

8.18 The proposed houses are of a form and scale which reflect the existing pattern of development and would enable an adequate separation distance to the host dwellings at 9 and 10 Fairoak Close, as well as other neighbouring residential properties. As such, it is considered that the development would accord with policy DM10.4 regarding development in the grounds of an existing building. The design and detailing of the buildings and their landscaped surroundings would make a positive contribution to the character of the area. The proposal is considered to comply with Local Plan policies SP4 and DM10 and London Plan policy D3.

Quality of residential accommodation

- 8.19 The National Design Guide states that well-designed homes should be functional, accessible and sustainable. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments and requires that 75% of the GIA of each dwelling has a floor to ceiling height of over 2.5m. Local Plan policy DM10.4 and London Plan policy D6 set out the standards for external private amenity space which is for 5sqm per 1-2 person unit and an extra 1sqm per occupant thereafter.
- 8.20 The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against London Plan policy D6.

Plot	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Private Amenity Space (sqm)	Min. Amenity Space (sqm)
1	4B7P	115	115	190	10
2	4B7P	115	115	98	10
3	4B7P	115	115	75	10
4	4B7P	115	115	155	10
5	4B7P	115	115	230	10
6	4B7P	115	115	85	10

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

- 8.21 Each pair of semi-detached buildings would be of the same design with a slight variation in internal design between each half of the pair.



(Proposed typical ground and first floor plans)

- 8.22 The dwellings have each been designed with a large ground floor area which includes a single storey element to the front and side. The two storey dwellings would be triple aspect with adequate windows for ventilation and outlook. The ground floor of each house would comprise of a kitchen/dining space, living room as well as a study area/bedroom and bathroom. At first floor, three double bedrooms are proposed along with a family bathroom and ensuite. One of each pair of each semi-detached dwellings

would include a small front first floor balcony area overlooking the communal garden space at the front of the site.

- 8.23 The houses would comply with the floorspace and ceiling height requirements of the London Plan. The proposed quality of internal accommodation would be high and is acceptable in this regard.
- 8.24 The quantity of private outdoor space exceeds the Mayor of London's Housing Policy, the National Space Standards and Policy DM10.4 of the Croydon Local Plan. The development also incorporates a 140sqm communal amenity space to the front of the dwellings which would be landscaped with new planting, trees and is also large enough to provide a children's play space which is shown on the submitted plans.

Accessibility

- 8.25 London Plan policy D7 requires 10% of new-build housing to be M4(3) 'wheelchair user dwellings' and the remainder M4(2) 'accessible and adaptable'. The Design and Access Statement confirms that all of the dwellings are to be constructed to accord with M4(2) and one of the dwellings has been designed to accord with Part M4(3), plot 5. This dwelling is set on the most level part of the site and provides step-free access throughout the ground floor, with a large accessible ground floor WC and first floor bathroom (with a lift knock-out space for step-free first floor access). In addition, bedrooms and habitable rooms have been designed to enable wheelchair movement and the bin and bike stores would also be accessible with step free access.
- 8.26 The communal garden space and children's play space would be available for use by all applicants with step free access and would not require the need to cross any parking areas to access this space from the dwellings.

Impact on neighbouring residential amenity

- 8.27 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. Representations have raised concerns about neighbouring amenity impacts notably overlooking towards various neighbouring properties.

9 and 10 Fair oak Close (host dwellings)

- 8.28 The London Housing Design Guide states that 18-21m is a 'useful yardstick' for separation distances between dwellings to ensure visual privacy. A minimum separation distance of over 19 metres will be retained between the main elevation of the proposed House 1 and the rear elevation of No 9 Fair oak Close, with all other separations between proposed and existing neighbouring properties comfortably exceeding this distance (there is a 19-metre window to window separation between House 3 and the side facing dormer of 10 Fair oak Close).
- 8.29 The first 10 metres of a private rear garden are also important in relation to amenity and Policy DM10 also seeks to protect the privacy and usability of existing rear gardens from new development by ensuring that direct overlooking of this private outdoor space is avoided. The new houses are at their closest point approximately 19 metres away from the side dormer window of 10 Fair oak Close (with no direct overlooking of the first 10m of the rear garden).

8.30 The dwelling at plot 1 would have the closest relationship with 9 Fair oak Close and a first floor bedroom window would face towards the rear elevation of their attached garage, with more oblique views of the two storey element. The building accommodating the dwellings for plots 1 and 2 would be angled within the site such that any views from the front elevation across the garden of no.9 would be oblique and approximately 19.3 metres away from the rear elevation of 9 Fair oak Close. In residential areas it is typical to have a degree of mutual overlooking across neighbouring gardens and it is considered that this relationship meets the policy requirements and is acceptable. Any impacts would be further lessened by the lower level of the land on which these dwellings are to be constructed and the development would not create a significant adverse impact with regards to the impact on amenity of the host dwellings.

8 Fair oak Close

8.31 The dwelling at plot 1 would sit closest to the side boundary with this neighbouring dwelling with a distance of approximately 6.5 metres to the side boundary which provides an opportunity for additional planting to be provided. The positioning of the dwelling at plot 1 is such that the private amenity area and first 10 metres of the rear garden serving no.8 would not be affected, with the proposed house set back 20 metres from their rear elevation. It is acknowledged that views from rear windows would be possible across the very bottom part of a section of their rear garden but these views would be at a considerable distance (the garden is approximately 43m in length).

Wattendon Road

8.32 The dwelling at plot 6 has a 7.8 metre deep side/rear garden area facing towards part of the boundary with 31 Wattendon Road. There is a distance of more than 30m between rear elevations and any views are reduced by the mature planting along the boundary. The boundary also adjoins the end of the rear garden of 29 Wattendon Road which is angled within the plot such that there would be no direct overlooking between dwellings and there is a distance of more than 36 metres to their rear elevation. The dwelling at plot 5 would have a rear garden depth of 6.3 metres with a main garden to the side of 26 metres in length. There would be a distance of 39 metres between the rear elevation of plot 5 and 29 Wattendon Road. This distance exceeds planning requirements and any views would be oblique.

Summary

8.33 The introduction of these additional dwellings would result in some limited overlooking over the further ends of neighbouring gardens including 8 Fair oak Close and 29-31 Wattendon Road, and towards the rear/side elevations of the host dwellings, however this is not an unusual relationship within a suburban area such as this and is not considered to represent an unacceptable level of overlooking. The development would not result in adverse impacts in relation to appearing overbearing, daylight and sunlight or other amenity issues and would accord with policy requirements. The national Government has conferred permitted development rights to houses, and to ensure that any additional impacts from future extensions to the homes would avoid unacceptable harm to neighbour amenity, a condition has been recommended removing permitted development rights from the proposed homes.

Trees, landscaping and biodiversity

Trees

- 8.34 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The application has been supported by an Arboricultural Impact Assessment and Tree Protection Plan. The site is not within a Conservation Area and there are no protected trees on the site however there is a wooded area beyond the rear boundary. It is proposed to remove 4 category C trees and a Beech hedge which forms the central boundary between the two host properties, to facilitate the proposed development however these features are not significant within the local or wider landscape. The submitted Arboricultural Assessment, Tree Protection Plan (TPP) and Methodology Statement has been reviewed by the Council's Tree Officer and no objection has been raised subject to compliance with the TPP which would be secured by condition.
- 8.35 The application proposes the planting of 25 new trees as part of the landscaping scheme supporting this development. It is considered necessary to require further details of the landscaping, including sufficiently mature tree planting, to be provided by condition and this has been included.

Landscaping

- 8.36 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. The Plan also shows permeable surfacing (brick style paving) of the front drive and parking areas which would also assist with the Sustainable Urban Drainage System (SuDS). Immediately to the rear of the dwellings there would also be a patio style area with the remainder of the garden laid to lawn. The rear/side boundary areas would include trees and other planting with fencing proposed between the rear gardens within the site. A detached bin store and also a bike store would be provided in an area of landscaping adjacent to the side garden area of no.10. It is considered that the landscaping approach is acceptable and final details would be required by condition.

Biodiversity

- 8.37 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. There are two statutory sites within a 2km radius: South London Downs a National Nature Reserve (NNR) and Riddlesdown, a NNR and Site of Special Scientific Interest (SSSI). There are also a number of non-statutory designed sites (Sites of Importance for Nature Conservation); Riddlesdown and the Rose and Crown Chalkpit which is approximately 900m from the site. A number of representations have been received in relation to the potential impact on biodiversity as a result of this development including the presence of slow worms, badgers, hedgehogs and rare butterflies in the vicinity of the site. The rear part of the site sits immediately adjacent to a linear area of woodland that forms part of a much larger network with the remainder of the site bound by residential properties.
- 8.38 A Biodiversity Survey accompanies the application which followed a desk top study and a site walkover. The survey work relating to the application has concluded that the site has negligible potential to support the majority of protected / notable species with the exception of a high potential for nesting birds on site. Whilst it is acknowledged that the off-site woodland provides opportunities as a wildlife corridor it is considered

that this development could be accommodated without detriment to this habitat and no objection has been received from the Council's Ecology consultant.

- 8.39 In order to mitigate any biodiversity impacts and to secure net gain on the site it is necessary to include conditions requiring an Ecological Management Plan (EMP) and a Construction Environmental Management Plan (CEMP) to be submitted to and approved by the LPA. The EMP would need to include requirement for the site to be cleared outside of bird nesting season or after nesting bird survey, incorporation of bird and bat boxes throughout the site, wildlife friendly planting and sensitive lighting. Compliance with these conditions would enable legislative and policy compliance and are therefore reasonable and necessary.

Parking and highway impacts

- 8.40 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates very poor access to public transport. The site is located approximately 800m from the closest bus stop on Old Lodge Lane (Whitefield Avenue) which provides regular connections (bus 455) to Purley Station, South Croydon Station, supermarket and the hospital.
- 8.41 The application is supported by a Highway Technical Note that confirms that the site is within walking distance of local facilities on Godstone Road in Kenley (approximately 1.3km or 18 minutes' walk northeast) and within cycling distance (approximately 2.5km to the north) to Purley Station. Therefore, whilst the site is not well connected by public transport, there are opportunities for reduced reliance on car use, particularly for regular or planned trips (such as commutes).
- 8.42 The site is accessed from the turning head at the end of the cul-de-sac on Fair oak Close. The site slopes gently from Fair oak Close and a pathway to the side of the access road is proposed to provide some separation between pedestrians and vehicles. The access road would have a gradient of approximately 1:30 and would extend for approximately 30 metres before the site opens up to the parking areas and communal garden space and be a maximum width of 4.8 metres.
- 8.43 Parking would be provided to the front of the site with a secondary parking area to the side of no.6. In a PTAL 0 area, London Plan policy T6.1 would allow a maximum of 1.5 car parking space per dwelling. This development would provide 10 car parking spaces to serve the 6 new dwellings and whilst this is slightly above the 1.5 car parking spaces maximum standard (9 spaces in total) it is considered that given the very low accessibility level for this site; the parking provision proposed is acceptable.
- 8.44 The application proposes a new access drive would be created between the two existing dwellings and cutting through part of their existing front garden areas. The generous nature of the existing space is such that the introduction of the new access would still enable sufficient space for off street parking and areas of landscaping to be retained at both 9 and 10 Fair oak Close. The site is accessed from the end of an existing cul-de-sac, and it was noted during the site visit that the open nature of the generous front gardens are such that there is good visibility when entering and leaving the site.
- 8.45 Comments received from the Highways officer include the requirement for a condition to be added to ensure that a Construction Logistics Plan including a photographic highways condition survey, enabling decisions about remedial works if needed..

- 8.46 Comments from existing residents have also been received about the potential impact both from construction traffic and also the new occupants on Firs Road, a private road, linking Fair oak Close with Park Road and Hayes Lane. Firs Road has no gates or other barriers to prevent vehicular access and given that this is a private road, outside of the Council's control, this would be private matter between the developer and any owners of the road.
- 8.47 Whilst concern has been raised in letters of representation about the potential for visitors to the new housing to park in Fair oak Close, the development has also made provision for visitor parking and has slightly exceeded the maximum parking requirements for the dwellings. Subject to appropriate conditions, including the requirement to provide a more detailed plan of the hard and soft landscaping to create the access drive, it is not considered that the introduction of 6 additional dwellings at the end of this cul-de-sac would have a detrimental impact on highway safety. In addition, a financial contribution of £9,000 would be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.

Cycle parking

- 8.48 London Plan policy T5 requires cycle parking provision of 2 spaces per dwelling. The application proposes a cycle store to be located within the front communal area providing secure, covered storage for 12 bikes. In addition, a Sheffield stand for 2 visitor bikes would also be provided. Given that there is sufficient space within this area for a suitably sized cycle store to be provided that would not adversely impact on either neighbouring amenity or the street scene (and that each house would have a private garden with side access for alternative cycle store provision), it is considered that this could be secured by a planning condition.

Refuse storage

- 8.49 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The proposed development has been designed with two refuse storage areas. The main refuse and recycling storage and bulky goods storage area is located in an area of landscaping to the front of site and adjacent to the side boundary with no.10. This is a maximum of 25 metres from the furthest proposed house (plot 1), which is within the recommended 30m distance and is located close to the parking area and access road such that it would be suitably located for occupants. There is another "collection" area on the access drive. The proposed arrangement is that on collection day the residents (or a contractor on their behalf) will move the bins up to a location on the side of the access way which would be within 10m from the refuse truck location at the end of Fair oak Close. Collection would be the same as per the arrangements for the other houses in the close where the bin lorry collects bins from front driveways and is considered acceptable in this regard. The submitted plans demonstrate that acceptable provision has been designed into the development, and a condition is recommended requiring final details of how the waste collection arrangement will be managed.

Flood risk and energy efficiency

Flood risk

- 8.50 London Plan policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. Local Plan policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site.
- 8.51 The site is within flood zone 1. The area is not within a higher risk for groundwater flooding at the surface. The application is supported by a SUDS/Drainage Assessment which confirms compliance with the Croydon Local Plan and London Plan including confirmation that the development would incorporate SuDS to store for the full 1 in 100 year+40%cc as a minimum. The SUDS features proposed include rain gardens, permeable paving with soakaway storage, and a granular storage system. It is considered that subject to condition, the development is acceptable in relation to flood risk.

Energy and water efficiency

- 8.52 The agent has confirmed that the development aims to meet The Code for Sustainable Homes Level 4 and that a number of measures including the installation of water efficient fittings and appliances, highly insulated building fabric and efficient condensing gas boilers or air source heat pumps would be utilised, along with the potential use of PV panels on the roof. This would be supported in principle in accordance with London Plan policy SI2 and Local Plan policy SP6 and a condition requiring further details of external energy generation measures such as heat pumps and PV equipment (should they be used) has been added.
- 8.53 Concern has been raised in a letter of representation about the amount of electric vehicle charging points that are proposed. In line with Policy DM30 (and table 10.1), a condition is recommended, requiring that the development provides at least 20% of spaces fitted with Electric Vehicle Charging Points (EVCPs) and passive provision (cable routing) for the other spaces. The application proposes 6 EVCPs, or 1 per home, which exceeds the Local Plan requirement and is what the building regulations require (subject to viability).
- 8.54 A condition would also be attached to require a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

Fire safety

- 8.55 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Details have been provided accordingly. In the event of a fire a fire appliance could stop on Fair oak Close and whilst the stopping location is beyond the 45m hose limit, sprinkler systems would be installed in all houses which increase the acceptable distance to 90 metres in accordance with BS 9991. Habitable rooms at first floor level would also have egress windows. As a result (and subject to compliance with the Building Regulations), the application complies with Policy D12.

Conclusions

- 8.56 The proposed provision of 6 new houses at the rear of 9 and 10 Fair oak Close, is acceptable in principle in accordance with policy. The siting of the proposed dwellings relates successfully with the existing pattern of development
- 8.57 The proposed dwellings are traditional in their form, with detailing that reflects the vernacular mid-century design features of the neighbouring homes, and the proposed design is of a high quality. The homes would provide a good quality of accommodation internally and externally.
- 8.58 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.
- 8.59 Given the general consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, including the benefits and the harm outlined within this report, the proposal is acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

08.05.2023 to 26.05.2023

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. : 21/03659/DISC

Location : 50 Elgin Road
Croydon
CR0 6XA

Ward : **Addiscombe East**

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (materials) attached to planning permission 21/02257/FUL for the single storey rear extension to the ground floor flat and other minor alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04831/GPDO
Location : 4 Green Court Avenue
Croydon
CR0 7LD

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

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.7 metres

Date Decision: 17.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/05248/FUL
Location : Land Adjoining 46 Elgin Road
Croydon
CR0 6XA

Ward : Addiscombe East
Type: Full planning permission

Proposal : Demolition of existing garage and erection of single storey dwelling with basement, parking, cycle storage and associated landscaping.

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00892/FUL
Location : 203A Lower Addiscombe Road
Croydon
CR0 6RA

Ward : Addiscombe East
Type: Full planning permission

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

Date Decision: 12.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01001/FUL

Ward : Addiscombe East

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 310 Lower Addiscombe Road
Croydon
CR0 7AF
Type: Full planning permission

Proposal : Erection of two car garage in rear land of house.

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01032/HSE
Location : 14 Ashburton Avenue
Croydon
CR0 7JE
Ward : **Addiscombe East**
Type: Householder Application

Proposal : Retention of raised patio at rear. Erection of raised planter and raised privacy screen.

Date Decision: 18.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01080/GPDO
Location : 335 Lower Addiscombe Road
Croydon
CR0 6RG
Ward : **Addiscombe East**
Type: Prior Appvl - up to two storeys flats

Proposal : Erection of 4th floor to create 1 additional self-contained flat (Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 09.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01153/HSE
Location : 44 Shirley Road
Croydon
CR0 7EP
Ward : **Addiscombe East**
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 17.05.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/01207/CAT
Location : Bolney Grange
Havelock Road
Croydon
CR0 6QP

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

Proposal : Front garden: 3 x Lime trees - Reduce crowns by 2m, raise crown to 3m

Date Decision: 12.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01307/DISC
Location : Stovell House Surgery
188 Lower Addiscombe Road
Croydon
CR0 6AH

Ward : Addiscombe East
Type: Discharge of Conditions

Proposal : Discharge Conditions 4 (Window Details), 5 (Landscaping) and 6 (Tree Protection) attached to planning permission ref. 21/00518/FUL for 'Erection of a single storey rear extension to provide for six additional consulting rooms'

Date Decision: 26.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01353/CAT
Location : Valery Court
2 Ashburton Road
Croydon
CR0 6AL

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

Proposal : T1 , Sorbus , re-pollard
T2 , T3 , T4 , Silver Birch , 20% reduction
T5 , T6 , Silver Birch , 20% reduction

Date Decision: 15.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01843/PDO

Ward : Addiscombe East

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 1 - 29 Fisher Close
Croydon
CR0 6QX
Type: Observations on permitted
development

Proposal : Removal of 3 No. antenna to be replaced by 3 No. antenna, the removal of 1 No. cabinet
to be replaced by 1 No. cabinet and development ancillary reworks thereto.

Date Decision: 25.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/00616/FUL
Location : Land Rear Of 84
Cross Road
Croydon
CR0 6TB
Ward : **Addiscombe West**
Type: Full planning permission

Proposal : Erection of a two-storey detached dwellinghouse and associated landscape design.

Date Decision: 22.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00866/DISC
Location : 112 Lower Addiscombe Road
Croydon
CR0 6AD
Ward : **Addiscombe West**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (refuse, cycle and pram stores) Condition 4 (Delivery and
Servicing Plan) and Condition 5 (Travel Plan) attached to permission 20/00244/FUL for
'Change of use from C1 (Hotel) to D1 (Nursery) for up to 90 children.'

Date Decision: 16.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00919/CAT
Location : First Floor Flat
58 Canning Road
Croydon
CR0 6QF
Ward : **Addiscombe West**
Type: Works to Trees in a
Conservation Area

Proposal : T1 - Norway Spruce - Fell

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 37A Stretton Road
Croydon
CR0 6EQ
Type: Full planning permission

Proposal : Erection of roof extension to rear of main roofslope and outrigger, installation of two (2) rooflights into front roofslope.

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01330/HSE
Location : 84 Cedar Road
Croydon
CR0 6UF
Ward : **Addiscombe West**
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01540/DISC
Location : Development Site Former Site Of
30 - 38 Addiscombe Road
Croydon
CR0 5PE
Ward : **Addiscombe West**
Type: Discharge of Conditions

Proposal : Partial discharge (in relation to the Phases 2 and 3 areas of the development) of Condition 4b-c (Contaminated Land Validation Report) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 12.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01830/PDO
Location : Windmill Bridge House
1 Freemason's Road
Croydon
CR0 6PB
Ward : **Addiscombe West**
Type: Observations on permitted development

Proposal : Removal of 3 No. antenna to be replaced by 3 No. antenna, the removal of 1 No. cabinet to be replaced by 1 No. cabinet and development ancillary reworks thereto.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Croydon Power Plant
Land At Factory Lane
Croydon
CR0 3RZ
Type: Full planning permission

Proposal : Proposed de-stacking, refurbishment and re-stacking of the existing flue stack associated with the Croydon Power Plant open cycle gas turbine unit.

Date Decision: 16.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00879/FUL
Location : Land R/O 37 Oakfield Road
Croydon
CR0 2UX
Ward : **Broad Green**
Type: Full planning permission

Proposal : Erection of a two storey dwelling and associated refuse and cycle parking at the rear of 37 Oakfield Road

Date Decision: 09.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01012/GPDO
Location : 218 Mitcham Road
Croydon
CR0 3JG
Ward : **Broad Green**
Type: Prior Appvl - Class E to (dwellings) C3

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

Date Decision: 12.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01048/FUL
Location : 44 & 44A Miller Road
Croydon
CR0 3JY
Ward : **Broad Green**
Type: Full planning permission

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

Date Decision: 15.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01078/ADV **Ward : Broad Green**
Location : 369 - 373 London Road **Type: Consent to display**
Croydon **advertisements**
CR0 3PB

Proposal : Installation of 2no. internally illuminated fascia, 3no. non-illuminated fascia, 2no. internally illuminated projecting signs, 2no. vinyls and 1no. diabond panel

Date Decision: 10.05.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/01110/DISC **Ward : Broad Green**
Location : 86 Sumner Road **Type: Discharge of Conditions**
Croydon
CR0 3LJ

Proposal : Discharge of Condition 8 (Sustainability) attached to planning permission 21/04015/FUL for the demolition of existing house and associated outbuildings; erection of 2-storey block with roof space accommodation comprising of 2 x one bed, 1 x two bed and 1 x three bed flats with associated amenity space, cycle and refuse stores; renewal of existing planning permission ref: 18/03050/FUL granted 17.08.2018.

Date Decision: 11.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01111/LP **Ward : Broad Green**
Location : 16 Kelvin Gardens **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 4UR

Proposal : Erection of single storey rear extension

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01177/PA8 **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/01290/HSE
Location : 42 Sutherland Road
Croydon
CR0 3QG

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

Proposal : ERECTION OF A SINGLE STOREY REAR EXTENSION

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01340/LP
Location : 42 Wentworth Road
Croydon
CR0 3HU

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

Proposal : Erection of an outbuilding

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01346/GPDO
Location : 26 Pemdevon Road
Croydon
CR0 3QN

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 2.92 metres and a maximum height of 3 metres

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01620/PDO
Location : 13 - 28 Sumner Gardens
Croydon
CR0 3LP

Ward : **Broad Green**
Type: Observations on permitted
development

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Rooftop telecoms upgrade with proposed installation of a stub tower and 6 antennas and associated cabinets. Proposed removal of existing 9No. antennas with proposed 3No. frames and associated cabinets.

Date Decision: 24.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 19/01966/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : Waterstone House
13 Central Hill
Upper Norwood
London
SE19 1BG

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (carbon dioxide reduction) attached to planning permission 17/01570/FUL for alterations to layout to provide an additional 2 flats (1 one bedroom and 1 two bedroom) construction of first floor extension with mansard roof above to provide a development comprising of 10 flats in total

Date Decision: 17.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00684/CONR

Ward : **Crystal Palace And Upper Norwood**

Location : 24 - 28 Westow Street
Upper Norwood
London
SE19 3AH

Type: Removal of Condition

Proposal : Variation to LPA ref: 19/05172/FUL (Erection of third storey over rearmost part of building to provide 1 x 3-bed flat) extending second floor.

Date Decision: 23.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/02154/FUL

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : First And Second Floor Flat 2 101 Church Road
Upper Norwood
London
SE19 2PR

Type: Full planning permission

Proposal : Erection of a rear roof dormer incorporating installation of three new roof lights, internal staircase to convert the existing 1st and 2nd floor flat into two separate 1bed x 2persons flats (101A and 101C).

Date Decision: 25.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/03892/FUL

Ward : Crystal Palace And Upper Norwood

Location : Ground Floor Public House
76 Westow Hill
Upper Norwood
London
SE19 1SE

Type: Full planning permission

Proposal : Alterations to ground floor front elevation, including retention of installation of windows and doors, retention of awning. Removal of external security shutters. Replacement of granite cladding tiles with dark charcoal aluminium panels (part-retrospective).

Date Decision: 16.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05241/FUL

Ward : Crystal Palace And Upper Norwood

Location : 54 Westow Hill
Upper Norwood
London
SE19 1RX

Type: Full planning permission

Proposal : Erection of rear fire escape and installation of door at first floor (rear).

Date Decision: 16.05.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/00183/FUL **Ward :** **Crystal Palace And Upper Norwood**

Location : Flat 3 **Type:** Full planning permission
 Jason Court
 4 Cypress Road
 South Norwood
 London
 SE25 6BJ

Proposal : Erection of an additional storey to part of the building to create one additional flat, with associated alterations

Date Decision: 15.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00850/HSE **Ward :** **Crystal Palace And Upper Norwood**

Location : 20 Grangecliffe Gardens **Type:** Householder Application
 South Norwood
 London
 SE25 6SZ

Proposal : Erection of single-storey rear extension and extension to the rear roof slope.

Date Decision: 12.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00894/TRE **Ward :** **Crystal Palace And Upper Norwood**

Location : 117 Church Road **Type:** Consent for works to protected trees
 Upper Norwood
 London
 SE19 2PR

Proposal : T1 Horse Chestnut - Fell
 (TPO 9, 1994)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/00896/TRE
Location : 11 Copper Close
Upper Norwood
London
SE19 2RF
Ward : **Crystal Palace And Upper Norwood**
Type: Consent for works to protected trees
Proposal : G1 Group of trees consisting of 5 Beech trees and 3 Sycamore - 4 metre height reduction and 2 metre lateral reduction.
(TPO 17, 2006)

Date Decision: 24.05.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 23/00990/HSE
Location : 202 Beulah Hill
Upper Norwood
London
SE19 3UX
Ward : **Crystal Palace And Upper Norwood**
Type: Householder Application
Proposal : Alterations, demolition of garage, erection of rear dormer extension, two-storey side extension, front porch extension, provision of 2x rooflights in front roofslope and 1x rooflight in side roofslope, and alterations to front boundary treatment (amended description)

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01191/LP
Location : 16 Kingslyn Crescent
Upper Norwood
London
SE19 3DG
Ward : **Crystal Palace And Upper Norwood**
Type: LDC (Proposed) Operations edged
Proposal : Installation of two rooflights on existing side extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	23/01400/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	Limekiln Place Upper Norwood London SE19 2RE	Type:	Works to Trees in a Conservation Area

Proposal : Reduce Holly and Horse Chestnut back to boundary.

Date Decision: 15.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	23/01460/LP	Ward :	Crystal Palace And Upper Norwood
Location :	6 Sunset Gardens South Norwood London SE25 4AX	Type:	LDC (Proposed) Operations edged

Proposal : Erection of hip to gable, erection of rear dormer and installation of skylights to the front slope.

Date Decision: 09.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	23/01502/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	13 Sylvan Hill Upper Norwood London SE19 2QB	Type:	Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : S _ Sycamore S1 and S2 to be trimmed down as touching neighbouring house and its roof. S2 to be reduced in height by half due to infestation. S3 - Cut off the large branch as over-hanging neighbouring garden, also codominant stem. L _ Leylandii, L1, L2, L3, L4 and L5 to be reduced in height by half. Also L2 and L3 to be removed completely due to excessive shadow and no growth underneath it. To be replaced by apple and fig trees in the future. L6, L7 and L8 to be reduced in height by half. CL _ Cherry Laurel, CL1, CL2, CL3, CL4 and CL5 to be reduced in height by half due to excessive shadow.

Date Decision: 15.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01557/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 16A Highfield Hill **Type: Consent for works to protected trees**
Upper Norwood
London
SE19 3PS

Proposal : 1 x Oak - Reduce lateral crown spread growing towards and over No.16a Highfield Hill by approx 2m
(TPO no, 37, 1988)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01563/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 1 Tree View Close **Type: Works to Trees in a Conservation Area**
Upper Norwood
London
SE19 2QT

Proposal : Sycamore (T1) - crown reduce by 3 metres.
Ash (T2) - fell

Date Decision: 19.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01829/PDO **Ward :** **Crystal Palace And Upper Norwood**
Location : Telecommunication Mast Rear Of 9 **Type:** Observations on permitted
Central Hill development
Upper Norwood
London
SE19 1BG

Proposal : Removal of 3 No. antenna to be replaced by 3 No. antenna, the removal of 1 No. cabinet to be replaced by 1 No. cabinet and development ancillary reworks thereto.

Date Decision: 25.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 21/01340/FUL **Ward :** **Coulsdon Town**
Location : 27 Woodfield Hill **Type:** Full planning permission
Coulsdon
CR5 3ED

Proposal : Demolition of existing single storey detached dwelling (with roof accommodation) and erection of a three storey front building comprising 2 dwellings and 5 flats and two detached dwellings to the rear (9 units in total); retention of vehicular crossovers; new access drive; car parking; hard and soft landscaping; boundary treatment; land level alterations; cycle and refuse storage and communal/play/private amenity space.

Date Decision: 10.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/04406/FUL **Ward :** **Coulsdon Town**
Location : 59 Reddown Road **Type:** Full planning permission
Coulsdon
CR5 1AP

Proposal : Construction of a building containing 8no. flats with associated parking and landscaping following demolition of existing dwelling.

Date Decision: 19.05.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/00133/FUL **Ward : Coulsdon Town**
 Location : 5 Smitham Downs Road Type: Full planning permission
 Purley
 CR8 4NH

Proposal : Alterations to land levels, erection of two storey dwellinghouse with accommodation within the roof space adjacent to no. 5, erection of garden store, provision of associated parking/cycle provision and refuse store

Date Decision: 12.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00903/HSE **Ward : Coulsdon Town**
 Location : 90 Windermere Road Type: Householder Application
 Coulsdon
 CR5 2JB

Proposal : Erection of hip-to-gable roof extension, dormer extension to rear of property and two rooflights to front roof slope

Date Decision: 15.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00927/HSE **Ward : Coulsdon Town**
 Location : 35 The Drive Type: Householder Application
 Coulsdon
 CR5 2BL

Proposal : Construction of hip-to-gable extension, erection of dormer extension to rear to facilitate loft conversion and installation of rooflights to front elevation of property

Date Decision: 15.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01025/DISC **Ward : Coulsdon Town**
 Location : 1 South Drive Type: Discharge of Conditions
 Coulsdon
 CR5 2BJ

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Discharge of Conditions 5 (Cycle and Refuse Stores), 8 (Privacy Screens) and 10 (ECVPs) attached to planning permission ref. 21/05910/CONR for application under section 73 of the Town and Country Planning Act 1990 for the variation of condition numbers 1 (approved drawings and documents) and 12 (Construction Logistics Plan) attached to planning permission ref.19/01109/FUL. (Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front).

Date Decision: 10.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01107/DISC

Ward : Coulsdon Town

Location : 58 Reddown Road
Coulsdon
CR5 1AX

Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (Construction Logistics Plan) and 8 (Ecology Report) attached to planning permission ref. 22/04931/CONR for the variation of Condition 12 (Accessible Units) attached to planning permission ref. 20/02726/FUL for the demolition of single storey detached side garage and erection of a two/storey (with lower ground floor level and roof accommodation) building comprising 3 self-contained flats; new vehicular crossovers to facilitate vehicular parking for the host and new property; hard and soft landscaping; land level alterations; boundary treatment; private/communal/play space; refuse and cycle provision; demolition of single storey side conservatory extension and partial two storey side extension to the host property.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01127/DISC

Ward : Coulsdon Town

Location : 27A And 29 The Grove
Coulsdon
CR5 2BH

Type: Discharge of Conditions

Proposal : Discharge Condition 8 (Materials) 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: 16.05.23

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/01221/TRE **Ward : Coulsdon Town**
Location : 15 Hollymeoak Road Type: Consent for works to protected
Coulsdon trees
CR5 3QA

Proposal : T1 Beech - Reduce and re-shape 2-3m to produce crown size of smaller dimensions
T2 Beech - Reduce and re-shape by 1-2m all over to produce smaller crown size
T3 Sycamore - Reduce and re-shape by 2-3m to produce crown size of smaller
dimension
(TPO 35, 1970)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01300/HSE **Ward : Coulsdon Town**
Location : 14 Portnalls Rise Type: Householder Application
Coulsdon
CR5 3DA

Proposal : Erection of single storey side/rear extension with roof lantern

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01391/HSE **Ward : Coulsdon Town**
Location : 39 Rickman Hill Type: Householder Application
Coulsdon
CR5 3DT

Proposal : Alterations, erection of first floor side extension to existing roof slope

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01501/TRE **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Cane Hill Park Development Site
Brighton Road
Coulsdon
CR5 3YL

Type: Consent for works to protected trees

Proposal : All tree works as per Appendix 2 - Tree Survey Schedule - attached - dated March 2023.
(TPO 25, 1993)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01522/LP

Location : 51 Woodcote Grove Road
Coulsdon
CR5 2AJ

Ward : **Coulsdon Town**

Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer roof extension.

Date Decision: 15.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01671/LP

Location : 66 Smitham Bottom Lane
Purley
CR8 3DD

Ward : **Coulsdon Town**

Type: LDC (Proposed) Operations edged

Proposal : Replacement of garage door with new ground floor window to front elevation and removal of one door to side elevation in association with the conversion of a garage to a habitable room.

Date Decision: 15.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01678/LP

Location : 1 South Drive
Coulsdon
CR5 2BJ

Ward : **Coulsdon Town**

Type: LDC (Proposed) Operations edged

Proposal : Installation of air source heat pumps, one for each unit (a total of 9 units).

Date Decision: 11.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01781/LP
Location : Ground Floor, 1 Alexander Buildings
Station Approach Road
Coulsdon
CR5 2NS
Ward : Coulsdon Town
Type: LDC (Proposed) Use edged

Proposal : Change of use from Office (Use Class E(g)) to Residential (Use Class C3).

Date Decision: 23.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/00976/FUL
Location : 45 Chatsworth Road
Croydon
CR0 1HF
Ward : Fairfield
Type: Full planning permission

Proposal : Single storey rear extension and replacement windows (Amended Plans)

Date Decision: 10.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 21/01622/DISC
Location : 1-5 Lansdowne Road And Voyager House,
30-32 Wellesley Road, Croydon CR0 2BX
Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Construction Logistics Plan) pursuant to planning permission 17/03457/FUL.

Date Decision: 25.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02653/DISC
Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Land Adjoining East Croydon Station, Type: Discharge of Conditions
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon

Proposal : Discharge of Conditions 60 (External mechanical plant screening) and 71 (parts B, C, C,
D _ E only) (Detailed facade design and signage) in respect of Plot B04/B05 attached to
planning permission 20/01503/CONR for the erection of five buildings with a minimum
floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum
of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class
E(g)(i) use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres;
provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of
commercial, business and service (class E(a)-(d)), and pub and drinking establishments
(including those with expanded food provision) and takeaways (class Sui Generis);
provision of a maximum of 400 sq metres of community and learning use (classes E(e)-
(f), F.1(a)-(e) and F.2(a)-(b)); provision of a replacement theatre of 200 seats; provision of
energy centre and estate management facilities; formation of vehicular accesses and
provision of pedestrian routes public open space and car parking not to exceed 256
parking spaces.

Date Decision: 18.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03439/ADV Ward : **Fairfield**
Location : 72 North End Type: Consent to display
Croydon advertisements
CR0 1UJ

Proposal : Externally illuminated Fascia and Projecting Signs

Date Decision: 19.05.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04124/FUL Ward : **Fairfield**
Location : 42 Church Street Type: Full planning permission
Croydon
CR0 1RB

Proposal : Change of use at first floor from ancillary uses associated with the ground floor restaurant
to a self-contained residential unit; erection of rear extension at first floor level; upwards
extension to create second floor level to provide a self-contained residential unit; rear
external staircase; including associated works.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 18.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	23/00240/FUL	Ward :	Fairfield
Location :	Land And Garages Rear Of 48 To 50 Sydenham Road Croydon CR0 2EF	Type:	Full planning permission

Proposal : Demolition of existing garages to provide 7 new build flats.

Date Decision: 19.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	23/00714/DISC	Ward :	Fairfield
Location :	Land Adjacent To Croydon College College Road Croydon, CR0 1PF	Type:	Discharge of Conditions

Proposal : Discharge of condition 26 (roof top amenity areas) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)Condition 26 (roof top amneity areas)

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. :	23/01058/DISC	Ward :	Fairfield
Location :	Land Rear Of 83 Lansdowne Road Croydon CR0 2BF	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Details pursuant to Condition 3 (materials) and 4 (landscaping) of planning permission 21/01616/ful granted for Construction of two storey building containing two self-contained flats

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01085/DISC

Ward : Fairfield

Location : Land Adjoining East Croydon Station, Bounded By George Street (Including 1-5 Station Approach), Dingwall Road, (Including The Warehouse Theatre), Lansdowne Road And Including Land To The North Of Lansdowne Road, Croydon

Type: Discharge of Conditions

Proposal : Discharge of Condition 29 (Window cleaning equipment) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for the erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class E(g)(i) use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of commercial, business and service (class E(a)-(d)), and pub and drinking establishments (including those with expanded food provision) and takeaways (class Sui Generis); provision of a maximum of 400 sq metres of community and learning use (classes E(e)-(f), F.1(a)-(e) and F.2(a)-(b); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces.

Date Decision: 18.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01086/DISC

Ward : Fairfield

Location : Land Adjoining East Croydon Station, Bounded By George Street (Including 1-5 Station Approach), Dingwall Road, (Including The Warehouse Theatre), Lansdowne Road And Including Land To The North Of Lansdowne Road, Croydon

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Discharge of Condition 56 (Green roof details) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for the erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class E(g)(i) use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of commercial, business and service (class E(a)-(d)), and pub and drinking establishments (including those with expanded food provision) and takeaways (class Sui Generis); provision of a maximum of 400 sq metres of community and learning use (classes E(e)-(f), F.1(a)-(e) and F.2(a)-(b)); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces.

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01147/FUL **Ward :** **Fairfield**
Location : 29 Derby Road **Type:** Full planning permission
Croydon
CR0 3SF

Proposal : Erection of single storey rear/side extension. Conversion of 1 x dwellinghouse into 1 x 3-bedroom flat and 2 x 1-bedroom flats including boundary treatment, cycle parking, bin storage and associated works.

Date Decision: 17.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01159/FUL **Ward :** **Fairfield**
Location : 252 High Street **Type:** Full planning permission
Croydon
CR0 1NF

Proposal : Proposed alterations to the elevations and internal alterations

Date Decision: 18.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01285/GPDO **Ward :** **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 4 Frith Road
Croydon
CR0 1TA

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

Proposal : Prior approval application for change of use from dental clinic (Class E(e)) to one 2 bedroom dwellinghouse (Class C3)

Date Decision: 25.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01525/DISC

Location : Land Adjacent To College Road
Croydon
Croydon
CR0 1PF

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Discharge of condition 30 (air handling units) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)Condition 26 (roof top amenity areas)

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01740/NMA

Location : Land Adjacent To Croydon College
College Road
Croydon, CR0 1PF

Ward : **Fairfield**

Type: Non-material amendment

Proposal : Non-material amendment to application 21/03856/CONR for Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 23.05.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/01827/NMA **Ward : Fairfield**
Location : Land Adjoining East Croydon Station, Type: Non-material amendment
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon

Proposal : Non-material amendment to planning permission ref. 20/01503/CONR (The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class E(g)(i) use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of commercial, business and service (class E(a)-(d)), and pub and drinking establishments (including those with expanded food provision) and takeaways (class Sui Generis); provision of a maximum of 400 sq metres of community and learning use (classes E(e)-(f), F.1(a)-(e) and F.2(a)-(b); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) to amend the wording of condition 70 (boundary treatment).

Date Decision: 17.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01863/NMA **Ward : Fairfield**
Location : 1-5 Lansdowne Road And Voyager House, Type: Non-material amendment
30-32 Wellesley Road, Croydon CR0 2BX

Proposal : Non-Material Amendment to planning permission 17/03457/FUL to amend the triggers for condition 4 (CLP)

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00063/HSE **Ward : Kenley**
Location : 9 Cumberlands Type: Householder Application
Kenley
CR8 5DX

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Alterations to land levels, external changes to existing house including enlarged entrance porch, replacement balustrading at front, erection of single storey side/rear extension, erection of lower ground floor extension, patio area at rear with balustrading (AMENDED DESCRIPTION)

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00724/HSE
Location : 94 Valley Road
Kenley
CR8 5BU
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations. Erection of a single storey side extension. Demolition of existing single storey rear addition.

Date Decision: 17.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00744/HSE
Location : 16 Waverley Avenue
Kenley
CR8 5BE
Ward : **Kenley**
Type: Householder Application

Proposal : Increase in ridge height to the existing roof and the erection of a first floor extension to the existing bungalow to form a two storey house.

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00848/TRE
Location : Beechwold
2 Kenwood Ridge
Kenley
CR8 5JW
Ward : **Kenley**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : T1- Fagus Sylvatica - Beech - Lift the tree by removal of the lateral branches at approx. 18ft growing towards the property.
T2- Ash - Fell due to dieback
T3- Beech - Reduce the crown by removal of up to 1.5metres in height and up to approximately 1metre in lateral spread.
T4-Beech - Reduce the crown by removal of up to 1.5metres in height and up to approximately 1metre in lateral spread.
T5- Beech - Reduce the crown by removal of up to 1.5metres in height and up to approximately 1metre in lateral spread.
T6- Lime- Remove 1x snapped suspended limb from within the crown and reduce 1x leading main stem which is out of shape from the rest of the crown.
(TPO 31, 1986)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01117/LP

Location : 20 Haydn Avenue
Purley
CR8 4AE

Ward : Kenley

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey side extension

Date Decision: 18.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01130/TRE

Location : 3 Glendale Rise
Kenley
CR8 5LZ

Ward : Kenley

Type: Consent for works to protected
trees

Proposal : Oak (T1): To crown reduce approximately 2m and crown lift to 4.0m from ground level.
(TPO 100)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01158/LP

Ward : Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Beechwood
2 Kenwood Ridge
Kenley
CR8 5JW
Type: LDC (Proposed) Operations
edged

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

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01303/GPDO
Location : 6A Valley Road
Kenley
CR8 5DG
Ward : **Kenley**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.35 Metres with a maximum height of 2.93 metres

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01304/GPDO
Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD
Ward : **Kenley**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 8 metres with a maximum height of 2.8 metres

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01306/GPDO
Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD
Ward : **Kenley**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 7.6 metres with a maximum height of 2.8 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01331/GPDO

Ward : Kenley

Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD

Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Notification for prior approval under the GPDO 2015 under Class AA for an upwards extension of one storey to a dwellinghouse.

Date Decision: 23.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01413/TRE

Ward : Kenley

Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD

Type: Consent for works to protected trees

Proposal : T1 Beech - Cut back lowest lateral branches by 1m to give clearance to the adjacent building.
(TPO no. 11, 2008)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01434/DISC

Ward : Kenley

Location : Little Hayes Nursing Home
29 Hayes Lane
Kenley
CR8 5LF

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (hard/soft landscaping) attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01435/DISC **Ward : Kenley**
Location : Little Hayes Nursing Home **Type: Discharge of Conditions**
29 Hayes Lane
Kenley
CR8 5LF

Proposal : Discharge of condition 6 (ground protection) attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01507/DISC **Ward : Kenley**
Location : Development Site At **Type: Discharge of Conditions**
42 Welcomes Road
Kenley
CR8 5HD

Proposal : Discharge of Condition 6 (Landscape plan) of planning application REF: 19/00548/FUL for the erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.

Date Decision: 18.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01508/DISC **Ward : Kenley**
Location : Development Site At **Type: Discharge of Conditions**
42 Welcomes Road
Kenley
CR8 5HD

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Discharge of Condition 9 (cycle storage) of application REF: 19/00548/FUL for the erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.

Date Decision: 18.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01509/DISC

Ward : Kenley

Location : Development Site At
42 Welcomes Road
Kenley
CR8 5HD

Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (CO2 emissions) of application REF: 19/00548/FUL for the erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.

Date Decision: 11.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01510/DISC

Ward : Kenley

Location : Development Site At
42 Welcomes Road
Kenley
CR8 5HD

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Play space) attached to planning permission 19/00548/FUL for the erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.

Date Decision: 17.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01567/TRE

Ward : Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Land Adjoining 2-5 Summerswood Close Type: Consent for works to protected
Longwood Road trees
Kenley

Proposal : See uploaded report.
(TPO 120)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/05350/FUL **Ward : New Addington North**
Location : Goldcrest Youth And Community Centre Type: Full planning permission
Goldcrest Way
Croydon
CR0 0PL

Proposal : Change of Use from F2 (Community Centre) to F1 (Place of Worship)

Date Decision: 11.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01363/LP **Ward : New Addington North**
Location : 31 Thursley Crescent Type: LDC (Proposed) Operations
Croydon edged
CR0 0PR

Proposal : Erection of detached outbuilding

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02298/FUL **Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 26 Maryland Road
Thornton Heath
CR7 8DE
Type: Full planning permission

Proposal : Erection of rear dormer extension, and front roof lights, alterations to existing roof of side extension and conversion of loft space to form 2No. Bedrooms with ensembles (amended Description)

Date Decision: 11.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 23/00805/GPDO
Location : 306 Green Lane
Norbury
London
SW16 3BA
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.64 metres

Date Decision: 15.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/00812/HSE
Location : 306 Green Lane
Norbury
London
SW16 3BA
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of a double storey side and rear extension

Date Decision: 15.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00960/HSE
Location : 41 Ingram Road
Thornton Heath
CR7 8EE
Ward : **Norbury Park**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Erection of two storey rear/side extension (following demolition of garage), erection of roof extension to rear roofslope and installation of two rooflights to front roof slope.

Date Decision: 15.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00965/LP

Ward : Norbury Park

Location : 20 Buckingham Avenue
Thornton Heath
CR7 8AS

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey outbuilding in rear garden.

Date Decision: 09.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01066/GPDO

Ward : Norbury Park

Location : 4 Buckingham Avenue
Thornton Heath
CR7 8AS

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.355 metres

Date Decision: 12.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01074/HSE

Ward : Norbury Park

Location : 71 The Chase
Norbury
London
SW16 3AE

Type: Householder Application

Proposal : Demolition of existing rear conservatory and erection of rear extension. Demolition of garage and erection of double storey side extension.

Date Decision: 15.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01114/HSE
Location : 46 St Oswald's Road
Norbury
London
SW16 3SB

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of three storey side extension. Erection of single storey front and rear extensions. Internal alterations.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01178/GPDO
Location : 85 Northwood Road
Thornton Heath
CR7 8HW

Ward : Norbury Park
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 12.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01179/LP
Location : 85 Northwood Road
Thornton Heath
CR7 8HW

Ward : Norbury Park
Type: LDC (Proposed) Operations edged

Proposal : Erection of L shaped roof extension to rear of main roofslope and outrigger, installation of two (2) rooflights into front roofslope and removal of two (2) chimneys.

Date Decision: 18.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01183/FUL **Ward : Norbury Park**
Location : Sosa Court Type: Full planning permission
64 Green Lane
Thornton Heath
CR7 8BE
Proposal : Erection of single storey rear extension, rear dormer window, front and side roof lights and conversion into 3 Residential units.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01185/HSE **Ward : Norbury Park**
Location : 326 Norbury Avenue Type: Householder Application
Norbury
London
SW16 3RL

Proposal : Erection of single storey front/side extension. Erection of two storey side extension. Erection of part single, part double storey rear extension.

Date Decision: 24.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01190/LP **Ward : Norbury Park**
Location : 190 Green Lane Type: LDC (Proposed) Operations
Norbury edged
London
SW16 3NE

Proposal : Erection of rear dormer, installation of two rooflights on front roofslope.

Date Decision: 19.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01193/GPDO **Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 190 Green Lane
Norbury
London
SW16 3NE

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 2.93 metres and a maximum overall height of 2.93 metres

Date Decision: 12.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01215/HSE

Location : 46 Ryecroft Road
Norbury
London
SW16 3EH

Ward : **Norbury Park**

Type: Householder Application

Proposal : Erection of a first floor rear extension, roof extension, including mansard with dormer extensions.

Date Decision: 22.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01217/LP

Location : 65 Virginia Road
Thornton Heath
CR7 8EN

Ward : **Norbury Park**

Type: LDC (Proposed) Operations
edged

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main roofslope and installation of three (3) rooflights into front roofslope.

Date Decision: 26.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01334/GPDO

Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 34 Virginia Road
Thornton Heath
CR7 8EG
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01411/LP
Location : 1 Groveland Avenue
Norbury
London
SW16 3BD
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing timber garden shed and erection of a detached outbuilding, paving of rear garden.

Date Decision: 11.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01428/GPDO
Location : 188 Green Lane
Norbury
London
SW16 3NE
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.2 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum height of 3 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01485/CAT
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 28 Ryecroft Road
Norbury
London
SW16 3EG

Type: Works to Trees in a
Conservation Area

Proposal : Tree 3 - root investigation with air spade to a min depth of 800mm

Date Decision: 15.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01559/LE

Location : 325 Green Lane
Norbury
London
SW16 3LU

Ward : **Norbury Park**

Type: LDC (Existing) Use edged

Proposal : Continued use as a self-contained flat at rear of garden.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01053/FUL

Location : 152 Norbury Crescent
Norbury
London
SW16 4JZ

Ward : **Norbury And Pollards Hill**

Type: Full planning permission

Proposal : Hip to gable and rear dormer roof extensions, a single storey rear extension and conversion of the house into three flats

Date Decision: 22.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00550/DISC

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 1391 - 1393 London Road
Norbury
London
SW16 4AN

Type: Discharge of Conditions

Proposal : Discharge of condition 2C and 2E ONLY (Detailed drawings in plan/elevation and section at 1:5 of proposed front balcony including fixings and decorative features and Obscured glazing to rear second floor windows and screening to front balcony) of LPA ref: 18/04605/FUL (Alterations involving side extension, rebuilding of existing roof, with the addition of dormers and internal alterations to create two 1 bedroom and three 2 bedroom flats with refuse and cycle storage)

Date Decision: 26.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00633/HSE
Location : 1D Stanford Road
Norbury
London
SW16 4PZ

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

Proposal : Erection of rear dormer window and two front dormer windows. Raising of roof ridge height to form mansard roof with accommodation in the roof space with insertion of 3No. roof lights to flat roof crown. Alterations to main entrance door and front window and associated works.

Date Decision: 16.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00918/FUL
Location : 268 Woodmansterne Road
Norbury
London
SW16 5TR

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

Proposal : Alterations, erection of first floor to No.268 to provide additional 1-bedroom flat and provision of associated cycle and refuse storage

Date Decision: 26.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01093/LP
Location : 124 Dalmeny Avenue
Norbury
London
SW16 4RP

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

Proposal : Loft conversion with installation of a rooflight on rear roofslope.

Date Decision: 11.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01133/DISC
Location : Eastern House
2A Norbury Crescent
Norbury
London
SW16 4JU

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Proposal : Discharge Conditions 3 (Detailed Junctions), 4 (Rendering), and 5 (Windows) attached to Planning Permission ref. 21/03808/FUL for 'Erection of cycle storage and bin stores to the front of building, and external changes to existing elevations (in association with 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: 16.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01164/LP
Location : 51 Melrose Avenue
Norbury
London
SW16 4RU

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

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

Date Decision: 18.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01200/FUL **Ward : Norbury And Pollards Hill**
 Location : 27 Ederline Avenue Type: Full planning permission
 Norbury
 London
 SW16 4RZ

Proposal : Change of use from a single dwelling to three flats, with associated site alterations

Date Decision: 16.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01297/DISC **Ward : Norbury And Pollards Hill**
 Location : Development Site Former Site Of Type: Discharge of Conditions
 66 Pollards Hill North
 Norbury
 London
 SW16 4NY

Proposal : Discharge of Condition 10 (drainage) attached to planning permission 21/03908/FUL for the Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Date Decision: 12.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01310/GPDO **Ward : Norbury And Pollards Hill**
 Location : 36 Pollards Hill East Type: Prior Appvl - Class A Larger
 Norbury House Extns
 London
 SW16 4UU

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

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01896/LP
Location : 13 Pollards Hill South
Norbury
London
SW16 4LW

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

Proposal : Conversion of loft to habitable space and rection of side/rear dormers.

Date Decision: 23.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05183/HSE
Location : 49 Tollers Lane
Coulsdon
CR5 1BF

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

Proposal : Erection of single-storey rear extension

Date Decision: 09.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00844/HSE
Location : 8 Kerrill Avenue
Coulsdon
CR5 1QA

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

Proposal : Conversion of the garage to habitable space with alterations to the roof. Erection of front extension.

Date Decision: 11.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01313/LP
Location : 67 Mead Way
Coulsdon
CR5 1PQ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Erection of hip to gable roof extension and erection of dormer extension on the rear roof slope

Date Decision: 26.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01487/LP

Ward : Old Coulsdon

Location : 58 Bradmore Way
Coulsdon
CR5 1PB

Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable loft conversion and erection of rear dormer roof extension. Installation of 3no. rooflights to front roof slope. Installation of 1no. window to second floor side elevation. Removal of 1no. window to first floor side elevation. Extension to existing side soil pipe.

Date Decision: 19.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01520/DISC

Ward : Old Coulsdon

Location : Homefield House
57 Homefield Road
Coulsdon

Type: Discharge of Conditions

Proposal : Discharge of Condition 13 (Verification Report) attached to planning permission 16/06400/FUL for the Demolition of former care home. Erection of 1 three storey building comprising 5 one bedroom and 5 two bedroom flats. Erection of 6 two bedroom and 8 three bedroom houses. Formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 09.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01601/PDO

Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Territorial Army Centre
Marlpit Lane
Coulsdon
CR5 2HD
Type: Observations on permitted
development

Proposal : Replacement of 3no. existing antennas with 3no. new antennas, the installation of 1no. 600mm dish antenna and 1no. 300mm dish antenna, internal cabin works and ancillary works thereto.

Date Decision: 17.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01648/LP
Location : 184 Chaldon Way
Coulsdon
CR5 1DF
Ward : **Old Coulsdon**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front roofslope.

Date Decision: 12.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01820/TR5
Location : 95 Coulsdon Road
Coulsdon
CR5 2LD
Ward : **Old Coulsdon**
Type: 5 Day Notification to Remove
TPO(s)

Proposal : T1 1 x Ash tree - Fell due to significant dieback/decline. (Conservation area)

Date Decision: 11.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/00772/TRE
Ward : **Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 27 Stanhope Road
Croydon
CR0 5NS
Type: Consent for works to protected trees

Proposal : T14 Pedunculate oak: Crown Lift Over Car Park/ Footpath to 2.5m
T25 Sycamore: Fell
T26 Common hawthorn: Fell
T31 Sycamore: Fell
T37 Sycamore: 3 metre height reduction
(TPO 36, 1983)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01162/DISC
Location : Development Site At
114 Addiscombe Road
Croydon
CR0 5PQ
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 9 Construction logistics Plan of planning permission 19/05965/FUL granted for demolition of existing building and erection of two dwelling houses with off street parking.

Date Decision: 24.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01746/LE
Location : 3 Grimwade Avenue
Croydon
CR0 5DJ
Ward : **Park Hill And Whitgift**
Type: LDC (Existing) Operations edged

Proposal : Erection of a detached outbuilding to the rear of the garden

Date Decision: 26.05.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 21/03459/OUT **Ward : Purley Oaks And Riddlesdown**

Location : 112 Pampisford Road **Type: Outline planning permission**
Purley
CR8 2NF

Proposal : Outline planning permission for the demolition of existing two storey dwellinghouse (including side garage) and erection of a part three; part four storey (including excavation) building comprising 5 self-contained flats to the front and 4 self-contained flats to the rear; reinstatement of existing crossover and creation of new crossover to facilitate forecourt car parking; cycle and refuse provision, hard and soft landscaping, boundary treatment; land level alterations; communal/private/play amenity space and external alterations (Access, Layout, Design, Scale); all other matters reserved (Landscape).

Date Decision: 12.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 21/06181/CONR **Ward : Purley Oaks And Riddlesdown**

Location : 443A Brighton Road **Type: Removal of Condition**
South Croydon
CR2 6EU

Proposal : Variation to conditions 2 (approved documents) and 12 (Carbon dioxide emissions as per the approved Energy Statement) attached to planning permission 20/02020/FUL (for 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). The effect of the variation is to amend the energy strategy

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04915/DISC **Ward : Purley Oaks And Riddlesdown**

Location : 33 Purley Downs Road **Type: Discharge of Conditions**
Purley
CR8 1HA

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Discharge of condition 2 (materials) attached to planning permission 19/02276/FUL for the demolition of existing buildings on site and the redevelopment of the site to provide 267 sqm of commercial floorspace (B1/B8) and 37 residential units (13 x 1 beds, 18 x 2 beds and 6 x 3 beds), with associated landscaped areas including children's play space, parking, cycle store and refuse store.

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00649/FUL

Ward : **Purley Oaks And
Riddlesdown**

Location : 560 Brighton Road
South Croydon
CR2 6AW

Type: Full planning permission

Proposal : Alterations and conversion of First Floor Office unit to two x Self Contained Residential units with associated internal alterations with balcony, cycle and parking space

Date Decision: 11.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00668/CONR

Ward : **Purley Oaks And
Riddlesdown**

Location : 9 The Spinney
Purley
CR8 1AB

Type: Removal of Condition

Proposal : Variation of condition 2 (plans) attached to permission 22/00419/FUL dated 27.01.2023 for 'Demolition of existing property and garage and erection of 5 x 3 storey town houses with associated parking & landscaping'. The effect of the variation is to extend the ground floor of the end 2 units in the terrace by 1.5m in depth, and to introduce a chamfer to the front elevation of each unit.

Date Decision: 12.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00789/FUL

Ward : **Purley Oaks And
Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Land R/o 164 Pampisford Road (Fronting Barnards Place)
South Croydon
CR2 6DA

Type: Full planning permission

Proposal : Erection of detached residential dwelling with amenity space

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00815/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 27 Hillview Close
Purley
CR8 1AU

Type: Householder Application

Proposal : Conversion of garage/storeroom to habitable accommodation together with external alterations

Date Decision: 15.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00910/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 88 Riddlesdown Road
Purley
CR8 1DD

Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Delivery and Servicing Plan) of planning permission 22/00148/FUL (Demolition of existing five-bedroom detached house and erection of a block of flats comprising of 21no. units, refuse and recycling store, parking, landscaping and associated works)

Date Decision: 16.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00983/HSE

Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 73 Purley Downs Road
South Croydon
CR2 0RG

Type: Householder Application

Proposal : Demolition of storage room, erection of ground floor side extension, two storey rear extension and first floor front extension. Erection of rear dormer.

Date Decision: 17.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00984/LP

Ward : **Purley Oaks And
Riddlesdown**

Location : 1 Blackford Close
South Croydon
CR2 6BT

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension. Garage conversion into habitable space.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01077/DISC

Ward : **Purley Oaks And
Riddlesdown**

Location : Land To The Rear Of
126 Mount Park Avenue
South Croydon
CR2 6DJ

Type: Discharge of Conditions

Proposal : Discharge of condition numbers 2 (materials), 3 (details) and 7 (carbon emissions) attached to planning permission ref. 18/04067/FUL (Erection of a two-storey four-bedroom house with accommodation in the roof space including 1 x dormer addition on the front roof slope and 1 x dormer addition on the rear roof slope, associated cycle store and amenity space, formation of new crossover and the provision of two parking spaces).

Date Decision: 16.05.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01129/TRE **Ward : Purley Oaks And Riddlesdown**
Location : 1 Chancellor Gardens **Type: Consent for works to protected trees**
South Croydon
CR2 6WB
Proposal : X 2 Horse Chestnut Trees: 2 metre crown reduction and 10% thin.
(TPO 26, 1984)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01140/GPDO **Ward : Purley Oaks And Riddlesdown**
Location : 2 Buttermere Gardens **Type: Prior Appvl - Class A Larger House Extns**
Purley
CR8 1EG
Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 12.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01198/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 40 Eskdale Gardens **Type: Householder Application**
Purley
CR8 1EZ
Proposal : Construction of single storey rear and side extension.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01205/HSE **Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 19 Lower Barn Road
Purley
CR8 1HY
Type: Householder Application

Proposal : Alterations including the erection of a two storey side extension and single storey rear extension, including landscaping alterations to the rear.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01274/FUL
Ward : **Purley Oaks And Riddlesdown**
Location : 5 Station Parade
Sanderstead Road
South Croydon
CR2 0PH
Type: Full planning permission

Proposal : Installation of timber decking, railings and outdoor seating to the front of the restaurant

Date Decision: 25.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01488/LP
Ward : **Purley Oaks And Riddlesdown**
Location : 10 Brancaster Lane
Purley
CR8 1HE
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey side extension

Date Decision: 10.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01644/LP
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 74 Norman Avenue
South Croydon
CR2 0QE
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front roofslope and a window to the side of the gable.

Date Decision: 12.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01699/LP
Ward : **Purley Oaks And Riddlesdown**
Location : 132 Riddlesdown Road
Purley
CR8 1DE
Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing rear outbuilding and erection of rear outbuilding

Date Decision: 18.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05354/HSE
Ward : **Purley And Woodcote**
Location : 23B Russell Hill
Purley
CR8 2JB
Type: Householder Application
Proposal : Erection of a single storey rear extension above the existing raised platform.
[Retrospective application].

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02024/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Land Development Site Former Site Of Type: Discharge of Conditions
11 Hartley Old Road
Purley
CR8 4HH

Proposal : Discharge of conditions 7 (SUDS), 8 (Electric vehicle charging points), 9 (cycle and refuse) and 16 (refuse management plan) attached to planning permission 20/05200/FUL for the demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 19.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 23/00014/FUL Ward : **Purley And Woodcote**
Location : 49A Selcroft Road Type: Full planning permission
Purley
CR8 1AJ

Proposal : Demolition of existing dwelling and garage and erection of a 3 storey building comprising 7 flats with associated car parking, landscaping, bin and bike storage

Date Decision: 09.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00639/HSE Ward : **Purley And Woodcote**
Location : 17 Briar Hill Type: Householder Application
Purley
CR8 3LF

Proposal : Alterations and extensions to side and rear of existing dwelling incorporating a single/two storey side/rear extensions and roof extensions.

Date Decision: 17.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00948/CAT Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 20 Silver Lane
Purley
CR8 3HG

Type: Works to Trees in a
Conservation Area

Proposal : T1 - Ash: Fell
T2 - Lime: 4-5m Crown Reduction
T3 - Red Cedar: Fell

Date Decision: 24.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/00953/TRE

Location : Reedham Court
Aveling Close
Purley

Ward : **Purley And Woodcote**

Type: Consent for works to protected
trees

Proposal : 1 x Ash - Remove left hand limb closest to property & reduce height by approx 5m
leaving 3m of crown and approx 12m standing timber & remove 2 limbs overhanging
railway land
(TPO no. 30, 1979)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01030/HSE

Location : 8 Briar Hill
Purley
CR8 3LE

Ward : **Purley And Woodcote**

Type: Householder Application

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

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01063/FUL

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 30 Wyvern Road
Purley
CR8 2NP
Type: Full planning permission

Proposal : Demolition of parts of the building and erection of ground floor side and rear extensions, first floor side (gable) and rear (gable) extensions and a rear roof dormer to facilitate the conversion of the dwelling into 4 flats. External structures are proposed for cycle storage, refuse storage and a heat pump enclosure, along with provision of play space, landscaping and parking. [Amended description]

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01128/DISC
Location : 3 & 5 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: 10.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01149/TRE
Location : 39A Selcroft Road
Purley
CR8 1AG
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : 1 x Silver birch = Reduce & shape crown by 2m
(TPO 30, 2009)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01150/HSE
Location : 1 Olden Lane
Purley
CR8 2EH
Ward : Purley And Woodcote
Type: Householder Application

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

Date Decision: 18.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01161/TRE
Location : Robinwood
5 Furze Hill
Purley
CR8 3LB
Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : T1 - Beech to be lateraley reduced over garden and patio by 2-3m. Crown thin by 10%,crown lift to 4 meters.
T2-T7 Beech to be crown thinned by 10%, crown lifted to 4 meters.
T8 - Large Oak tree to reduce the overall size of the crown by 2m.
T9 Dead yew to carefully fell to ground level
(TPO 1, 1976)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01163/TRE
Location : 5B Furze Hill
Purley
CR8 3LB
Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : T1 - T4 beech trees to carry out a lateral reduction 2.5-3 metre reduction.
(TPO 1, 1976)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01167/LP
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 33 Stoats Nest Road
Coulsdon
CR5 2JJ
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable and rear dormer includes installation of one rooflight on front roof slope. Erection of detached garage at rear.

Date Decision: 15.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01168/HSE
Location : 33 Stoats Nest Road
Coulsdon
CR5 2JJ
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Demolition of existing conservatory and erection of single storey side/front extension includes internal alteration

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01176/CAT
Location : Norfolk House
Promenade De Verdun
Purley
CR8 3LN
Ward : **Purley And Woodcote**
Type: Works to Trees in a
Conservation Area

Proposal : Cherry dead tree to fell to ground level in the rear garden, dead tree in the middle of the garden.

Date Decision: 19.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01229/HSE
Location : 28A Monahan Avenue
Purley
CR8 3BA
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Retrospective planning application for the construction of new retaining garden walls and new stepped access to rear garden.

Date Decision: 18.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01235/TRE
Location : Foxley Hall
Higher Drive
Purley
CR8 2HP

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

Proposal : Tree 243 Common Ash: Fell due to ash die back
Tree 245 Sycamore: Fell due to extensive decline
Tree 247g Common Ash 5 x stems: 3m height reduction, 2m lateral reduction
Tree 250 Common Beech: Give adjacent building 3m clearance
Tree 757 Horse chestnut: Remove branch over shed only
Tree 867 Common Beech: Fell due to severe decline
Tree 870g Common Beech with triple stem: Fell due to severe decline (TPO 6, 1971)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01268/NMA
Location : 15A Russell Hill
Purley
CR8 2JB

Ward : **Purley And Woodcote**
Type: Non-material amendment

Proposal : Non-material amendment to application ref: 22/02397/RSM for 'Reserved matters relating to appearance and landscaping (condition 2)' and planning permission ref: 19/01963/OUT for 'demolition of the existing dwelling and garage and the erection of a 2/3 storey building to provide 6 flats with associated parking, amenity space, bin store and cycle store' to reconfigure the internal layout of the building to provide 4 x 3-bed, 4 person and 2 x 2-bed, 3 person flats and increase the depth of the balcony recesses.

Date Decision: 09.05.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01284/NMA **Ward : Purley And Woodcote**
Location : 22 Rose Walk **Type: Non-material amendment**
Purley
CR8 3LG

Proposal : Non-material amendment to planning reference 22/04740/HSE - amendment to front garden hard surface and alterations to garden gate width

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01314/HSE **Ward : Purley And Woodcote**
Location : 4A Woodcote Park Avenue **Type: Householder Application**
Purley
CR8 3NG

Proposal : Alterations. Erection of a two storey rear/side/front extension. Erection of a single storey rear/side extension. Erection of a single storey front porch extension.

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01319/DISC **Ward : Purley And Woodcote**
Location : 58 Old Lodge Lane **Type: Discharge of Conditions**
Purley
CR8 4ET

Proposal : Discharge of condition number 8 (Electrical Charging Vehicle Points) attached to planning permission ref. 21/00954/FUL. (Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces).

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01320/DISC **Ward : Purley And Woodcote**
Location : 58 Old Lodge Lane **Type: Discharge of Conditions**
Purley
CR8 4ET

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

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

Date Decision: 16.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01343/LP
Location : 31 Pampisford Road
Purley
CR8 2NG
Ward : Purley And Woodcote
Type: LDC (Proposed) Operations
edged

Proposal : Hipped to gable roof extension with associated rear dormer window and Velux windows.

Date Decision: 19.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01358/HSE
Location : 3 Foxglove Gardens
Purley
CR8 3LQ
Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of 5x dormer windows to rear roof slope. Installation of 3x rooflights to front roof slope.

Date Decision: 25.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01367/TRE
Location : 8 Woodland Way
Purley
CR8 2HU
Ward : Purley And Woodcote
Type: Consent for works to protected
trees

Proposal : T1 Oak tree - Remove 1 bough over garden room.
(TPO 31, 1974)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01470/DISC
Location : 22 Rose Walk
Purley
CR8 3LG
Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge condition 3 (materials) and condition 5 (fire safety) of permission 22/04740/HSE for proposed landscaping works to front garden and rear patio and the erection of pergola seating area in rear garden

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01536/TRE
Location : 8 Briar Hill
Purley
CR8 3LE
Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : Please find schedule of works attached.
(TPO 18, 2016)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01615/LP
Location : 70 Woodcrest Road
Purley
CR8 4JB
Ward : Purley And Woodcote
Type: LDC (Proposed) Operations edged

Proposal : Siting of a mobile home in the rear garden.

Date Decision: 12.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01722/PDO
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Car Park
Whytecliffe Road South
Purley
CR8 2AY

Type: Observations on permitted development

Proposal : Removal and replacement of 3no antennas and the installation of ancillary radio equipment on the roof.

Date Decision: 25.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01964/TR5

Location : 13 Briar Hill
Purley
CR8 3LF

Ward : **Purley And Woodcote**

Type: 5 Day Notification to Remove TPO(s)

Proposal : T4: Acacia - Fell dying tree. T6: Scots Pine - Fell dead tree. T7: Sycamore - Fell dangerous tree, due to 400mm cavity in 500mm stem. Conservation Area.

Date Decision: 23.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/05008/FUL

Location : Land Adjacent 60 Orchard Road
South Croydon
CR2 9LW

Ward : **Sanderstead**

Type: Full planning permission

Proposal : Demolition of existing shed and erection of three bedroom detached dwelling

Date Decision: 18.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/00684/HSE

Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 2 Mitchley Grove
South Croydon
CR2 9HS

Type: Householder Application

Proposal : Proposed side/rear dormer extension to meet existing dormer extension under construction under application (21/04281/HSE).

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00992/HSE

Location : 32 North Down
South Croydon
CR2 9PA

Ward : **Sanderstead**

Type: Householder Application

Proposal : Erection of two storey side extensions. Single storey rear extension with roof terrace. Increase in main roof ridge height with crown roof and loft conversion to include two rear dormers and insertion of 3 no. rooflights in the front roof slope.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01038/HSE

Location : 63 Arkwright Road
South Croydon
CR2 0LP

Ward : **Sanderstead**

Type: Householder Application

Proposal : Erection of single/two storey front/side/rear extensions with accommodation in roofspace, rear rooflight and alterations including change to materials and windows (retrospective application)

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01067/GPDO

Location : 325 Limpsfield Road
South Croydon
CR2 9DH

Ward : **Sanderstead**

Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Erection of a single storey rear extension which projects out from the rear wall of the original house by 5.5 metres with a maximum overall height of 3 metres

Date Decision: 09.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01099/HSE
Location : 53 Harewood Gardens
South Croydon
CR2 9BU

Ward : Sanderstead
Type: Householder Application

Proposal : Single storey rear and side extension.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01106/TRE
Location : 6 Hurnford Close
South Croydon
CR2 0AN

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : A,B- Sycamores
C, D, E- Lime trees
3 metre crown reduction to all trees
(TPO no. 56)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01154/FUL
Location : 318 Limpsfield Road
South Croydon
CR2 9BX

Ward : Sanderstead
Type: Full planning permission

Proposal : Removal of external polycarbonate roof at the rear and replacement with fully enclosed glazed roof

Date Decision: 10.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01258/HSE
Location : 20 Cranleigh Gardens
South Croydon
CR2 9LD

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations; demolition of garage and erection of ground floor front, side and rear wraparound extension and first floor rear extension with associated changes to fenestration.

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01357/PA8
Location : Telecommunication Mast
Mitchley Wood
Dunmail Drive
Purley
CR8 1EX

Ward : Sanderstead
Type: Telecommunications Code System operator

Proposal : The installation of a new sharable 30m lattice mast which is collocated with an existing mast to the north of the site. The proposed new mast supports 6no. antennas over 1no. headframe, 2no. 600mm diameter transmission link dishes, 6no. equipment cabinets, 2.4m high perimeter fence and ancillary development thereto). This is required to facilitate enhanced network coverage for the Mobile Network Operators. This multiuser structure with secure compound and upgraded power supply will enable a consolidation of equipment and in time lead to the removal of unused infrastructure from the wider site and cell area.

Date Decision: 25.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01370/LP
Location : 4 Stockham's Close
South Croydon
CR2 0LS

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Proposal : Extension to the rear garden patio area.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 26.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01380/GPDO

Ward : Sanderstead

Location : 22 Hilton Way
South Croydon
CR2 9ER

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3 metres

Date Decision: 17.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01452/NMA

Ward : Sanderstead

Location : 36 Farm Fields
South Croydon
CR2 0HL

Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 22/02657/HSE for alterations including erection of a single storey rear extension, and landscaping alterations to the rear garden.

Date Decision: 09.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01457/TRE

Ward : Sanderstead

Location : Flat 5
6 Montana Close
South Croydon
CR2 0AT

Type: Consent for works to protected
trees

Proposal : T1 Beech - 2 metre crown reduction, 3 metre crown lift
(TPO No. 58, 1989)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01527/DISC **Ward : Sanderstead**
Location : Development Site At **Type: Discharge of Conditions**
2 Shaw Crescent
South Croydon
CR2 9JA

Proposal : Discharge of Condition 9 (SUDS) attached to planning permission 21/04742/FUL for Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units.

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01550/TRE **Ward : Sanderstead**
Location : 245A Limpsfield Road **Type: Consent for works to protected trees**
South Croydon
CR2 9DE

Proposal : T1 Yew. To laterally reduce the front face that overhangs the fence line by 1m for full height and remove major deadwood and old stub cuts. Due to loss of light, heavy guano on vehicles.
(TPO 4, 2015)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00472/DISC **Ward : Selsdon And Addington Village**
Location : 55 Crest Road **Type: Discharge of Conditions**
South Croydon
CR2 7JR

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Discharge of Conditions 3 (materials), 6 (trees) and 7 (landscaping) attached to PP 20/06710/FUL for the erection of a terrace of 4 two storey three bedroom houses with accommodation within the roof space at rear fronting Croham Valley Road, with associated refuse and cycle provision and landscaping.

Date Decision: 12.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00884/HSE **Ward : Selsdon And Addington Village**

Location : 70 Gravel Hill **Type: Householder Application**
Croydon
CR0 5BE

Proposal : Formation of dropped kerb to existing driveway

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01293/LP **Ward : Selsdon And Addington Village**

Location : 6 Ruffetts Close **Type: LDC (Proposed) Operations**
South Croydon **edged**
CR2 7JS

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of front rooflights

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01317/LP **Ward : Selsdon And Addington Village**

Location : 19 Palace Green **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 9AJ

Proposal : Erection of hip to gable and rear dormer and installation of 1 roof light to the front slope, installation of solar panel on the proposed dormer's roof

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 12.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01324/GPDO

**Ward : Selsdon And Addington
Village**

Location : 6 Ruffetts Close
South Croydon
CR2 7JS

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.19 metres

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01374/TRE

**Ward : Selsdon And Addington
Village**

Location : 73 Boundary Way
Croydon
CR0 5AU

Type: Consent for works to protected
trees

Proposal : T1, Lime - To re-pollard and remove lowest Southerly branch.
(TPO 32, 1979)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01719/TR5

**Ward : Selsdon And Addington
Village**

Location : 52 Boundary Way
Croydon
CR0 5AU

Type: 5 Day Notification to Remove
TPO(s)

Proposal : Removal of 1 x Ash tree.
(TPO no. 32, 1979 and 35, 1979)

Date Decision: 09.05.23

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01972/LP **Ward :** **Selsdon And Addington Village**
Location : 34 Chestnut Grove **Type:** LDC (Proposed) Operations
South Croydon edged
CR2 7LH
Proposal : Removal of chimney breast and erection of hip to gable end roof extensions, construction of a rear dormer extension and installation of roof lights in the front roof slope.

Date Decision: 26.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00755/TRE **Ward :** **Selsdon Vale And Forestdale**
Location : 17 Boxford Close **Type:** Consent for works to protected trees
South Croydon
CR2 8SY
Proposal : T1 - Ash: 3 metre height reduction and 1 metre lateral reduction.
(TPO 22, 1972)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01076/HSE **Ward :** **Selsdon Vale And Forestdale**
Location : 24 Kingswood Way **Type:** Householder Application
South Croydon
CR2 8QP
Proposal : Demolition of side outbuildings. Erection of a single storey side outbuilding forming a garage and a garden room.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01124/PA8
Location : Rear Of 156 - 180 Addington Road
South Croydon
CR2 8LB

Ward : Selsdon Vale And Forestdale
Type: Telecommunications Code
System operator

Proposal : The installation of 1no. 18.5m monopole (18.7m to top of GPS module) supporting 6no. antennas, the installation of 3no. cabinets and 1no. meter cabinet, and ancillary work thereto, all within 2.1m high palisade fencing.

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01529/LP
Location : 35 Kersey Drive
South Croydon
CR2 8SX

Ward : Selsdon Vale And Forestdale
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, conversion of garage to habitable accommodation and installation of a roof lantern.

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01539/TRE
Location : 25 Suffield Close
South Croydon
CR2 8SZ

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

Proposal : T1. Common Beech. Reduce the front face, laterally by 2m along with the height and side lateral branches.
(TPO No. 104)

Date Decision: 19.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00283/HSE

Ward : Selhurst

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 235 Sydenham Road
Croydon
CR0 2ET
Type: Householder Application

Proposal : Erection of ground floor rear extension. Erection of basement extension. Alterations.
Excavation of land to front to create lightwell and installation of front staircase.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03138/FUL
Location : 235 Sydenham Road
Croydon
CR0 2ET
Type: Full planning permission
Ward : Selhurst

Proposal : Conversion of dwellinghouse to 1 x 2 bed and 1x 3 bed flats. Excavation of land to front to create lightwell. Erection of ground floor rear extension. Erection of basement extension.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04842/GPDO
Location : Crescent Studios
80 The Crescent
Croydon
CR0 2HN
Type: Prior Appvl - Class E to (dwellings) C3
Ward : Selhurst

Proposal : Change of use of first floor from office (Use Class E) to dwellinghouse (Use Class C3) to provide a 1 bedroom flat under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 15.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01037/FUL
Location : 100 Windmill Road
Croydon
CR0 2XQ
Type: Full planning permission
Ward : Selhurst

Proposal : Alterations, change of use of ground floor to 1-bedroom flat (C3) and alterations to shopfront

Date Decision: 09.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01211/LP
Location : 36 Guildford Road
Croydon
CR0 2HG

Ward : Selhurst
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer, installation of two rooflights on front roofslope.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03563/DISC
Location : 116 Orchard Way
Croydon
CR0 7NN

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (facing materials), 4 (balcony screens and cycle storage) and 5 (CLP) pursuant to planning permission 20/05960/FUL granted 12 May 2021

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00464/HSE
Location : 201 Shirley Road
Croydon
CR0 8SB

Ward : Shirley North
Type: Householder Application

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

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01213/HSE

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 19 Woodmere Gardens Type: Householder Application
Croydon
CR0 7PL

Proposal : Alterations to the roof to include construction of dormer windows, installation of rooflights in the side roof slopes and a new window in the rear roof space.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01214/HSE Ward : **Shirley North**
Location : 19 Woodmere Gardens Type: Householder Application
Croydon
CR0 7PL

Proposal : Erection of single storey front and rear extensions; alterations and use of the garage as a habitable room.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01240/LP Ward : **Shirley North**
Location : 53 Woodmere Avenue Type: LDC (Proposed) Operations
Croydon edged
CR0 7PJ

Proposal : Conversion of existing garage to habitable space.

Date Decision: 17.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01252/FUL Ward : **Shirley North**
Location : 187 The Glade Type: Full planning permission
Croydon
CR0 7UN

Proposal : Erection of two storey detached dwelling.

Date Decision: 24.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01327/PA8
Location : Highways Land
Adjacent The Willows 311 Wickham Road
Croydon
CR0 8TH

Ward : Shirley North
Type: Telecommunications Code
System operator

Proposal : Proposed telecommunications installation: Proposed 15.0m Phase 5 Monopole and associated ancillary works.

Date Decision: 26.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01489/TRE
Location : Rosewood Lodge
79 Wickham Road
Croydon
CR0 8TB

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

Proposal : 101g - Holm Oak - Reduce southern facing laterals back to previous pruning points
101i - Silver Birch - Reduce southern facing laterals back to previous pruning points
101j - Oak - Reduce southern facing lower lateral branches Overhanging the shed by 1.5 m.
(TPO 11, 1980)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00417/FUL
Location : The Sandrock
152 Upper Shirley Road
Croydon
CR0 5HA

Ward : Shirley South
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Erection of a two storey side and rear extension to The Sandrock Public House to provide an enlarged service (including front seating area) for the existing pub (Sui Generis) and conversion of the upper floors including extension to create four flats and the construction of 9x three storey houses to the rear with associated hard and soft landscaping, car parking, a new crossover along Sandrock Place, boundary treatment and cycle and refuse storage.

Date Decision: 10.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00873/HSE
Location : 4 Postmill Close
Croydon
CR0 5DY

Ward : Shirley South
Type: Householder Application

Proposal : Erection of part single part two-storey rear extension and rear patio platform with associated works

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01170/HSE
Location : 102 West Way
Croydon
CR0 8RD

Ward : Shirley South
Type: Householder Application

Proposal : Erection of single-storey side extension.

Date Decision: 11.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01194/HSE
Location : 12 Farm Lane
Croydon
CR0 8AQ

Ward : Shirley South
Type: Householder Application

Proposal : Altertions; erection of first floor side and rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 18.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01250/DISC
Location : 4 Postmill Close
Croydon
CR0 5DY

Ward : Shirley South
Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 (tree) attached to planning permission 22/05121/HSE for the erection of part single part two-storey rear extension

Date Decision: 19.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01277/DISC
Location : 20 Lime Tree Grove
Croydon
CR0 8AU

Ward : Shirley South
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (fire safety statement) attached to planning application PP 22/04069/HSE - Single storey side/rear extension incorporating existing rear garage.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01278/HSE
Location : 99 Shirley Way
Croydon
CR0 8PN

Ward : Shirley South
Type: Householder Application

Proposal : Erection of first floor side extension. Alteration to garage door.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Ref. No. : 23/01282/HSE **Ward : Shirley South**
Location : 201 Devonshire Way Type: Householder Application
Croydon
CR0 8BZ

Proposal : Erection of two-storey side extension following garage conversion. Erection of single-storey front and rear extension. Relocation of main entrance door from side to front.

Date Decision: 22.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01427/HSE **Ward : Shirley South**
Location : 38 Devonshire Way Type: Householder Application
Croydon
CR0 8BR

Proposal : Erection of single-storey rear extension to existing garage.

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01439/GPDO **Ward : Shirley South**
Location : 4 Lime Tree Grove Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 8AU

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 2.9 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01445/NMA **Ward : Shirley South**
Location : 54 Temple Avenue Type: Non-material amendment
Croydon
CR0 8QB

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Non material amendment to planning permission 23/00389/HSE for the 'Erection of a two storey side extension and single storey rear extension.' for reducing the depth of first floor side extension

Date Decision: 12.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01587/LP

Location : 50 Bennetts Way
Croydon
CR0 8AB

Ward : Shirley South

Type: LDC (Proposed) Operations
edged

Proposal : Lawful Development Certificate for addition of a side dormer

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01734/TR5

Location : 10 Farm Lane
Croydon
CR0 8AQ

Ward : Shirley South

Type: 5 Day Notification to Remove
TPO(s)

Proposal : T1 Oak - fell due to dangerous condition and potential of structural failure
(TPO no. 3, 1976)

Date Decision: 09.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01628/FUL

Location : South Park Hotel
3 South Park Hill Road
South Croydon
CR2 7DY

Ward : South Croydon

Type: Full planning permission

Proposal : Proposed temporary change of use to HMO (for a period of 3 years) from current temporary student accommodation use (original use hotel)

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04190/FUL **Ward : South Croydon**
Location : 28 Haling Park Road **Type: Full planning permission**
South Croydon
CR2 6NE

Proposal : Erection of 4no. two storey detached dwellinghouses to rear of site, with on site parking, bin storage, and associated works.
Existing House: Removal of part one, part two storey side/rear element; erection of side roof dormer; creation of entrance door on front elevation and window on side elevation in relation to existing dwelling.

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04233/FUL **Ward : South Croydon**
Location : 28 Haling Park Road **Type: Full planning permission**
South Croydon
CR2 6NE

Proposal : Erection of 3no. two storey detached dwellinghouses to rear of site, with on site parking, bin storage, and associated works.
Existing House: Removal of part one, part two storey side/rear element; erection of side roof dormer; creation of entrance door on front elevation and window on side elevation in relation to existing dwelling.

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05124/FUL **Ward : South Croydon**
Location : 78 Blenheim Park Road **Type: Full planning permission**
South Croydon
CR2 6BF

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Demolition of existing double garage. Erection of two-storey three-bedroom detached house on land to the rear of No. 78 Blenheim Park Road, including new vehicular access and crossover from Culmington Road, landscaping, boundary treatments, car parking, cycle parking and bin storage and all associated site works.

Date Decision: 18.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05336/GPDO
Location : 18C Selsdon Road
South Croydon
CR2 6PA

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

Proposal : Change of use of building at rear from commercial (Use Class E) to residential (Use Class C3) to provide 1 flat under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 26.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/00123/DISC
Location : 56 West Hill
South Croydon
CR2 0SA

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (SuDS) attached to planning permission 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)

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00302/HSE
Location : 19 Castlemaine Avenue
South Croydon
CR2 7HU

Ward : South Croydon
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Erection of a part single side/rear part two-storey side extension and a two-storey side/rear extension. Loft conversion with erection of a rear box dormer and insertion of front rooflights. Alterations to roof.

Date Decision: 10.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00574/FUL
Location : 73 - 73A Sussex Road
South Croydon
CR2 7DB

Ward : South Croydon
Type: Full planning permission

Proposal : Alterations to existing shopfront

Date Decision: 22.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00680/FUL
Location : 91 Selsdon Road
South Croydon
CR2 6PZ

Ward : South Croydon
Type: Full planning permission

Proposal : Single storey rear extension and associated alterations

Date Decision: 17.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00794/TRE
Location : Land Rear Of Lynne Court 22
Birdhurst Road
South Croydon

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

Proposal : Refer to page 3 _ 4 of Sketch Plan.
(TPO 5, 1993)

Date Decision: 12.05.23

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/00895/LP
Location : 68 Croham Manor Road
South Croydon
CR2 7BF

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

Proposal : Garage conversion into habitable space including alteration to fenestrations and garage door

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00915/TRE
Location : 7 St Ann's Way
South Croydon
CR2 6DN

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

Proposal : Oak Tree - 2 metre crown reduction.
(TPO no. 49, 2010)

Date Decision: 24.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00932/TRE
Location : 10 Ian Austin Mansions
11A Harewood Road
South Croydon
CR2 7AT

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

Proposal : T1 - Yew - To cut back from the property by approx. 1.5m to alleviate blockage of guttering and potentially blocked drains. Previous cut back works are evident.
(TPO 01, 2017)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01029/DISC

Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 25 Haling Park Road
South Croydon
CR2 6NJ

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 6 (carbon) of planning permission 18/04236/FUL for demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1x one bedroom and 7x two bedroom flats. Provision of associated parking, landscaping and refuse store.

Date Decision: 24.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01216/DISC

Ward : **South Croydon**

Location : Rutherford School
1A Melville Avenue
South Croydon
CR2 7HZ

Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (Landscaping) attached to permission 19/05483/FUL for Demolition of lodge building, alterations, erection of extension to main school to provide additional facilities including multi-use teaching spaces, therapy garden/space, therapy pool and changing facilities, meeting rooms/cafe space, alterations to parking area at front including the provision of 11 parking spaces

Date Decision: 23.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01244/LP

Ward : **South Croydon**

Location : 370 Brighton Road
South Croydon
CR2 6AL

Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer and installation of 2 rooflights on the front slope.

Date Decision: 12.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01735/DISC

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 25 Temple Road
Croydon
CR0 1HU
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 4 (CLP) Of planning permission 20/02256/FUL granted for part first floor and part ground floor side and rear extensions with additions to the roof and associated alterations to convert the existing building into four flats.

Date Decision: 24.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01736/DISC
Location : Land Adjacent 25 Temple Road
Croydon
CR0 1HU
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Details pursuant to condition 6 (CLP) of planning permission 20/02257/FUL granted for erection of a new three storey building containing 5 flats with associated external works.

Date Decision: 24.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01939/LP
Location : 22 Junction Road
South Croydon
CR2 6RB
Ward : **South Croydon**
Type: LDC (Proposed) Operations edged

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

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00086/FUL
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Elizabeth Cottage Rear Of 63
Portland Road
South Norwood
London
SE25 4UN

Type: Full planning permission

Proposal : Refurbishment and extension of existing Elizabeth Cottage. Erection of 3 additional dwellings with associated amenity space, cycle and refuse storage.

Date Decision: 19.05.23

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

Level: Delegated Business Meeting

Ref. No. : 23/00292/HSE
Location : 22 Sundial Avenue
South Norwood
London
SE25 4BX

Ward : **South Norwood**
Type: Householder Application

Proposal : Erection of single storey rear extension (following demolition of existing) and raised decking.

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00934/HSE
Location : 20 Woodvale Avenue
South Norwood
London
SE25 4AE

Ward : **South Norwood**
Type: Householder Application

Proposal : Conversion of existing side extension into habitable accommodation accessible from existing house, increase to roof height and demolition of existing rear garage.

Date Decision: 24.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01112/LP

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 67 Norhyrst Avenue
South Norwood
London
SE25 4BY

Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable loft conversion, erection of rear dormer and installation of three rooflights on the front roofslope.

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01714/PDO

Location : Tonbridge House
50 Penge Road
South Norwood
London
SE25 4EU

Ward : **South Norwood**

Type: Observations on permitted
development

Proposal : Installation of 6no. new antennas, 3no. new cabinets and ancillary works thereto.

Date Decision: 24.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/01718/LP

Location : 3 Burton Close
Thornton Heath
CR7 8SU

Ward : **Thornton Heath**

Type: LDC (Proposed) Operations
edged

Proposal : Replacement of 10 existing metal-framed windows with new metal-framed windows

Date Decision: 16.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 23/00068/FUL

Location : 35A Whitehorse Lane
South Norwood
London
SE25 6RD

Ward : **Thornton Heath**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Conversion of loft to habitable space. Erection of rear Mansard dormer and installation of front elevation roof lights.

Date Decision: 16.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00541/HSE
Location : 2A Upton Road
Thornton Heath
CR7 8PR

Ward : Thornton Heath
Type: Householder Application

Proposal : Alterations, erection of additional storey and front porch extension

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00855/FUL
Location : 5 Athole Terrace
Bensham Grove
Thornton Heath
CR7 8DX

Ward : Thornton Heath
Type: Full planning permission

Proposal : Erection of three front roof lights and rear dormer window, proposed loft conversion, increase of roof height to the building

Date Decision: 11.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01122/DISC
Location : Development Site Former Site Of
6 - 7 Beulah Crescent
Thornton Heath
CR7 8JL

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (Soil Contamination - Remedial Strategy) attached to permission 20/01644/FUL for 'Demolition of existing buildings and erection of three storey building fronting Beulah Crescent and comprising 6 flats, and erection of part three/part four storey at rear comprising 14 flats, formation of vehicle access and provision of associated off-street parking, and provision of associated refuse storage, cycle storage, and landscaping.'

Date Decision: 11.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01132/HSE
Location : 67 Norbury Avenue
Thornton Heath
CR7 8AL

Ward : Thornton Heath
Type: Householder Application

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

Date Decision: 16.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01169/HSE
Location : 35 Livingstone Road
Thornton Heath
CR7 8JX

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of rear/side single storey extension (following demolition of existing).

Date Decision: 17.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01184/HSE
Location : 161 Ross Road
South Norwood
London
SE25 6TW

Ward : Thornton Heath
Type: Householder Application

Proposal : Hip to gable loft conversion, erection of rear dormer and installation of two rooflights on the front roofslope.

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01309/GPDO

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : Plastics Factory
121 Bensham Grove
Thornton Heath
CR7 8DX

Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from Class E to Class C3 to provide 1x 2-bedroom dwelling under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 26.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01398/FUL

Location : Land Adjacent To 31 Heath Road
Thornton Heath
CR7 8NF

Ward : Thornton Heath

Type: Full planning permission

Proposal : Erection of two-storey three-bedroom detached dwelling

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00169/FUL

Location : Unit 4
500 Purley Way
Croydon
CR0 4NZ

Ward : Waddon

Type: Full planning permission

Proposal : Alterations to the existing industrial unit including; alterations to the external elevations, and alterations to the arrangement of the loading bays / doors, and car and cycle parking and yard layout works.

Date Decision: 11.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01097/FUL

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 136 Southbridge Road
Croydon
CR0 1AF
Type: Full planning permission

Proposal : Alterations to the roof of the ground floor extension to flat roof with screening. Installation of new door and external staircase (retrospective)

Date Decision: 25.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01103/FUL
Location : Land Front Of 7-10 St Leonard's Road
Croydon
CR0 4BN
Ward : **Waddon**
Type: Full planning permission

Proposal : Erection of a new part 1/2 storey dwelling following demolition of existing garage

Date Decision: 15.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01267/DISC
Location : Gas Distribution Station
Factory Lane
Croydon
CR0 3RL
Ward : **Waddon**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (remedial and verification report) attached to planning permission 21/02647/FUL granted for Infilling and reprofiling (enabling works) of the gasholders site.

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01302/TRE
Location : Nursing Home
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: 30th May 2023

Proposal : T16 Lime: Fell due to brittle fungus.
T15 Lime & T17 reduce by 2 metres
T22 Silver Birch - Roots emerging through path causing a trip hazard. Dig trench 50 cm wide x 2metres long x 1metre depth sever and remove roots ,install fibre glass root barrier and back fill with pea shingle and top soil.
T44 and T51 Holly with T43 Yew - Remove basal growth and tree suckers to improve sight lines for security cameras.
(TPO 09, 1970)

Date Decision: 15.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01459/GPDO
Location : 1 Waterworks Cottages
Waddon Way
Croydon
CR0 4HY

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.3 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01258/HSE
Location : 4 Westbourne Road
Croydon
CR0 6HP

Ward : Woodside
Type: Householder Application

Proposal : Demolition of existing single storey rear extension erection of a single storey rear extension

Date Decision: 19.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00239/FUL

Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : First Floor Flat
190 Portland Road
South Norwood
London
SE25 4QB

Type: Full planning permission

Proposal : Conversion of loft to habitable space. Erection of rear outrigger dormer.

Date Decision: 16.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00652/FUL
Location : 123 Howard Road
South Norwood
London
SE25 5BY

Ward : **Woodside**
Type: Full planning permission

Proposal : Erection of ground floor rear extension.

Date Decision: 22.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00653/FUL
Location : 123 Howard Road
South Norwood
London
SE25 5BY

Ward : **Woodside**
Type: Full planning permission

Proposal : Erection of outbuilding in rear garden.

Date Decision: 22.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00713/FUL
Location : 59, 59A And 59B Woodside Green
South Norwood
London
SE25 5HQ

Ward : **Woodside**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Proposal : Erection of hip to gable roof extension, rear dormer window and 2-storey rear extension. Retention of commercial units at ground floor level and conversion of upper floor flat to provide 2 self-contained flats with associated refuse and cycle storage (amended site address).

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00949/LP

Ward : Woodside

Location : 595 Davidson Road
Croydon
CR0 6DU

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer in rear roofslope and installation of 2 (two) roof lights into front roofslope.

Date Decision: 22.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01018/GPDO

Ward : Woodside

Location : 124 Crowther Road
South Norwood
London
SE25 5QS

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a maximum overall height of 2.8 metres

Date Decision: 16.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01024/HSE

Ward : Woodside

Location : 12 Crowther Road
South Norwood
London
SE25 5QW

Type: Householder Application

Proposal : Erection of a single storey infill extension with the installation of three (3) skylights.

Date Decision: 26.05.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Level: Delegated Business Meeting

Ref. No. : 23/01057/HSE
 Location : 150 Tennison Road
 South Norwood
 London
 SE25 5NE
Ward : Woodside
 Type: Householder Application

Proposal : Erection of roof extension to the rear roof slope and outrigger and installation of three (3) rooflights into front roof slope (retrospective).

Date Decision: 16.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01061/DISC
 Location : 124 Portland Road
 South Norwood
 London
 SE25 4PL
Ward : Woodside
 Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Refuse) of LPA ref: 22/04878/FUL (Change of use of ground floor retail shop from commercial (use class E(a)) to use as a nail bar and beauty salon (sui generis), with new shopfront and installation of roller shutter)

Date Decision: 09.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01555/DISC
 Location : Land R/o 8-10 Carmichael Road
 South Norwood
 London
 SE25 5LT
Ward : Woodside
 Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 6 (CLP) from planning permission 22/03269/CONR for 'Removal of rear outbuildings and erection of two new homes'

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01599/NMA
Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 20 - 22 Portland Road
South Norwood
London
SE25 4PF
Type: Non-material amendment

Proposal : Non material application to amended the plans approved under application 22/04109/FUL to alter the footprint and layout of the proposed building at the rear of the site

Date Decision: 24.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01808/LE
Location : Lonsdale House
Lonsdale Road
South Norwood
London
SE25 4JL
Ward : **Woodside**
Type: LDC (Existing) Operations edged

Proposal : Lawful Development Certificate for the lawful commencement of planning permission 19/05962/FUL for 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: 25.05.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/00679/FUL
Location : 8A Dunheved Road North
Thornton Heath
CR7 6AH
Ward : **West Thornton**
Type: Full planning permission

Proposal : Erection of a pair of semi-detached dwellings and provision of associated parking, landscaping, and cycle and refuse stores

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00913/ADV
Location : Wren Kitchens
Thornton Road
Croydon
CR0 3EW

Ward : West Thornton
Type: Consent to display
advertisements

Proposal : Erection of 6 internally illuminated fascia signs to the building

Date Decision: 12.05.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/00920/FUL
Location : 106 Bensham Lane
Thornton Heath
CR7 7ES

Ward : West Thornton
Type: Full planning permission

Proposal : Change of use from a builders yard (sui generis) and the proposed erection of split level basement and ground floor dwelling (C3 use). Associated site alterations

Date Decision: 18.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/00980/FUL
Location : 3 Dorothy Villas
Willett Road
Thornton Heath
CR7 6AA

Ward : West Thornton
Type: Full planning permission

Proposal : Conversion of loft to habitable space, erection of rear and outrigger dormers with associated internal alterations. Erection of single storey rear extension.

Date Decision: 15.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01002/LP
Location : 32 Cecil Road
Croydon
CR0 3BG

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

Proposal : Erection of an L-shaped dormer, installation of two rooflights on front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Date Decision: 09.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01036/LP

Location : 37 Ashley Road
Thornton Heath
CR7 6HW

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer, installation of three rooflights on front roofslope.

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01045/GPDO

Location : 5 Beddington Terrace
Mitcham Road
Croydon
CR0 3HG

Ward : West Thornton

Type: Prior Appvl - Class M A1/A2 to
dwelling

Proposal : Notification for prior approval under the GPDO 2015 for the change of use of ground floor under Class M from a hot food takeaway (class sui generis) to residential (class C3) to create a one-bedroom flat

Date Decision: 09.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01120/HSE

Location : 97 Bensham Lane
Thornton Heath
CR7 7EU

Ward : West Thornton

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 12.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01121/LP

Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 30th May 2023

Location : 155 Aurelia Road
Croydon
CR0 3BF
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey outbuilding in rear garden.

Date Decision: 16.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01144/LP
Location : 8 Kingswood Avenue
Thornton Heath
CR7 7HR
Ward : **West Thornton**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension following demolition of existing conservatory.
Erection of rear dormer, installation of two rooflights on front roofslope.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01275/HSE
Location : 34 Stanley Grove
Croydon
CR0 3QU
Ward : **West Thornton**
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01347/GPDO
Location : 17 Silverleigh Road
Thornton Heath
CR7 6DY
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.45 metres

Date Decision: 18.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01451/GPDO
Location : 19 Cameron Road
Croydon
CR0 2SR

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.3 metres

Date Decision: 25.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01477/GPDO
Location : 190 Silverleigh Road
Thornton Heath
CR7 6DS

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

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