

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, 20 July 2023** at the rise of Planning Sub-Committee but not earlier than **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, 12 July 2023

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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. Minutes of Previous Meeting (Pages 5 - 8)

To approve the minutes of the meeting held on 9 March 2023 as an accurate record.

3. 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.

4. Urgent Business (if any)

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

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

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

5.1 5.1 Ref: 23/00454/FUL 46 Quail Gardens South Croydon
(Pages 13 - 38)

Demolition of existing property and the erection of 7no. dwellings with shared access from Quail Gardens, along with amenity space, drainage, infrastructure and other associated works.

Ward: Selsdon Vale and Forestdale
Recommendation: Grant permission

5.2 5.2 Ref: 21/06145/FUL 2 Beech Avenue South Croydon
(Pages 39 - 76)

Demolition of existing building and erection of 2 x 4-storey buildings comprising 31 residential units plus 29 car parking spaces and associated landscaping.

Ward: Sanderstead
Recommendation: Grant permission

5.3 5.3 Ref: 21/04380/FUL 15-17 Wattendon Road Kenley
(Pages 77 - 104)

Partial demolition of integrated garages and extensions at 15 Wattendon Road to facilitate access for the erection of 8 new homes (4 pairs of semi-detached houses) in rear garden land of 15 & 17 Wattendon Road with access, parking & landscaping.

Ward: Kenley

Recommendation: Grant permission

6. Other planning matters (Pages 105 - 166)

To note the accompanying report by the Director of Planning & Strategic Transport.

Public Document Pack Agenda Item 2

Planning Committee

Meeting of held on Thursday, 9 March 2023 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

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

Apologies: Councillor Sean Fitzsimons

PART A

10/23 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 17 November and 1 December 2022, and 26 January and 9 February 2023 be signed as correct records.

11/23 **Disclosure of Interest**

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

12/23 **Urgent Business (if any)**

There was none.

13/23 **Development presentations**

There were none.

14/23 **Planning applications for decision**

The application under consideration was 22/02285/FUL – 2 Welcomes Road, Kenley, CR8 5HD.

15/23 **22/02285/FUL - 2 Welcomes Road, Kenley, CR8 5HD**

Ward: Kenley

This application was for the Demolition of existing bungalow and outbuildings and erection of a three-storey building containing 6 x 2-bedroom flats and 2 x 4-bedroom semi-detached houses (total 8 dwellings), with associated parking and landscaping.

Officers presented the application and in response to questions from members, explained that:

- There was a space of 19.9 metres between the two buildings in the proposed development;
- The height of the existing building on the land was 6.2 metres, and if the application were approved the new building would be 11.3 metres high;
- There would be one access point rather than the two that currently existed, and that this would be a four metre wide path for cars, 1.2 metres of which would be paved with different material for pedestrians to walk on;
- Landscaping could be dealt with under conditions; and,
- The obscure-glazed windows were all placed in secondary use rooms, and that window openings were also restricted.

Members heard two representations against the application and one from the applicant. The objectors raised the following points:

- That the proposal was to put too many buildings on one site;
- That the design was dull and dominating over the road and not in keeping with the area;
- That they felt it was excessive and over-developed; and,
- That car parking issues would arise because there was not enough provided for by the application.

Following the presentations, officers clarified that regarding cumulative impact of developing land in this way, it would be contrary to the opinion of the Planning Inspector to reject on this basis, and the council would need to defend the decision not to follow the Planning Inspector's guidance. Officers also clarified that the parking provision was above that allocated by the London Plan.

After consideration of the officer's report, Councillor Elily Ponnuthurai MOVED the recommendations as contained in the report. This was SECONDED by

Councillor Humayun Kabir and put to the vote. The committee **RESOLVED**, with 5 votes in favour and 5 votes against, with the Chair using their casting vote against, and so the motion fell.

A second motion for **REFUSAL**, on the grounds of the development being out of character, and poor quality, design and appearance, and that the footprint and layout of the buildings was too large, was proposed by Councillor Ian Parker, seconded by the Chair, and the committee **RESOLVED**, with 5 votes in favour, five votes against, and the Chair using their casting vote to refuse development at 2 Welcomes Road.

16/23 **Items referred by Planning Sub-Committee**

There were none.

17/23 **Other planning matters**

There were none.

The meeting ended at 8.10 pm

Signed:

Date:

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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: 23/00454/FUL
 Location: Hallingwood Bungalow, 46 Quail Gardens. South Croydon CR2 8TF
 Ward: Selsdon Vale and Forestdale Ward
 Description: Demolition of existing property and the erection of 7no. dwellings with shared access from Quail Gardens, along with amenity space, drainage, infrastructure and other associated works
 Drawing Nos: 6873-PL-01, 6873-PL-02 RevB, 6873-PL-03 RevA, 6873-PL-04 RevA
 Applicant: The Oakwood Group
 Agent: Matthew Arnold (The Oakwood Group)
 Case Officer: Christopher Grace

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (6 person)	TOTAL
Existing				1	
Proposed (market housing)				7	
TOTAL				7	7

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1b	
Car Parking maximum standard	Proposed
10.5	11
Long Stay Cycle Storage minimum	Proposed
14	16
Short Stay Cycle Storage minimum	Proposed
2	2

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Andy Stranack) 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:

- a) Sustainable transport contribution of £10,500

- b) Membership of car club for each unit for a minimum period of 3 years
- c) Removal of car parking permits for any future occupier
- d) Monitoring fees associated with the above
- e) 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) Construction of Environmental Management Plan
- 5) Means of protection to neighbouring boundary trees
- 6) Confirmation of datum heights of houses and levels of gradients for servicing and access

Prior to above ground floor slab level

- 7) Submission of materials
- 8) Soft landscaping details and planting strategy to private front and rear gardens and communal areas including specification of mature trees to be planted and retained
- 9) Hard landscaping details including parking areas, pavement edges, boundary treatment, retaining walls and lighting (including public route through site)
- 10) Details of refuse and cycle storage enclosures including capacity
- 11) Submission of biodiversity enhancement strategy
- 12) Drainage measures to vehicle access junction with the public highway
- 13) Details of SUD measures to be implemented
- 14) Submission of any external energy generation measures (such as PV panels and/or air source heat pumps)

Pre-occupation

- 15) Wildlife sensitive lighting design scheme
- 16) Details of obscured glazing to side windows of House 1
- 17) Public footpath provision and maintenance in perpetuity

Compliance

- 18) Compliance with Fire Statement
- 19) Compliance with Tree Report
- 20) Compliance with Ecological Appraisal Recommendations
- 21) Accessible homes requirement – House 1 to M4(3) standard and remainder to M4(2) standard
- 22) Installation of at least 20% EVCP's and one blue badge space
- 23) Water use target 110 litres per day
- 24) Removal of permitted development rights

25) 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 s278 and s38 works required
- 5) Compliance with Building/Fire Regulations
- 6) Construction Logistics Informative
- 7) Refuse and cycle storage informative
- 8) Ground flood risk management permit (Thames Water request)
- 9) Thames Water informatives
- 8) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

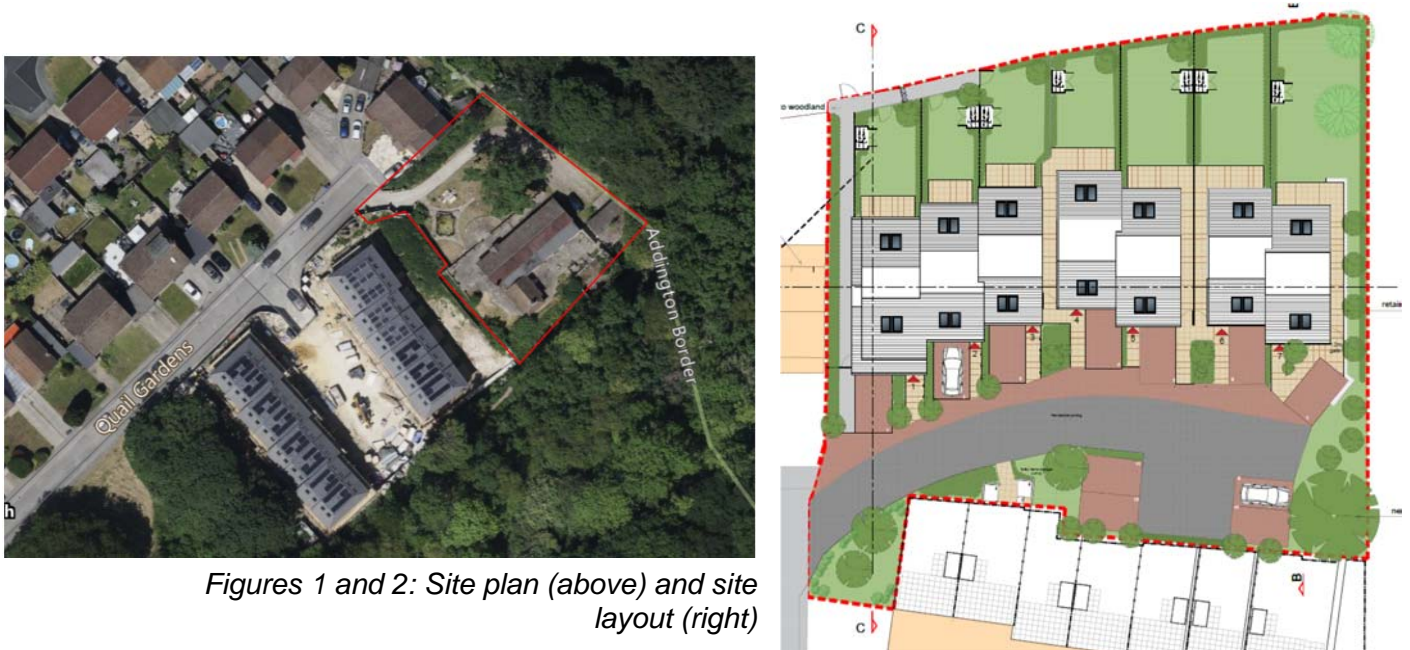
2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

2.6 That, if by 3 months from the date 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 The proposal would involve the demolition of the existing house and garage, and erection of 7 houses with shared access from Quail Gardens, along with parking area, private and communal amenity space, drainage, infrastructure and other associated works.



Figures 1 and 2: Site plan (above) and site layout (right)

3.2 During the course of the application clarity was sought on the access arrangements and gradients. Plans confirming the access visibility, gradients and cycle parking were provided which sought to clarify matters raised by strategic transport and neighbour objections. As they made no amendments to the scheme re-consultation was not required.

Site and Surroundings

3.3 The application site lies on the northern end of Quail Gardens, on the south-eastern side of the road and currently consists of a single bungalow building with access from Quail Gardens.

3.4 A formal public footpath runs outside the application site along the north-eastern and south-eastern boundaries. To the south-east of the site beyond the footpath is Selsdon Wood, a designated Site of Nature Conservation Importance, a Local Nature Reserve of Metropolitan Importance and Metropolitan Green Belt.

3.5 The whole site is covered by a Tree Preservation Order (TPO 39 of 1979). To the south-west is an area of land that now comprises 15 houses at no.60-68 Quail Gardens (granted under 19/00543/FUL, see planning history below). Opposite to the west and north-west are two storey pairs of 1970s semi-detached houses and terraces.



Figures 3 and 4: Photograph of existing bungalow and entrance and proposed front elevation of houses 1 to 7

Planning Designations and Constraints

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

- Archaeological Priority Zone
- PTAL 1B
- Surface Water Flood Risk 1:100 year
- TPO 39 of 1979

3.7 The site is in close proximity of the following formal planning constraints and designations

- Local Nature Reserve of Metropolitan Importance
- Metropolitan Green Belt

Planning History

3.8 The following planning decisions are relevant to the application:

60-88 Quail Gardens (formerly part of 46 Quail Gardens)

19/00543/FUL Planning permission granted in July 2019 for the erection of 15 three-bedroom terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping.

This has been implemented on site.

46 Quail Gardens

21/04904/PRE Demolition of the existing property and the erection of 8 semi-detached properties (Officers raised concern over extent and form of development, loss of protected tree, parking)

22/00727/FUL Refused planning permission in April 2022 for demolition of existing property and the erection of 8no. terraced dwellings with shared access from Quail Gardens, along with amenity space, drainage, infrastructure and other associated works

Refused on grounds of: 1) character and appearance, 2) poor standard of accommodation, 3) transportation matters, 4) loss of preserved tree, and 5) absence of legal agreement to secure sustainable transport improvements.

The decision was subject of appeal and cost applications to the Planning Inspectorate, with both dismissed in December 2022. During the appeal the applicants submitted additional information which was accepted by the Planning Inspector, addressing the transportation matters (3) and loss of preserved tree grounds (4).

The scheme was dismissed on two grounds - firstly, the proposed development would not provide acceptable living conditions for future occupiers with specific regard to daylight, sunlight, and outlook for the proposed rooms within the roof spaces and the external layout (2) and secondly, the proposal did not secure the provision of car clubs or car sharing for future occupants (5). In terms of the character and appearance refusal reason (1), the Inspector concluded that proposal would not represent a form of development uncharacteristic to its surroundings or the context of the appeal site. It is important to note that given the Suburban Design Guide Supplementary Planning Document had been revoked in June 2022, no weight was given to it by the Planning Inspector.

22/00739/TRE: Application approved to fell Common Ash (TPO 39, 1979) (due to heavy roots in order to prevent further damage to existing bungalow).

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 7 family sized houses with good sized gardens and acceptable accommodation for future residents and has overcome the concerns raised by the Planning Inspector in 22/00727/FUL.
- 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 22/00727/FUL.
- The scheme would not cause significant harm to neighbouring amenity.
- 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 Planning Inspectors decision for 22/00727/FUL.
- The proposal's impact on trees, particularly when giving weight to the Inspectors decision for 22/00727/FUL, is acceptable.
- The scheme would encourage biodiversity net gain.
- All remaining sustainability aspects can be controlled by conditions.
- A legal agreement would secured a sustainable transport contribution and membership for occupiers to a car club, in line with the Planning Inspector's decision for 22/00727/FUL.

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:

Historic England (Archaeology)

5.3 Historic England have confirmed that there will not be any requirements for archaeological assessments associated with this part of the site. It is on the very edge of the Archaeological Priority Area, and has likely been disturbed by modern development.

Natural England

5.4 Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Thames Water

5.5 In terms of waste, Thames Water have requested an informative be added to cover the requirement for a Groundwater Risk Management Permit from Thames Water for any discharge of groundwater into a public sewer. In terms of surface water, they would have no objection with the sequential approach to the disposal of surface water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They had no objection in relation to the waste water network and sewage treatment works infrastructure capacity. They raised the location within a Source Protection Zone for groundwater abstraction and requested the applicant read the Environment Agency's approach to groundwater resources

(OFFICER COMMENT: informatives are recommended as requested and the applicant is following the sequential approach to the disposal of surface water).

6 LOCAL REPRESENTATION

6.1 A total of 120 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one a site notices displayed in the vicinity of the application site. 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: 95 Objecting: 92 Comments: 3

6.2 The following local groups/societies made representations:

Selsdon Residents Association (SRA)

- Remain neutral on the application while welcoming much need family homes noting Quail Gardens is very narrow and concerned on street parking will exacerbate existing issues with parking

6.3 The following Councillor and MP made representations:

Councillor Andy Stranack (for Selsdon Vale and Forestdale Ward) [objecting]

- Overdevelopment
- Loss of light
- Noise
- Traffic and highway issues

Chris Philp (MP for Croydon South) [objecting]

- The proposal would be a significant overdevelopment of the site due to its size, density, footprint, height, bulk and massing
- The proposed intensification would be detrimental to the character and appearance of the area
- Over-intensification of the site by the replacement of a single bungalow dwelling with 7 four bedroomed, three storey houses
- Concreting over garden space and the unacceptable loss of vegetation and natural habitat – the current site has a good covering of grass, scrub and vegetation and is well placed to serve as buffer zone between the adjacent Selsdon Wood and the suburban built context
- The site is adjacent to Selsdon Wood Local Nature Reserve and is a Metropolitan Grade Site of Importance for Nature Conservation, so likely to be biodiversity rich
- The proposal would be detrimental to the amenity of the residents of neighbouring properties due to visual impact, overlooking and loss of privacy
- Overall, this application would fail to meet the Mayor of Croydon’s commitments that development should be design-led and not density-led and that proposals should respect local character

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 increase in density by staggering 135%; not in keeping with local landscape; previous	See para 8.7 to 8.14 of report

development resulted in hideous wall at end of development and site levelled; impact on character of the area; loss of green land; obtrusive by design with 3 storey houses; loss of buffer between estate and houses; houses are far too close; already loss of neighbouring site to housing	
Neighbouring amenity	
Impact of building works; noise from traffic; loss of light to existing properties; overlooking to no 44 and 60-88 Quail Gardens; loss of light to garden of 44, 68 Quail Gardens; impact on structural integrity of no.44; overshadowing of 44; noise and dust during construction and noise alter state; overdeveloped; impact on mental health and pollution; lack of privacy to 64 Quail Gardens; boxing in of small gardens to properties in Quail Gardens	See para 8.23 to 8.30 of report
Quality of accommodation	
Poor quality, under sized housing and gardens	See para 8.15 to 8.22 of report
Transport and Highways impacts	
Insufficient consideration to traffic safety; flow of parking; traffic has increased; already impacted by 13 houses opposite; issues of car parking caused by lack of space; now a roadway; most houses have 2/3 cars; road looks like a car park; congested; access and egress to narrow opening; road safety and impact; lack of public transport in area; emergency services with struggle; end of cul de sac always a bottle neck; becoming a rat run in mornings and evenings; insufficient parking proposed; need to visit the site in the evening; weekends visitor parking problems	See para 8.37 to 8.45 of report
Tress and ecology	
Loss of light. local foliage and wildlife; impact on bird sanctuary; impact on nature reserve; impact on flora and fauna; detrimental impact on woodland; area has badgers, foxes; loss of habitation; not intended for local environment; loss of green space	See para 8.31 to 8.36 of report
Flooding	
Increase of flood risk due to paved area; roadside drainage already problematic and cannot accommodate further demands; lack of provision of sewage and drainage facilities	See para 8.46 to 8.48 of report
Principle	
No thought has been put into infrastructure into local area	See para 8.2 to 8.6 of report
Not material matters	
Greedy developers no consideration for local area; open the door to other developers	Not a material planning consideration and cases are considered on their individual merits

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 (2022). 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
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- 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
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development

- 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)
- National Model Design Code (2021)
- Housing Design Standards LPG (2023)

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. 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 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. This is the second proposal for family housing on this site within the last year. The first (22/00727/FUL) for 8 houses was dismissed by the Planning Inspectorate, but on grounds of future occupier quality and car club provision only. The current proposal would now provide 7 family sized houses. The proposal would not result in a loss of small family homes and would provide family accommodation in line with the strategic target.

Design and impact on character of the area

- 8.7 In considering the previous proposal for 8 houses, the Planning Inspector described the surrounding character as comprising mainly of two storey semi-detached dwellings with the present bungalow at odds with the surrounding pattern of development, whilst acknowledging the presence of the existing two terraces further south of the site.
- 8.8 Paragraph 24 of the Inspectors report stated that the "*proposal would introduce a third terrace, positioned broadly in line with the adjacent property, 44 Quail Gardens. The proposed terrace would be broadly parallel to the existing 2 terraces, providing dwellings of a similar footprint, size, density, and layout. As such, although they would be different in design to much of the associated residential estate, they would be commensurate to a form and composition of properties already considered appropriate to the area. Thus, the proposal would represent an existing and accepted development*

pattern and layout". The Planning Inspector therefore found that the previous scheme would not represent a form of development uncharacteristic to its surroundings.



Figure 5: Front elevation of previously refused 22/00727/FUL involving 8 houses, found acceptable by the Planning Inspectorate

8.9 The current proposal introduces two pairs of semi-detached houses and a terrace of three houses allowing for a breaking in the massing, repeating the semi-detached nature found in many of the surrounding houses in the area. Officers consider this to be a better arrangement than was previously found acceptable by the Planning Inspector.



Figure 6: Proposed front elevation of 7 houses.

8.10 In terms of height and scale the Planning Inspector acknowledged that no finished floor levels had been submitted with the previous proposal but nevertheless was satisfied that the height of the proposed buildings would be in line with the height of the existing terraces, and that the site conditions would allow appropriate ground works to achieve this. As such the level and heights of the proposed houses could be controlled by condition and officers have no reason to diverge from that conclusion, and are therefore these details be secured through condition.

8.11 The Planning Inspector found that the finished appearance of the houses related well and while *“not identical to the immediate properties it would represent a modern interpretation of the surrounding vernacular”*. The current design is very similar to the previous proposal. Officers consider that the quality of finish and material would be acceptable, secured by condition.



Figure 7: Coloured image of proposed 7 houses

8.12 The proposal includes communal landscaping towards the front with private gardens to the rear of the houses. Whilst not technically a policy requirement, given the scheme is a not a major application, the scheme proposes an urban greening target of 0.4 in line with London Plan 2021 Policy G5 (Urban Greening) which would ensure the scheme also meets policy G1 (Green Infrastructure). The current scheme has a reduced footprint when compared to the previously refused 22/00727/FUL, with more external area for soft landscaping. Officers are satisfied that a condition would enable the requirements to be met to help soften the developments appearance, rationalised the parking layout introducing clear paths to the houses and create the green transition to the end boundary shared between the development and the nature reserve. Such detail should include a detailed planting strategy, list of hard materials; including paving, edges, boundary treatment; details of boundary and retaining walls and street furniture and lighting within the site.

8.13 The proposal would maintain what is understood to currently be an informal public route through the site into Selsdon Woods, alongside number 44. This scheme seeks to make that route formal, albeit retained under the applicant ownership and not formally adopted as a public footpath. This is a benefit of the scheme and would be secured by condition. Matters in relation to lighting of the route, from a safety perspective, would be secured by condition.

8.14 Overall the proposal is considered to be a sensitive intensification of the site. Giving weight to the 22/00727/FUL Planning Inspector’s decision, subject to conditions, the scheme would preserve the local character and appearance of the area in accordance with London Plan and Croydon Local Plan policies.

Quality of residential accommodation

8.15 The proposal would be in excess of the standards set out within the London Housing SPG and Nationally Described Space Standards for 6 person accommodation. Each house would have a good internal layout, be dual aspect and have sufficient internal head height.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1	4b/6p	139	112	50	10	3.5	3
2	4b/6p	126	112	45	10	5	3
3	4b/6p	126	112	58	10	5	3
4	4b/6p	126	112	55	10	5	3
5	4b/6p	126	112	74	10	5	3
6	4b/6p	126	112	82	10	6.7	3
7	4b/6p	126	112	122	10	6.7	3

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

8.16 The previously refused 22/00727/FUL proposal failed to demonstrate that each house would receive suitable level of internal light through velux windows to the rooms in the roof level. The applicants have submitted a daylight and sunlight report in line with BRE Guidance analysing internal daylight levels to the bedroom areas within the proposed roof areas, utilising the illuminance method. The guidance sets minimum illuminance levels to rooms, recommending that at least 50% of the room should exceed the recommended lux for 50% of the total daylight hours in a year. The results show that all of the rooms within the roof space meet and greatly surpass the BRE target recommendations for daylight amenity. In terms of sunlight, of the bedrooms which have at least one main window orientated within 90 degrees of due south, they can receive at least 1.5 hours of direct sunlight on 21 March and therefore accord with BRE Guidance.

8.17 The site would comprise a communal spaces at the front which would be maintained by a management company which is usual in these instances. Each house would have its own rear north facing garden. The Planning Inspector for 22/00727/FUL raised issue with the quality of light and functional area of some of the rear gardens of the proposed terrace houses. Due to the reduction in the number of units (8 homes in 22/00727/FUL and 7 in the current scheme), the garden areas have been increased in size when compared with the 2022 application. As can be seen from Table 2 below, all of the homes would be provided with amenity spaces in excess of the policy requirement.



Figure 8: 2022 dismissed scheme



Figure 9: currently proposed scheme

	Garden areas in the 2022 Application (m ²)	Garden areas in this application (m ²)	% increase in area
House 1	43	50	14%
House 2	42	45	7%
House 3	40	58	31%
House 4	40	55	27%
House 5	42	74	43%
House 6	52	82	37%
House 7	60.5	122	50%
Average	45.6	69.4	

Table 2: Proposed increase in garden size against 2022 refuse proposal

- 8.18 The applicant's daylight and sunlight report assessed levels of external light to the rear gardens of each house. In terms of overshadowing to the gardens over 50% of the total area of the gardens would continue to receive more than 2 hours of direct sunlight at the sun's lowest point in the year (21 March). The gardens would therefore be in accordance with BRE Guidance and be adequately sunlit throughout the year. This overcomes the Planning Inspector's concerns for 22/00727/FUL.
- 8.19 Good design promotes quality of life for the occupants and users of buildings. In terms of accessibility, one of the houses (unit 1) would appear to be capable of being M4(3) compliant and all of the other houses M4(2) compliant. These units would be secured by condition, subject to building control approval.
- 8.20 The applicants have provided a fire strategy report in line with the requirements of London Plan policy D12 which is proportionate to the proposal and seeks to ensure that the houses would meet the necessary building control regulations with regard to fire safety. The details identify construction active fire safety measures, means of escape, inclusive design, evacuation and access for fire services; officers are therefore satisfied the information address London Plan Policy D12 and would be secured via condition.

- 8.21 It should be noted that since the Planning Inspector's decision the Housing Design Standards LPG has been adopted by the GLA. This is guidance, noting that the Development Plan has not changed and the comments above showing policy compliance, the scheme is considered acceptable.
- 8.22 Overall, the proposal would all offer a good standard of accommodation and has suitably overcome the future occupier amenity ground raised by the Planning Inspector for 22/00727/FUL.

Impact on neighbouring residential amenity

- 8.23 The properties potentially impacted by the development would be those immediately adjoining to the north-west at 44 Quail Gardens and to the south west 60-68 Quail Gardens, whose rear elevations and gardens face towards the site, as well as those immediately opposite to the west at numbers 32 to 40 Quail Gardens.
- 8.24 The site currently has a largely open aspect. The start of the proposed houses (house 1) would be level with the semi-detached house at 44 Quail Gardens to the west to the front. The applicants have demonstrated that the rear of House 1 would not breach an angle 45 degree from the rear of number 44's habitable room windows within the original part of the house. There is a two storey side extension where the 45 degree angle would be marginally breached; at first floor level is a bathroom (so a non-habitable room) and at ground floor a kitchen, although it is noted the owner has constructed a large pergola to the rear of their property which would limit views towards House 1. There would be two windows in the flank elevation of House 1 facing number 44. The openings are a single secondary living room window and first floor bathroom window. A condition restricting outlook from any windows in the side elevation of the house would safeguard this neighbour's privacy. The proposal would not result in any significant loss of outlook or overlooking for this neighbour.
- 8.25 The proposal would provide a public route through the site into Selsdon Woods, alongside number 44 (although not to be adopted). It is understood members of the public currently use this route informally. It would result in pedestrian movements down the site of number 44, but there are no windows within their flank elevation and there are similar established relationship to the end of Goldfinch Road and Thorold Close, enabling better public access to the open space.
- 8.26 The applicants have produced a daylight and sunlight report analysing the impact of the proposal on light to 44 Quail Gardens. In terms of daylight, each main window experiences a reduction in Vertical Sky Component less than 20% its existing level. Similarly, using the No Skyline test, all rooms would experience no greater loss than 3%, which BRE Guidance confirms would be unnoticeable. In terms of sunlight, as the main windows are orientated within 90 degrees due north, loss of sunlight does not need to be assessed. In terms of overshadowing of the garden of no.44, over 50% of the total area of the garden continues to receive more than 2 hours of direct sunlight on 21 March with the development in place in accordance with BRE Guidance. Based on the applicants daylight and sunlight report the proposal would have limited impact which accords with the BRE in relation to daylight, sunlight and overshadowing.
- 8.27 The proposed terrace would be between 19m to 27m from the rear houses and 10m to 16m from the rear gardens of the terrace of houses in 66-68 Quail Gardens to the southwest. Paragraph 6.80 of the Croydon Local Plan states "*A minimum separation*

of 18-21m between directly facing habitable room windows on main rear elevations is a best practice 'yardstick' in common usage and should be applied flexibly, dependent on the context of the development to ensure that development is provided at an acceptable density in the local context". The proposal would be north east of this terrace and due to its orientation and distance would not result in any undue loss of sunlight or daylight for these neighbours and at suitable separation distance so as not to result in any undue loss of privacy or overlooking for these neighbouring occupiers. The provision of communal bin storage adjacent to the boundary of some of the neighbouring houses could result in some noise and disturbance during collection time. However details of means of enclosure should help safeguard neighbours amenity.

- 8.28 The proposed houses would be a minimum 20m from properties to the west 32-44 Quail Gardens. Given this separation the scheme would not result in undue loss of light, overlooking or lack of privacy for these neighbours.
- 8.29 Furthermore, no objection was raised by the LPA or the Planning Inspector for 22/00727/FUL in relation to neighbour amenity.
- 8.30 Neighbours have raised the issue of noise during construction. However a Construction Logistics Plan would be conditioned to safeguard neighbours amenity during this process.

Trees, landscaping and biodiversity

- 8.31 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. The whole site is covered by a Tree Preservation Order (TPO 39 of 1979). There are currently 7 individual trees within the site and a tree (T3 Ash) and group (G4 Beech) to the north of the site within Selsdon Woods has also been considered in the Tree Report.
- 8.32 The proposal includes the removal of a centrally located Ash tree (T1) which has been previously assessed and granted under a tree works application ref 22/00739/TRE due to issues of die-back and root impact on the existing bungalow. The proposal would also include removal of a Laburnum tree (T8) which is subject to the TPO. The removal of the Laburnum tree (T8) described as Category U and is largely unnoticeable outside of the site and the report states that the tree is dying. Officers do not raise any issue in respect to the removal subject to suitable replacement.
- 8.33 The report identifies some cut back and protection measures to existing mature trees such as a group of Beech trees (G4) and Hazel tree (T6) due to potential construction activities. The tree report identifies the method of protection, works to be undertaken, schedule of works, precautions during landscaping and location of new trees. The landscaping scheme proposes the planting of 28 new trees across the site, including replacement for the T1 and T8.
- 8.34 Officers have raised no objection to the tree report which would provide an enhanced local landscaped environment subject to approval of details specification of replacement trees. Officers are therefore satisfied with that the proposal would therefore accord with Policy DM28 of the Croydon Local Plan and London Plan Policy G7.

- 8.35 The site directly borders Selsdon Wood Nature Reserve, a designated Site of Nature Conservation Importance (SNCI). The submitted Ecological Appraisal reviews the likely impacts of the development on the designated site and potential impacts on protected and priority habitats and species, both on the application site and within the SNCI. The appraisal covers a number of ecological considerations including various species of plants, invertebrates, amphibians reptiles, birds, mammals, badgers involving a desk and field based survey. The application site predominantly comprises urban, highly modified habitats including developed land and amenity grassland, with small areas of ruderal/ephemeral and scrub. No notable, rare or legally protected species or non-invasive species were recorded. In terms of invertebrates the search returned one butterfly record; Marbled white, common in meadows and occasionally visits gardens; with trees, scrub and grassland found to have limited value. Although the site included a pond no amphibians were identified.
- 8.36 The report identified that the site does not support significant suitable habitat for any of the common British reptile species. The site was found to have a high potential for nesting birds, low potential for roosting bats, moderate evidence of hedgehogs and while some evidence was provided of badger holes overall the report identified them as in a state of collapse with vegetation on top. The proposed assessment is supported with a number of recommendations to ensure compliance and best practice. In conjunction with the report the applicant has undertaken a study to determine the presence / likely absence of roosting bats. Place Services have independently reviewed the submission and concluded that they are satisfied with its findings and that sufficient ecological information enables them to conclude that subject to conditions the likely impacts on designated sites, protected and priority species and habitats have been fully considered and subject to securing the appropriate mitigation measures through conditions, the development can be made acceptable in accordance with policy DM27.

Access, parking and highway impacts

- 8.37 The site is located in a low PTAL area (1b) but is not within a CPZ area. The previous proposal which was for 8 houses addressed most of the highway and transport measures. The Planning Inspector for the 22/00727/FUL appeal concluded that *“on review of the evidence and with no objections over and above those reiterated from the application stage, I am satisfied these issues have been resolved”*. The fundamental transport and highway aspects of the scheme remain the same.
- 8.38 The proposal is for 7 houses with 11 spaces proposed; the London Plan maximum standards for this location is up to 1.5 spaces per dwelling, equating to 10.5 spaces. Therefore it would technically be over the maximum car parking standard, but given the representations received it is considered appropriate to round up rather than round down. Each of the homes would have a dedicated space in front of the units, with four spaces within a parking area for visitor parking.
- 8.39 The proposal includes a 1.2m wide footway delineated within the site rising from the same level as the road in a different material to allow pedestrians some safe walking area from passing vehicles. This will also allow the width of the access to be used by two vehicles passing each other. The proposal includes a change in level of the gradients of the site suitable for pedestrians including wheelchair users and would be no more than 1:12 for vehicles servicing, with these details secured by condition.

- 8.40 The proposal includes suitable swept paths analysis, vehicle ingress and egress, together with acceptable pedestrian and vehicle sightlines to the required standards to the north and south of the site entrance. The applicants have confirmed ownership of the site boundary fence ensuring delivery of a section no more than 0.6m high adjacent to highway to provide suitable vehicle visibility, the full details to be secured through condition. Service vehicles would be able to access the site via Quail Gardens and exist in forward gear. Drainage will be required at the vehicle access junction with the public highway to prevent water run off onto the public highway, with details to be secured to by condition.
- 8.41 A condition would secure 20% minimum electric vehicle charging points which would be required to London Plan standards and a blue badge bay can be provided by expanding one of the visitor spaces, secured through condition.
- 8.42 Refuse would be provided in a shared bin store (and 10sqm bulk store area) opposite House 3, within 30m of all of the houses. A refuse vehicle would stop at the end of the Quail Gardens cul-de-sac, so serviced from the street, and be within 20m (19m) of the bin store.
- 8.43 Each house would include suitable cycle storage facilities for each house including cycle storage for wider/adapted bikes including visitor cycle parking.
- 8.44 The applicants have agreed to a £10,500 contribution towards improvements to sustainable transport measures, as well as each household having membership of a car club for 3 years (thereby overcoming the previous Planning Inspector's reason for refusal), to be secured through the s106 agreement. In addition to this details of a construction logistics plan would need to be approved by the local planning authority and a condition survey of the public highway would be required prior to any works commencing on site. Overall all highway works required would need to be undertaken via s278 agreement with all costs borne by the applicant.
- 8.45 Based on the information provided the proposal demonstrates sufficient consideration in terms of transportation and highway grounds and would be in accordance London Plan Policies T4, T5, T6 and Local Plan policies SP8, DM13, DM29, DM30

Flood risk and energy efficiency

- 8.46 The site is located within Flood Zone 1 and Surface Water Flood Risk 1:100 year. The proposal includes a drainage strategy which addresses both surface water and foul water drainage. The report identifies the site as 0.1ha not in a critical drainage area and confirms that intrusive ground investigation and post site monitoring did not detect ground water flooding. An informative would advise the applicants of the need to secure a ground risk management permit to be obtain from Thames Water should ground water be identified.
- 8.47 The report identified existing drainage facilities at the site in addition to calculation of run -off rates. In line with London Plan Policy S113 and CLP policy DM25 the use of SUDS to limit the runoff from the development and follow the drainage hierarchy of surface water runoff were identified. The SUDS measures identified as suitable for the site included rainwater harvesting, infiltration systems, proprietary treatment systems; filter drains, pervious pavements and attenuation tanks. The drainage

hierarchy included use of water butts and rain water infiltration technics to ground with surface water dealt with at source.

- 8.48 The proposed drainage strategy chosen for the site to manage surface water runoff would be through the use of soakaway tank (storage volume 22.8m³) and permeable paving accounting for storm durations and rain fall intensity. Foul drainage would be discharged into a proposed foul manhole with foul water attenuated into a storage tank before discharging into combined Thames Water sewer. Thames Water have advise that with regard to waste water network and sewage treatment works infrastructure capacity, they would not have any objection to the above planning application, based on the information provided. Therefore subject to a condition to secure the SUDs measures in accordance with report the proposal would in line with London Plan policy S113 and CLP policy DM25 in meeting climate change and considering long term implications of flooding.
- 8.49 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The applicants have provided an energy report which confirms that the proposal would deliver a minimum carbon reduction of 19%. It is noted that the building regulations have been updated that now have more stringent requirements rendered the 19% reduction redundant. However, given the strategy includes photovoltaic panels and air source heat pumps, it is prudent to attach a condition so that the appearance of the external energy generation measures are suitably considered.
- 8.50 In addition the report confirms that the development would achieve a water use target of 110 litres per head in line with Croydon Local Plan policy SP6. The proposal would be subject to a condition securing the water saving measures.

Conclusions

- 8.51 The provision of 7 single family houses on this site is acceptable in principle. Officers consider that the proposed development would be acceptable in terms of its design and impact on character of the area, the quality of accommodation, impact on surrounding properties, highways impacts, relationship to trees and environmental/sustainability matters. Weight is given to the Planning Inspector's decision for 22/00727/FUL when coming to this position and it is considered matters have now been suitably overcome.
- 8.52 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

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

APPENDIX 1: BRE 2022 Guidance

Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as the “VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “NSL test” (no sky line).

Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

Daylight to new buildings

The vertical sky component (see above) may be used to calculate daylight into new buildings.

For daylight provision in buildings, BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane for at least half of the daylight hours in a typical year. One of the methodologies that can be used to interrogate this data is Spatial Daylight Autonomy (sDA).

The Spatial Daylight Autonomy (sDA) seeks to establish how often each point of a room’s task area sees illuminance levels at or above a specific threshold. BS EN 17037 sets out minimum illuminance levels (300lx) that should be exceeded over 50% of the space for more than half of the daylight hours in the year. The National Annex suggest targets comparable with the previous recommendations for Average Daylight Factor (ADF). The targets considered relevant for this application are:

- 100 lux for bedrooms
- 150 lux for living rooms
- 200 lux for living/kitchen/diners, kitchens, and studios.

Paragraph C17 of the BRE states that *“Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design”*.

Sunlight to new buildings

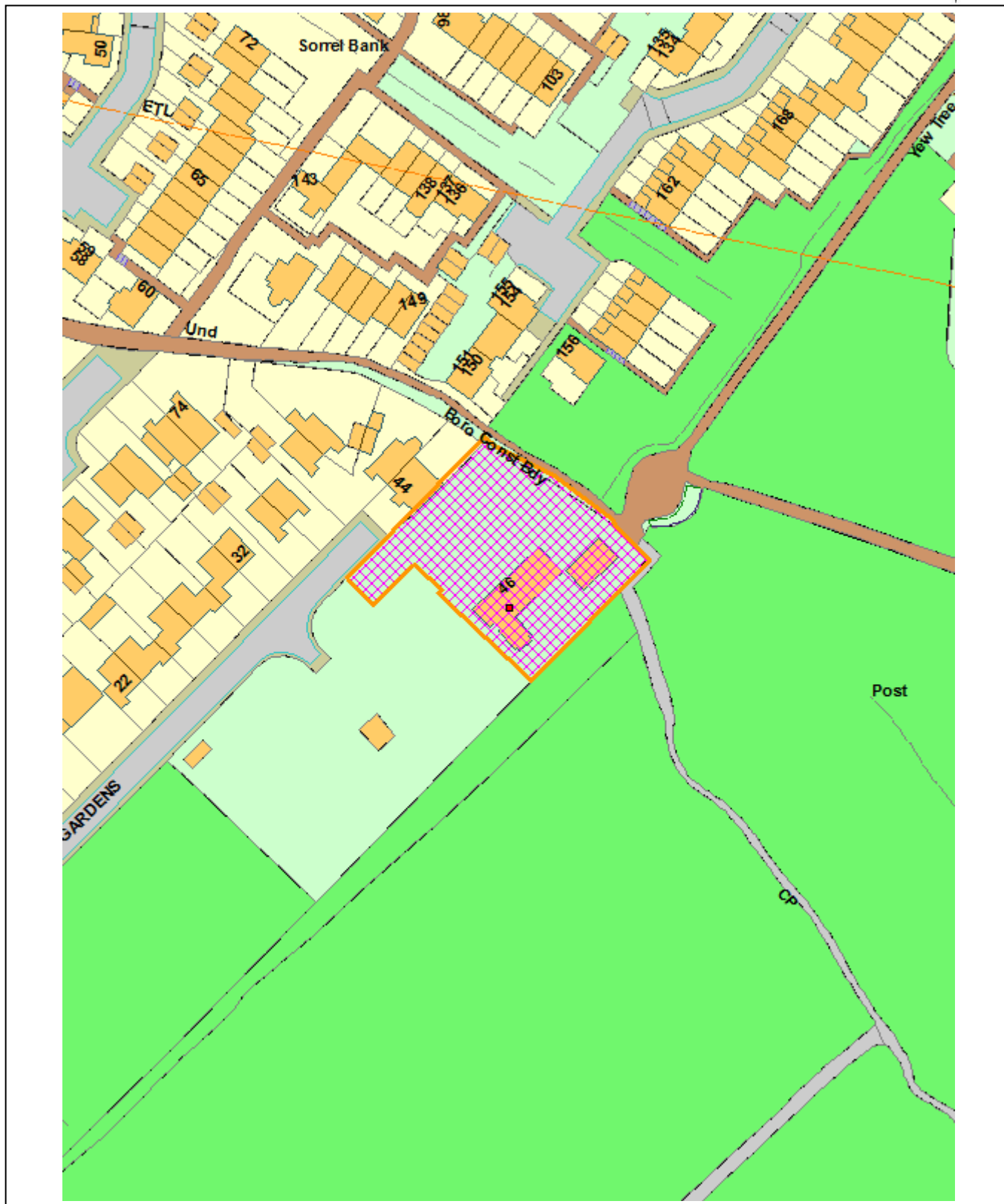
The BRE guidelines state that in general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that:

- At least one main window faces within 90 degrees of due south, and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21st March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21st March.

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1 APPLICATION DETAILS

Ref: 21/06145/FUL
 Location: 2 Beech Avenue, South Croydon CR2 0NL
 Ward: Sanderstead
 Description: Demolition of existing building and erection of 2 x 4-storey buildings comprising 31 residential units plus 29 car parking spaces and associated landscaping.
 Drawing Nos: 22.3367.100-P7; 101-P7; 103-P4; 103-P3; 104-P10; 105-P9; 106-P9; 107-P9; 108-P2; 109-P4; 110-P2; 111-P2.
 Applicant: Ms Caroline Botsford
 Agent: Jake Russell, CPC Planning Consultants
 Case Officer: Yvette Ralston

	Housing Mix					
	1b2p	2b3p	2b4p	3b4p	Larger	TOTAL
Existing					1	1
Proposed (market housing)	0	3	2	20		25
Proposed (affordable housing)	2	3		1		6

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 2 (bespoke PTAL calculation agreed)	
Car Parking maximum standard	Proposed
29	29 including 1 x car club space
Long Stay Cycle Storage minimum	Proposed
61	65
Short Stay Cycle Storage minimum	Proposed
2	4

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) Provision of 6 x First Homes on site (19% by unit / 15% by habitable room)
- b) Provision of an on-site car club bay. Developer responsible for set-up costs and membership fees for residents.
- c) Sustainable Transport contributions of £31,500 (£1,500 per unit minus £15K for the on-site car club space)
- d) Submission of a Travel Plan
- e) Air Quality Contribution of £3,100
- f) Carbon Offsetting Contribution of £23,940
- g) 'Be Seen' post-occupancy reporting of energy performance to the GLA
- h) Local employment and training (construction phase) contribution of £15,000 (£2,500 per £1m of capital construction costs) plus Local Employment and Training Strategy
- b) 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 (including demolition)

- 3) Submission of Construction Management Plan
- 4) Construction Environmental Management Plan for Biodiversity (CEMP)
- 5) Submission of bat licence from Natural England
- 6) Submission of updated Fire Statement (reflecting the drawings which have already been updated)
- 7) Submission of results of intrusive site investigation for contaminated land and a risk assessment and remediation strategy if required

Prior to above ground floor slab level

- 8) Submission of materials/details
- 9) Submission of Biodiversity Enhancement Strategy
- 10) Submission of final SUDS details
- 11) Submission of Piling Method Statement

Pre-occupation

- 12) Submission of final cycle and refuse storage details
- 13) Submission of final details of landscaping, communal outside space and play space including a landscape management plan
- 14) Submission of details of Secure by Design accreditation
- 15) Submission of lighting details for biodiversity and to avoid nuisance to neighbours

Compliance

- 16) In accordance with ecological appraisal recommendations including the PEA, Bat Survey and Reptile Survey
- 17) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 18) Car parking in accordance with plans, inclusion of EVCPs and no boundary treatments above 0.6m in sightlines
- 19) Delivery of 3 x M4(3) units and the remainder to be M4(2) accessible units.
- 20) Compliance with energy and water efficiency requirements
- 21) Compliance with recommendations of the Air Quality Assessment
- 22) Noise conditions for habitable rooms
- 23) Noise from mechanical plant to be 10dB below background noise
- 24) Installation of ultra low NOx boiler
- 25) 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) Thames Water Informatives
- 8) 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:

- Demolition of the building on the site and erection of 2 new 4-storey buildings comprising 31 residential units.
- Re-use of the existing vehicular access point on Beech Avenue and provision of 29 car parking spaces on site including a car club space.
- Communal bin and bike storage and an Air Source Heat Pump enclosure are proposed externally.
- Trees on the site boundaries would be retained and landscaping is proposed across the site.

Amendments

- 3.2 The initial public consultation took place between 7 January 2022 and 30 January 2022.
- 3.3 The Council was not able to support the application as originally submitted and advised the applicant as such. Following initial feedback from the Council the applicant opted to return for 2 follow-up pre-application meetings (pre-application ref: 22/03882/PRE), following which amended plans were provided as part of the same application reference.
- 3.4 Re-consultation on the revised plans took place between 14 November 2022 and 7 December 2022. The amendments were a revised site layout to reduce the number of buildings from 3 to 2, whilst retaining 31 units.



Figure 1: Proposed CGI (rear of block 2)

Site and Surroundings

- 3.5 The application site lies on the corner of Beech Avenue and Purley Downs Road, comprising a large, detached property. Land levels fall from the east to west from and north to south. The site contains a high density of trees of considerable public amenity value and environment benefit. There is a Tree Preservation Order which covers the site (TPO 145, 1961). A TPO also covers Barrards Hall which is adjacent to the north (TPO 41, 2014).
- 3.6 To the southwest of the site is a three storey flatted block (with a pitched roof) located on higher ground (14-25 Purley Downs Road). 7 Beech Avenue to the east of the site

is a detached single family dwelling which shares vehicular access with the application site. Barrards Hall, a three storey flatted block (also with a pitched roof) is located to the northeast of the site. The remainder of the surrounding area is predominately characterised by detached single family dwelling houses of 2 storeys in height with pitched roofs.

- 3.7 Purley Beeches to the northeast is protected open space and a Site of Importance for Nature Conservation (SINC), and Purley Downs Golf Course to the south east is Metropolitan Open Lane, a SINC, and an Archaeological Priority Area. Purley Downs Road is a classified road. The site is at low risk of surface water flooding.



Figure 2: Site location plan

Planning Designations and Constraints

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

- PTAL: 2
- Purley Downs Road is a Borough Classified Road
- Flood Risk Zone: 1
- Surface water flood risk: very low

Planning History

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

- 3.10 20/00558/FUL: Demolition of a dwelling with garage (Red Gables) and the erection of a part 3/4 storey block of 34 flats, comprising 8 no. 1 bedroom flats, 3 no. 2 bedroom 3 person flats, 8 no. 2 bedroom 4 person flats and 15 no. 3 bedroom units; basement parking, cycle and bin storage; associated landscaping. – Permission refused 07.05.2020 but allowed at appeal (ref: APP/L5240/W/20/3257791) on 26/07/22. *This is the fallback scheme.*

3.11 21/02056/FUL: Demolition of property on the site and erection of a part three/part four-storey building comprising 31 flats, widening of the existing access, provision of vehicular parking and hard and soft landscaping. – Permission refused 22.10.2021 for the following reasons:

- The development would fail to adequately contribute to addressing London's and the borough's need for affordable homes and would therefore be contrary to Policies SP2.4 and SP2.5 of the Croydon Local Plan (2018) and Policies H4 and H5 of the London Plan (2021)
- The development would fail to contribute to meeting the borough's needs for family sized homes, contrary to Policies SP2.7 and DM1.1 of the Croydon Local Plan (2018)
- The development would be harmful to the character of the locality and detrimental to the visual amenity of the surrounding townscape by reason of its scale, form and design, and absence of any critical character analysis, contrary to Policies SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and Policy D3 of the London Plan (2021)
- The development would result in a sub-standard quality of external private and communal amenity space and an absence of play space, contrary to Policies DM10.4 and DM10.5 of the Croydon Local Plan (2018) and policy D6 of the London Plan (2021)
- The development would not provide an adequately inclusive or accessible accommodation, by reason of the absence of a lift and any M4(3) dwellings, contrary to policy SP2.8 of the Croydon Local Plan (2018) and policy D7 of the London Plan (2021)
- A Fire Statement has not been submitted so insufficient information is provided to demonstrate that fire risk has been adequately mitigated, contrary to Policy D12 of the London Plan (2021)
- The development would be harmful to the verdant landscape character of the area by reason of the significant mass of built form, hardstanding and car parking and limited, poor quality soft landscaping proposed, contrary to Policies SP7 and DM10.8 of the Croydon Local Plan and Policy G5 of the London Plan (2021)
- The development would have a harmful impact on protected trees on the site which would be detrimental to the character of the area, contrary to Policies SP7, DM10.8 and DM28 of the Croydon Local Plan (2018) and Policy G7 of the London Plan (2021)
- Insufficient information has been provided to demonstrate that the development would not result in unacceptable harm to European Protected Species (Bats and Dormice) and Protected Species (Reptiles) and Protected habitats, contrary to Policies SP7.4 and DM27 of the Croydon Local Plan (2018) and Policy G6 of the London Plan (2021)
- Insufficient information has been provided to demonstrate that the development would not result in unacceptable levels of overspill parking and detrimental

impacts on the local highway network, contrary to Policies DM29 and DM30 of the Croydon Local Plan (2018)

- The proposed cycle store and refuse store do not comply with the requirements of Policies DM29, DM30 and DM13 of the Croydon Local Plan (2018).
- Insufficient information has been provided to demonstrate that the proposed sustainable drainage strategy would adequately mitigate flood risk from the site, contrary to Policies SP6.4 and DM25 of the Croydon Local (2018) and Policy SI13 of the London Plan (2021)
- No information has been provided to demonstrate that the development would be net zero carbon, contrary to Policy SP6.2 of the Croydon Local Plan (2018) and Policy SI2 of the London Plan (2021)

The appeal (APP/L5240/W/20/3257791) was subsequently dismissed.

Relevant pre-application history

- 3.12 22/03882/PRE: Demolition of existing building and erection of 2 x 3.5 storey buildings comprising 31 residential units plus car parking and hard and soft landscaping. *(Published online)*

[The purpose of this pre-app was to discuss amendments to the scheme originally submitted under the current application ref: 21/06145/FUL. Following this meeting (on 29/09/22), amended plans were received and re-consultation took place, as detailed in section 3 above].

- 3.13 22/00378/PRE: Demolition of existing building and erection of 2 buildings ranging in height from 3 to 4 storeys comprising 31 residential units plus 29 car parking spaces and associated landscaping. *(Published online)*

Older pre-application history

- 3.14 19/00336/PRE: Demolition of existing building and construction of 5 storey block comprising 36 flats with basement car/cycle parking, new pedestrian access and amenity space.
- 3.15 18/02548/PRE: Demolition of existing dwelling. Construction of 4/5 storey block comprising 39/41 flats with basement car/cycle parking and new pedestrian access.
- 3.16 16/03471/PRE: Demolition of the existing dwelling and construction of 5 storey block comprising 43 flats with basement car/cycle parking and new pedestrian access.
- 3.17 14/05350/PRE: Demolition of the existing dwelling and erection of 8 houses and associated parking or erection of 32 flats over four storeys with associated parking and new access road
- 3.18 13/02757/PRE: Demolition of existing dwelling and replacement with 7 house or 9 flats.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development of 31 residential units on this large site in a residential area is acceptable in land use terms.
- 15% affordable housing is proposed in the form of 6 x First Homes for first time buyers.
- The proposed buildings are of an acceptable design and appearance that respond appropriately to the character of the area and would be an improvement compared with the fallback position.
- The proposed site layout and quality of accommodation would be acceptable.
- Amenity impacts on neighbouring properties would be adequately mitigated.
- Protected trees would be retained, and any proposed tree removals would be mitigated by replacement tree planting and a high quality landscaping scheme.
- 29 car parking spaces including an on-site car club space are proposed, which is appropriate given the accessibility level of the site.
- Surface water flood risk has been considered and an acceptable SUDS scheme is proposed.
- No detrimental impacts on ecology are identified and appropriate precautionary and enhancement measures are proposed.
- Suitable planning obligations and conditions are recommended.

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:

Spatial planning (design)

5.3 Discussion provided in the report below.

Strategic Transport

5.4 Amendments have been made to respond to comments. Further detail is provided below.

Ecology

5.5 Following receipt of additional assessment, no objection subject to conditions. Further detail is provided below.

Trees

5.6 No objection subject to replacement planting. Further detail is provided below.

Pollution Control

5.7 Conditions/informatives are required in relation to the following:

- Control of pollution and noise from demolition and construction sites

- Submission of a Construction Logistics Plan
- Contaminated land condition – requiring an intrusive site investigation prior to commencement assessment into the possibility of soil, water and gaseous contamination, details of remediation and a validation report
- The Air Quality Assessment prepared by SRE is satisfactory and the recommendations must be complied with.
- Standard noise standards condition for living rooms and bedrooms
- Noise from mechanical plants or other external fixed machinery should be 10dB below existing background noise levels
- External lighting should comply with Guidance Notes for the Reduction of Obtrusive Light GN01:2011 to avoid causing nuisance to local residents.
- Ultra-low NOx boiler must be installed
- Sound insulation within the floors or ceilings should as a minimum, meet the standard specified in The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound. (*Officer note: this is a building regs matter and will not listed as a planning condition*).

Lead Local Flood Authority (LLFA)

5.8 Following the submission of additional information, no objection to the drainage strategy subject to the inclusion of an appropriate condition including the following details:

- Provision of a final Drainage Layout Plan, confirming the final SuDS strategy for the site, supported by appropriate hydraulic modelling calculations.
- Confirmation of existing runoff rates during 1 in 1 year, 1 in 30 year, 1 in 100-year storm events and post development discharge rates during 1 in 1 year, 1 in 30 year, 1 in 100 year, 1 in 100 year + Climate change storm events.
- Further infiltration test data, in accordance with BRE365, to be provided to suit the proposed location and depth of all infiltration features.

Designing out Crime

5.9 Overall, with some minor amendments, the scheme is suitable to achieve Secure by Design accreditation and this should be conditioned. Further information is required regarding:

- The boundary treatments around the perimeter of the buildings and at the rear of the site;
- The access arrangements / right of way via the vehicle gates to the rear of the site which would be used by non-residents;
- Defensible space around doors and windows at ground floor level;
- External cycle storage should be secure;
- Fobbed lifts and an appropriate access control system are recommended;
- Refuse stores should be robust

Thames Water

- No objection subject to following the sequential approach for the disposal of surface water.

- Informative regarding minimising groundwater discharged to the public sewer to be included on any permission.
- Recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities to avoid oil-polluted discharges entering local watercourses.
- The proposed development is located within 15 metres of a strategic sewer. A condition requiring submission of a piling method statement to be included.
- No objection in relation to the waste water network and sewage treatment works.
- Advise that the site falls within a Source Protection Zone for groundwater abstraction. Thames Water's guidance on groundwater protection should be referenced.

6 LOCAL REPRESENTATION

First Consultation

- 6.1 A total of 30 neighbouring properties were initially notified about the application and invited to comment. The application was advertised in the Croydon Guardian (January 2022) and a site notice was displayed outside the site.
- 6.2 The Sanderstead Residents' Association objected to the scheme (based on the initial drawings comprising 3 blocks) on the following grounds:
- The separation distance between blocks 1 and 2 is only 9.7m which means direct overlooking of some habitable rooms.
 - The applicant has included some high level windows to reduce potential overlooking but it is a contrived solution driven by the density. The result is compromised quality of living for some flats.
 - The first and second floor balconies of Flats 4 and 6 directly overlook the 10m rear garden privacy zone of the development at 14 -25 Purley Downs Road.
 - The master bedroom of Flat 2 and the living room of Flat 1 have windows directing facing a footpath/access route meaning persons can walk directly up to the windows. A landscaper privacy zone is required to protect resident's amenity.
 - Whilst all the flat units meet the minimum national space standards for gross internal area based on the published areas, they fail to meet the more detailed requirements of the guidance.
 - 24 of the flats have no built in storage provided and therefore are unacceptable.
 - Flats 7,8, 9 and 10 are shown as 1 person 1-bedroom units which are generally not supported as desirable. The layouts show a large bedroom with a double bed which compromises the available kitchen/ living/dining area. If Croydon planners accept that 13% of the proposed total units can be 1 person 1 bedroom the bedrooms areas should be reduced to prevent a double bed being accommodated and the living area enlarged accordingly.
 - The living areas of Block 2 Flats 7 & 9 face directly north and are facing directly towards the three storey Block 1 only 8.7m away. The flats will be dark and overshadowed.
 - On the basis the proposed bedrooms are as shown with either double or single beds indicating their occupancy Flats 1,2, 3,4 5,6,11,12, 13,14,18,19, 22,23,26,27,30 and 31 are below standard for bedroom sizes.
 - Flats 2,16, and 17 are identified as wheelchair accessible but are unlikely to meet M4(3) standards.

- Car parking is provided on the basis of 1 space per flat. Croydon planners are now applying the revised car parking standards contained in the emerging revised Local Plan which recognises parking pressures in areas with low PTAL levels. Under the new guidance sites with a low PTAL rating (the site is (PTAL 1 b) must accommodate all car parking on site at a level of 1 space per 1 -2 bedroom unit and 1.5 spaces per 3 bedroom unit. On that basis 36 spaces are required for this development and not the 31 spaces proposed. The site is sufficiently large to accommodate the higher number of spaces.
- The number of trees being removed is excessive caused by over development. These are also mature well-established trees which are absorbing a large amount of Co2.

Officer response: Thank you for the detailed observations. The issues raised regarding quality of internal accommodation have been amended in the revised plans.

6.3 Councillor Hopley objected to the scheme (based on the initial drawings comprising 3 blocks) on the following grounds:

- Room sizes are small and cramped and don't allow for movement of disabled residents, particularly when they have furniture or fitted cupboards.
- Generally an over-development of the site

Re-consultation

6.4 Following amendments, the application was advertised again in the Croydon Guardian (November 2022) and another site notice was displayed outside the site. During the re-consultation, 50 neighbouring properties (all those who were originally notified plus anyone who had commented previously) were notified about the amended plans and invited to comment.

Public Representations

6.5 The number of representations received from neighbours, local groups etc. in response to both rounds of public consultation were as follows:

No of individual responses: 26 Objecting: 24 Supporting: 0 Neutral: 2

6.6 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
Parking and highways impacts	
<ul style="list-style-type: none"> • 31 parking spaces is insufficient and will lead to overspill parking on Beech Avenue, Purley Downs Road and Whimbrel Close • Parked cars on Beech Avenue could restrict the 359 bus route and emergency vehicles 	<ul style="list-style-type: none"> • Discussed in the report. A policy compliant level of car parking is proposed and parking stress is 8% which is low. • Provision of on-site cycle parking is a policy compliant

<ul style="list-style-type: none"> • People will have multiple cars. • People don't use cycles in reality due to the terrain • The existing access way is not wide enough to accommodate the level of traffic. The existing access is too close to Barrards Hall and will cause noise. • A passing space for cars should be provided on the access road • Yellow lines should be provided on the road outside to prevent cars parking too close to the entranceway • Consideration should be given to moving the main access to Purley Downs Road in order to reduce traffic on Beech Avenue • The proposed entrance onto Purley Downs Road is unnecessary. The existing boundary of trees and vegetation should be kept. The development would be more secure without this. • There is already congestion near the junction. • There is already on-street parking at this end of Beech Avenue from overspill from the golf club • No visitor parking provided • A more detailed review of traffic implications should be undertaken alongside application 21/06380/FUL (104 Purley Downs Road – 7 houses). 	<p>and may encourage more sustainable/active methods of travel.</p> <ul style="list-style-type: none"> • Amendments to the width and shape of the accessway are proposed. • A passing space is provided. • There are already double yellow lines on the Beech Avenue/Purley Downs Road corner. Additional yellow lines are not required. • The access on Beech Avenue is existing. A vehicle entrance on Purley Downs Road would not be appropriate as it is a busier, classified road. • The PDR entrance is for pedestrians and refuse collection only. • Parking stress overnight is low. Overspill parking from the golf club during the daytime is noted however this is an external factor which should not prejudice development on this site. In any case, overspill parking is anticipated to be low due to the almost 1:1 parking provision on site alongside the car club space. • Visitor parking is not a policy requirement. • 21/06380/FUL provides 1:1 car parking.
Impacts on neighbouring amenity	
<ul style="list-style-type: none"> • The plant compound located next to parking space 16 will be noisy. This should be moved as far as possible from Barrards Hall. • The play area is large and would be noisy. 	<ul style="list-style-type: none"> • Addressed in the report • The play area would not cause an unacceptable amount of noise. • Addressed in the report

<ul style="list-style-type: none"> • Loss of light and overlooking to the west facing flats and balconies of Barrards Hall • Loss of privacy and amenity to surrounding properties 	<ul style="list-style-type: none"> • Addressed in the report
Quality of external space (play area and boundary treatments)	
<ul style="list-style-type: none"> • The play area is near to the boundary and children could wander onto the road. Play area should be relocated from the SW corner of the site to the SE corner. • The play area would be shaded • The FRA suggests surface water would flow to the south and west so it makes sense to move the play area elsewhere. • Further consultation with the developer is required regarding the boundary treatment with the cottage • The boundary running from the NW corner of flats 14-25 up to the cottage should be maintained as a soft boundary with the existing trees and additional planting • The laurel hedging boundary to the rear of flats 14-25 to be improved plus railings installed. 	<ul style="list-style-type: none"> • The play space has been located to the centre of the site. Discussed in the report. • • The Cottage is under the same ownership and the occupiers will continue to have access through the site. • New hedge planting is proposed along the retaining wall where space allows. Existing planting on the boundary (within Barrards Hall) will be retained. Full details of boundary treatments will be required by condition.
Impacts on flooding, trees, ecology	
<ul style="list-style-type: none"> • Appendices A to E of the FRA are not included. • Impacts on protected trees • Impacts on nesting birds and wildlife 	<ul style="list-style-type: none"> • FRA appendices are online • Addressed in the report
Character and design	
<ul style="list-style-type: none"> • Scale and mass out of character. Obtrusive by design. • Building is too high and will loom over neighbours • Over-development • The height should be no more than 3 storeys (same as Barrards Hall) 	<ul style="list-style-type: none"> • Addressed in the report.
Bins	
<ul style="list-style-type: none"> • The refuse vehicle will have to drive up the access way and reverse back down 	<ul style="list-style-type: none"> • The refuse vehicle can turn on the access road outside The Cottage.

<p>as there is no turning circle. This will be dangerous.</p> <ul style="list-style-type: none"> The suggestion that a management company would move the bins is unworkable 	<ul style="list-style-type: none"> This is a common arrangement on large sites such as this.
Other planning matters	
<ul style="list-style-type: none"> The loss of old houses and replacement with generic blocks of flats is not supported No more flats are required in Sanderstead Would prefer houses Fails to contribute to the borough's needs for family housing 	<ul style="list-style-type: none"> Addressed in the report. Flats are acceptable and provide a mix of different housing typologies Family sized units are provided.
Not material matters	
<ul style="list-style-type: none"> Impacts on gas and water pressure 	<ul style="list-style-type: none"> To be dealt with outside of planning.

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 (2022). 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 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- 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)
- Housing Design Standards LPG (2023)

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. Housing tenure and size mix
3. Design and impact on the character of the area
4. Quality of residential accommodation
5. Impact on neighbouring residential amenity
6. Trees, landscaping and biodiversity
7. Access, parking and highway impacts
8. Flood risk
9. Sustainability
10. Fire safety
11. 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. 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. The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year) and the London Plan has a higher “small sites” target of 641 homes 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 (neither of which apply to this site). 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 site is a large (0.48ha) corner plot within an established residential area and is currently under-utilised, so is an appropriate site for comprehensive redevelopment to provide additional homes without having a significant impact on local character.

8.5 Furthermore, the principle of redeveloping this site has been established with the allowed appeal for 31 units (application ref: 20/00558/FUL), which is the fallback position for the site. There are various constraints on this site and the Council considers that these have been overcome in the current proposal, as outlined throughout this report, and this scheme is ultimately considered to be an improvement on the fallback scheme that was allowed at appeal.

Use

8.6 The existing dwelling on the site is a large residential property. It is currently used as a home providing supported living for vulnerable adults and has around 17 bedrooms, however no planning permission has been granted for formal change of use from a single dwelling. Planning permission has already been granted for the demolition of the building and replacement with flats (the fallback position), and the proposal would

provide replacement housing, therefore no objection is raised to the demolition of the existing building.

Housing tenure and size mix

Tenure

- 8.7 London Plan policy H4 and Local Plan policy SP2.4 set a strategic target for 50% of homes delivered across London and across Croydon to be genuinely affordable, subject to viability. The fast-track approach outlined in London Plan policy H5 applies where schemes provide 35% affordable housing on site and means that viability assessment is not required. If this is not achieved then the Viability Tested Route must be followed. In this application, the viability tested route has been followed in accordance with London Plan policy H5.
- 8.8 The applicant's viability assessment dated October 2022 submitted with the application outlines that provision of 35% affordable housing (11 units) on the site would result in a significant deficit of £1,009,540. A scheme providing all of the units for market sale would result in a surplus of £131,087. Both scenarios were assessed by an independent viability consultant on behalf of the Council who concluded that a scheme providing 35% affordable housing on site (11 units) would result in a slightly lower deficit of £956,258 and a scheme providing all units for market sale would result in a slightly higher surplus of £191,517. The slight discrepancies in these figures are mainly due to different inputs related to the potential value of 11 affordable units.
- 8.9 The applicant has outlined in their submitted Affordable Housing Statement how they have sought to secure a registered affordable housing provider for the site. A marketing process was undertaken whereby 2 scenarios were put forward to a total of 42 affordable housing providers, as follows: 1) The RP acquires the site with the benefit of planning permission for 31 flats; and 2) The RP acquires 11 units to be provided as affordable housing (notwithstanding the findings of the viability appraisal that 11 affordable homes would be unviable for the developer). The marketing exercise took place on an ongoing basis between May 2022 and October 2022. Evidence of email exchanges have been provided. No affordable housing provider was secured.
- 8.10 As a next step, Local Plan policy SP2.5 sets out a minimum of 15% affordable housing must be provided on site, along with a late stage review mechanism for additional affordable housing contributions up to 50% of overall provision. This requirement is not subject to viability. The applicant's viability appraisal assesses provision of 15% on-site provision (6 units) of affordable housing on site at a discounted market sale tenure known as First Homes. This assessment concludes that provision of 6 First Homes would result in an overall deficit of £129,856. The Council's independent viability consultant concludes that the provision of 6 First Homes on site would result in a smaller deficit of £89,241. Therefore, it would not be financially viable to provide more affordable housing and this option has been taken forward. Provision will be of 6 x First Home comprising 2 x 1b2p units, 3 x 2b3p units and 1 x 3b4p unit, or 17 habitable rooms. Out of the 31 units proposed, 6 would be affordable (19.4%), and out of the 112 habitable rooms proposed, 17 would be affordable (15.2%).
- 8.11 First Homes are discounted market sale units that must be discounted by a minimum of 30% against the market value. They may only be sold to people who meet eligibility criteria including being a first time buyer and having a household income below a certain threshold (a combined annual household income not £90,000 in Greater

London in the tax year immediately preceding the year of purchase), and the discount must be retained on the home in perpetuity. First Homes must have a first sale price no higher than £420K in Greater London. The Government's guidance states that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

- 8.12 Local Plan policy SP2.4 outlines that the Council seeks to achieve a 60:40 ratio between affordable rented homes and intermediate homes. The proposal for 6 x First Homes would represent a 100% intermediate tenure. This tenure split is, however 'sought' rather than 'required' by policy, and it has been demonstrated within the viability assessment and Affordable Housing Statement that a lower cost unit mix would not be viable. Further, London Plan policy H5 and Local Plan policy SP2.5 require early and late stage review mechanisms for viability tested schemes. Therefore, review mechanisms will be entered into as part of the S106 Agreement for the remaining affordable housing up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units.
- 8.13 By way of comparison, in the fallback scheme that was allowed at appeal (application ref: 20/00558/FUL), the affordable housing secured by S106 agreement is for on site provision of 8 x 1-bed shared ownership units (14.7% by habitable room at 100% intermediate tenure) with early and late stage review mechanisms. No registered provider had been secured. One benefit of the current proposal for 6 x First Homes is that there is no need to secure a registered provider as the requirement is that the homes are sold at a discounted market value, in accordance with the Government guidelines, and this can be overseen and managed by the developer.
- 8.14 Given the history, the findings of the viability assessment, and the evidenced attempts made by the applicant to secure an RP for the site, the provision of 6 First Homes on the site, representing 15% provision, is considered acceptable in compliance with Local Plan Policy SP2 and London Plan Policies H4 and H5.

Unit size mix

- 8.15 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. Policy DM1.2 seeks to avoid a net loss of 3-bed family-sized homes and DM1.1. requires that in suburban areas of low PTAL (such as the application site) 70% of homes delivered on major sites have 3 or more bedrooms. The proposal is for 21 x 3b4p, 2 x 2b4p, 6 x 2b3p, 2 x 1b2p units which comprises 68% 3-bed units overall. This falls just short of the 70% target however is considered acceptable when balanced against other material planning considerations discussed throughout this report.

Design and impact on the character of the area

- 8.16 The existing property is not statutorily listed nor locally listed and does not fall within a conservation area. Whilst the building contains some attractive qualities, it does not hold any specific architectural merit and is not visible from the street so does not contribute significantly to the character of the area. As such, there is no planning policy objection to its demolition (and its demolition was approved by the previous appeal decision).

8.17 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.

Site layout

8.18 The site is a spacious corner plot surrounded by mature trees and, as outlined in the Principle section above, is suitable for new housing. The proposal is for the erection of 2 blocks on the site. The number of buildings proposed has been consolidated from 3 to 2 during the assessment of the application (via the pre-application process) in order to provide an improved site layout, a reduced bulk of built form across the site, greater separation between the buildings and more space for soft landscaping. The footprint and positioning of the proposed blocks has been informed by the Root Protection Areas (RPAs) of the protected trees on the site boundary, and the building line on Beech Avenue would align with the front elevation of Barrards Hall. The proposed footprints of each block would be broadly in proportion with the neighbouring blocks at Barrards Hall to the north and 14-25 Purley Downs Road to the southeast so would result in a complementary relationship with the surrounding buildings, respecting the development pattern of the area. The 2 blocks would be read as 2 large buildings set within large landscaped plots, similar to the siting of Barrards Hall and 14-25 Purley Downs Road.

8.19 The separation distance between the 2 blocks would be 18m, which would comply with guidance in the London Housing Design Guide which states that 18-21m is a 'useful yardstick' for separation distances between dwellings to ensure visual privacy. The 2 buildings would have their main front entrances facing each other, creating a central courtyard space and focal point for the site. Children's play space, cycle parking and disabled car parking would also be located in the centre of the site where it is easily accessible and well-overlooked. The plot is large and the buildings would be set well into the plot (12m from the site boundary on Beech Avenue and over 20m from the site boundary on Purley Downs Road), maintaining the spacious feel of the area.

8.20 The existing access point on Beech Avenue would be re-used, with some straightening of the internal access road to accommodate increased vehicle movements. 29 car parking spaces are proposed on the south east and north east sides of the site where there are fewer tree constraints and where the parking would be least visible from the main public vantage points on Beech Avenue and Purley Downs Road. Positioning the car parking area at the rear helps to maintain the open character of this corner plot, and also supports the sense of spaciousness when entering the site from Beech Avenue or Purley Downs Road. Pedestrian paths around the site are proposed to support walkability around the site. Mature trees would form the boundary treatments on both street frontages, therefore reinforcing the verdant and open character of the wider area.

8.21 The site is one of the largest in the area and the proposed layout maintains a large proportion of open space across the site, striking an appropriate balance between hard standing / built form and the retention of soft landscaping / greenery. In comparison to the fallback position approved at appeal under application ref: 20/00558/FUL, the

proposed site layout is considered to be more contextual as it would result in smaller footprints that are more in keeping with the scale of neighbouring flatted blocks, which is considered to be superior to the excessive footprint of the single flat roofed block approved at appeal.

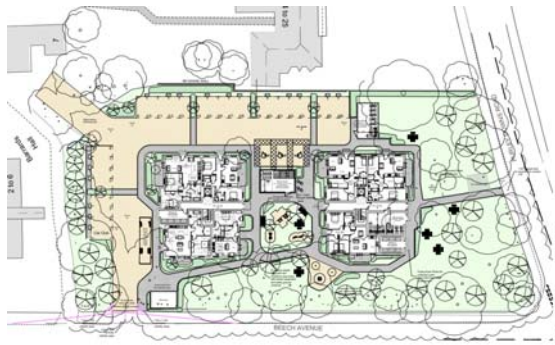


Figure 3: Proposed site layout (current)



Figure 4: Proposed site layout (fallback)

Scale and mass

8.22 The 2 proposed blocks on the site would be 4 storeys in height, with the 4th floor set partially within the roof level. There are flatted blocks in the immediate vicinity including Barrards Hall to the north east and 14-25 Purley Downs Road to the south east, both of which are 3 storey blocks with gently pitched roofs above. Land levels on the site are sloping and the proposed ridge height of the blocks would be approximately 3.7m higher than Barrards Hall (Beech Avenue) and 1.7m lower than 14-25 Purley Downs Road, however the separation distance between the blocks and the tree coverage on the boundaries means that they would not be read comparatively in either instance. The separation distance to the side elevation of Barrards Hall would be 30m from block 1, across the access road, and to the closest part of 14-25 Purley Downs Road would be 15m away from the rear corner of block 1.

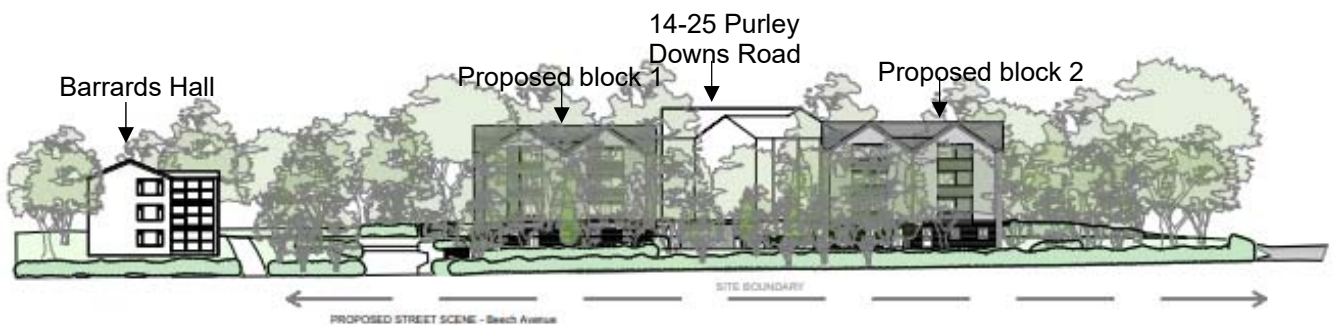


Figure 5: Proposed street scene, Beech Avenue



Figure 6: Proposed street scene, Purley Downs Road

8.23 In comparison to the fallback position approved at appeal under application ref: 20/00558/FUL, which is for one large, flat roof block with underground car parking positioned towards the north side of the site, the proposed splitting of the building mass into 2 separate blocks results in a scheme that would be significantly less bulky and much more contextual in comparison to the scale of the surrounding flats. The current proposed approach would be preferable.

Appearance

8.24 The proposed blocks would have gently pitched roofs and wide central gable features on the front and back elevations and double gables on the side elevations. The gables are not prominent but are of a scale that is reflective of the features of nearby properties. The symmetrical nature of the proposed windows gives the buildings a vertical and simple appearance. Balconies are partly extruded to provide some interest to the facades. Brick detailing is proposed at ground floor level to provide hierarchy to the facades and some articulation.

8.25 Proposed materials are predominantly red brick with clay roof tiles, and darker red brick on the gables which is reflective of surrounding materials. Grey aluminium windows and doors are proposed, providing a subtle contrast to the red brick. Balconies would have red brick bases with metal balustrades. The proposed materials are acceptable but details would be required by condition to ensure high quality.

8.26 In comparison to the fallback position approved at appeal under application ref: 20/00558/FUL, which reads as a commercial / hotel building, the proposed blocks are more contextual and residential in their appearance and form and are overall considered to be an improvement.

Quality of residential accommodation

8.27 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.

8.28 The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against London Plan policy D6.

Block 1

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	2b4p	71.4	70	8.7	7	2.1	2
2 *	2b4p	87.4	70	10.9	7	2.3	2
3 *	1b2p	77	50	5.7	5	2.6	1.5
4 *	1b2p	59.3	50	5.4	5	1.5	1.5
5	2b3p	64	61	6.8	6	2.2	2
6	3b4p	78.1	74	7	7	2.5	2.5
7	3b4p	86.1	74	7.1	7	3	2.5
8	3b4p	78.3	74	7.3	7	2.7	2.5
9	2b3p	64	61	6.8	6	2.1	2
10	3b4p	78.1	74	7	7	2.5	2.5
11	3b4p	86.1	74	7.1	7	3	2.5
12	3b4p	78.3	74	7.3	7	2.7	2.5
13	2b3p	64.1	61	6.8	6	2.1	2
14	3b4p	78	74	7	7	2.5	2.5
15	3b4p	86.1	74	7.1	7	3	2.5
16	3b4p	79.1	74	7.3	7.3	2.7	2.5

* These are the M4(3) units.

Block 2

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)
17	3b4p	80.1	74	7.6	7	2.5	2.5
18	3b4p	80.4	74	8.9	7	2.6	2.5
19	3b4p	76.5	74	8.3	7	3.9	2.5
20	3b4p	77.2	74	7.1	7	2.6	2.5
21	2b3p	66.2	61	7.1	6	2	2
22	3b4p	77.6	74	7.3	7	2.7	2.5
23	3b4p	79.4	74	7.1	7	2.9	2.5
24	3b4p	77.2	74	7.1	7	2.6	2.5
25	2b3p	66.2	61	7.1	6	2	2
26	3b4p	77.6	74	7.3	7	2.7	2.5
27	3b4p	79.4	74	7.1	7	2.9	2.5
28	3b4p	76.7	74	7.3	7	2.5	2.5
29	2b3p	66.2	61	7.1	6	2	2
30	3b4p	78.7	74	7.3	7	2.7	2.5
31	3b4p	77.9	74	7.1	7	2.9	2.5

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

8.29 All of the units comply with the nationally described space standards and have sensible layouts including entrance hallways and a policy compliant amount of storage space. All units would be dual aspect and each unit has a private balcony or outside space,

accessed via the main living space. All balconies comply with policy requirements in terms of overall size and the required 1.5m depth. The ground floor units of each block would have private front doors with private outdoor patios. Ground floor M4(3) units within block 1 would also have doors leading from their bedrooms to the private outside spaces for fire safety reasons. Hedging is proposed as defensible space in front of ground floor windows and around private patios. The upper floor units would all be accessed via the central cores, and each block would have a lift. The buildings are designed with clearly visible, welcoming entrances and logical circulation spaces with no more than 4 homes accessed per floor per core. The proposal has been considered against the London Plan Housing Design Standards LPG and would provide high quality homes.

Accessibility

- 8.30 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 proposal includes 3 x M4(3) units comprising units 2 (2b4p), 3 (1b2p) and 4 (1b2p) within block 1. These are marked on the plans and features such as height adjustable worktops, turning circles and wheelchair storage spaces are shown. These units have private front entrances at ground level with level thresholds and motion sensor lighting. Step free access to the facilities of the site, including the bin store, the external central bike store which includes 3 x accessible spaces, and the play space is also provided. There are 3 x blue badge parking spaces proposed for these 3 units, located in the centre of the site, close to the front doors.
- 8.31 A lift is proposed inside each building, so step free access to the front door of all other units would be provided, and to the facilities of the site, so all other units would achieve M4(2) standards. Details are acceptable and a compliance condition would be attached to ensure that the 3 units are provided to M4(3) standards and all others to M4(2) standards.

Overheating

- 8.32 London Plan policy D6 requires that the design of developments avoids overheating. A Thermal Comfort Report has been submitted modelling the thermal performance of the proposed development to consider whether the units would overheat. 7 sample dwellings have been selected for detailed analysis against current and future weather conditions: these are units 4, 17 and 18 on the ground floor, 23 and 27 on the first floor and 30 and 31 on the second floor. These units have been selected as they are the most likely to overheat as they have large windows with a south or west orientation.
- 8.33 The report demonstrates that all habitable rooms would pass the assessment under the current weather conditions. Passive methods (orientation, solar control glazing and shutters) have been incorporated to manage current weather conditions.
- 8.34 However, in the future weather scenario up to 2050, these habitable rooms would be likely to experience overheating. Communal corridors were also tested for overheating. The corridors would have communal heating pipework running through them and whilst there is no mandatory target for these spaces, there is a risk of overheating within these spaces both under the current and future weather scenario. The Council's Sustainable Development & Energy Officer has reviewed the assessment and has raised no specific objection to scheme, and has suggested that mitigation for the future weather scenario may include additional external shading (e.g. brise

soleil). Ultimately, active cooling may need to be retro-fitted in the future if climate change results in a significantly different climate by 2050, however this does not form part of the current application, and the application complies with current standards.

Communal amenity space and play space

- 8.35 London Plan policy S4 and Local Plan policy DM10.4d require provision of 10sqm of play space per child. The GLA population yield calculator estimates that provision of 31 units comprising a mix of private market and intermediate tenure (First Homes) would generate approximately 16.5 children and a requirement for 165sqm of children's play space. The proposal includes a main play area of approximately 115sqm within the central courtyard between the 2 blocks which is a well-overlooked location, and a second space of approximately 35sqm on the opposite side of the path to the west. There is a total of approximately 150sqm of dedicated play space proposed across the 2 play areas. Throughout the pre-application process the Council's Placemaking officer has encouraged informal and incidental play alongside more formal play areas, and there is opportunity for additional play around the site in the communal garden and amongst the trees (well in excess of 15sqm). The proposed quantum of space for play is well over the minimum requirement of 165sqm and therefore is acceptable. Timber play equipment is proposed within the play spaces and final details would be required by condition to ensure the quality of the equipment is high.
- 8.36 Local Plan policy DM10.5 requires provision of high quality communal outdoor amenity space within flatted schemes that is designed to be flexible, multifunctional, accessible and inclusive. A large proportion of the site is retained as open space and much of this is designated for use as communal garden space for all residents. Not all of the external space would be useable due to the tree coverage on the site boundaries and the slope of the land gradually downwards towards Beech Avenue, but there would still be a significant amount of amenity space available for residents. Pedestrian pathways would lead around the buildings and across the site and various areas of seating are proposed. The quality is acceptable.

Impact on neighbouring residential amenity

- 8.37 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The closest neighbouring properties are Barrards Hall to the north east, no. 7 Beech Avenue (The Cottage) to the north east of the site, and 14-25 Purley Downs Road to the south east.

Barrards Hall

- 8.38 The proposed separation distance between the north east elevation of block 1 and the front elevation of Barrards Hall to the north east would be 30m. This separation distance is adequate to ensure that the proposed 3.5 storey building would not raise amenity concerns in terms of overbearing, overshadowing or overlooking.
- 8.39 The Daylight, Sunlight and Overshadowing Report submitted in support of the application refers to the originally submitted scheme under the same application reference (21/06145/FUL) which comprised 3 buildings, however an addendum has also been submitted by the consultant which clarifies that the revised layout comprising

2 buildings would not alter the daylight, sunlight and overshadowing assessment as the revised scheme has a similar size, volume and height and is positioned in the same elevation, so the findings remain relevant. The Vertical Sky Component (VSC) test has been undertaken, measuring the amount of direct daylight reaching the centre of the windows on the front elevation of Barrards Hall (facing the application site). Guidance states that impacts comply with BRE guidelines if either 27% VSC in the proposed condition is achieved, or 0.8 (-20%) times the existing values is demonstrated. The report demonstrates that all windows tested within Barrards Hall would retain between 87% and 94% of their existing VSC, so the proposed development would not have a noticeable reduction in daylight reaching the facing windows of Barrards Hall.

- 8.40 The proposal would re-use the existing access point on Beech Avenue. The access road would be more heavily used as a result of the residential intensification of the site and the increase in the number of cars coming and going, however Barrards Hall has its own driveway running parallel to the driveway into the application site, so noise impacts would be negligible in comparison to the existing situation. In addition, new tree planting is proposed along the length of the boundary on the north east elevation which would mitigate impacts of noise and vehicle fumes.
- 8.41 Representations have raised concerns about the positioning of the plant area in proximity to Barrards Hall and the potential noise this could cause. With a separation distance of 30m (measured to the corner of the building at Barrards Hall), as well as 2 driveways and significant tree coverage, the plant is unlikely to emit noise to cause significant amenity concerns. A standard condition would be attached requiring that the noise level from mechanical plant or other machinery does not increase the background noise level when measured at the nearest sensitive residential premises. In effect, this means the noise level from any new units should be at least 10dB below existing background noise levels.

7 Beech Avenue (The Cottage)

- 8.42 The Cottage is an existing dwelling located to the eastern corner of the application site, accessed through the site. The access through to this property would be retained as existing. The proposed block 1 would be approximately 30m away from The Cottage so this separation distance would not raise any amenity concerns in terms of overbearing, overshadowing or overlooking. There would be more vehicular movement in proximity to The Cottage than the current situation as there is more car parking proposed on the site, which would potentially be an inconvenience to the occupier of The Cottage, however this would not outweigh the benefits of the scheme.
- 8.43 The daylight, sunlight and overshadowing report assesses the daylight impacts on The Cottage. All windows assessed would continue to retain between 93% and 97% of their VSC, therefore continue to comply with BRE guidelines.

14-25 Purley Downs Road

- 8.44 The block at 14-25 Purley Downs Road is between 14m and 19m from the southeast elevations of the proposed blocks. 14-25 Purley Downs Road is set at a higher land level and there is an existing retaining wall between the 2 sites. The proposal is to position the majority of the car parking along this boundary, with the hardstanding broken up by soft landscaping and tree planting. There is existing hedging, including some newly planted hedging, along this boundary, which would provide screening to the parking area. The positioning of car parking along this boundary would be visible

from the rear windows of the block at 14-25 Purley Downs Road, and would potentially lead to increased noise and fumes, but this would be mitigated as far as possible by the planting on this boundary and would not be significantly harmful to the amenities of 14-25 Purley Downs Road to constitute a reason for refusal. It has also been outlined elsewhere that this is the most suitable location within the site for car parking from a townscape and trees point of view.

- 8.45 The block at 14-25 Purley Downs Road has oriel windows so that views are directed towards Purley Downs Road and not directly towards the application site. These directional windows mean that inter-overlooking is not an issue. Upper floor units of both blocks would have long distance views towards the communal amenity space of 14-25 Barrards Hall however the separation distance is around 14m and views into communal amenity spaces are not protected in the same way that views into private gardens are under policy DM10.6.
- 8.46 The daylight and sunlight assessment assesses daylighting impacts on all rear and side facing windows of 14-25 Purley Downs Road. The results demonstrate that all windows Hall would retain between 86% and 106% of their existing VSC, therefore continuing to comply with BRE guidelines.

Other amenity impacts

- 8.47 The Daylight, Sunlight and Overshadowing Report also considered daylight and sunlight impacts on the properties on the opposite side of Beech Avenue to the west of the application site: 1-9 Beech Avenue. None of the windows facing the application site would receive a reduction in VSC beyond the BRE guidelines.
- 8.48 In terms of overshadowing of neighbouring gardens, impacts on 1-9 Beech Avenue and Barrards Hall and 14-25 Purley Downs Road have been tested. All gardens would continue to receive over 2 hours of direct sunlight on 21st March, with hardly any reduction in sunlight at all, so all would continue to comply with BRE standards for overshadowing.
- 8.49 A condition would also be attached ensuring light pollution does not cause a nuisance to local residents.

Trees, landscaping and biodiversity

Trees

- 8.50 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. All of the trees on the site are protected by a Tree Protection Order as the whole site (as well as Barrards Hall) are covered by TPOs (145 and 41). The site has significant tree coverage on its boundaries and the trees on the site form an important part of the verdant character of the area and have high amenity and biodiversity value.
- 8.51 The Arboricultural report assesses a total of 51 trees, groups and hedges across the site. 15 trees/groups are classified as category A or B; 25 trees/groups were classified as category C; 11 trees were classified as category U. The proposal is to remove all 11 of the Category U trees for management reasons due to their poor condition, plus an additional 12 trees to facilitate the proposed development (23 in total). The trees proposed for removal (which do not fall within category U) are 1 x category B tree (T12) and 11 x category C trees (Part of G4, G5, T7, part of G11, G14, T15, T16, G23, G39, T48 and T50).

- 8.52 Of the category U trees proposed for removal, 2 have been found within the Preliminary Ecological Appraisal to have 'moderate' potential for bat roosts. These are the Ash Tree within G35 and the Beech Tree T45. The Council's Ecologist has requested that the applicant undertake additional bat entry and re-emergence surveys on these 2 trees. The additional assessment was undertaken on 10/06/23 and it was found that T45 has already been removed (approved under application ref: 21/04301/TRE) and T35 (Ash tree – dead) has been downgraded to 'low' potential for roosting bats and can therefore be removed as proposed. This is discussed further in the Ecology section below.
- 8.53 The category B tree proposed for removal (T12) is located on the western side of the site to facilitate widening of the access driveway and the plant enclosure. The remaining category C trees/groups proposed for removal to facilitate development are generally located on the western side of the site to accommodate the access road and car parking spaces or are smaller trees towards the centre of the site which are proposed for removal to accommodate the buildings. The arboricultural assessment submitted provides justification for removal of the trees, and this reasoning has not been objected to by the Council's Tree Officer.
- 8.54 It was noted by Officers during the latest pre-application meeting that T24 (Beech tree towards the centre of the site) had been downgraded from a Category A tree to a Category U tree since a previous version of the Tree Report (submitted with application ref: 20/00558/FUL). The applicant has explained that this tree has become infected with *Meripilus giganteus* decay at the base since the previous assessment and photographic evidence has been provided. This is accepted by the Council's Tree Officer.
- 8.55 In order to mitigate the loss of these 23 trees, 46 replacement trees are proposed. These are shown on the proposed Landscaping Plan and comprise 23 x large trees, 10 x medium trees and 13 x small trees. They are proposed in various locations around the site, mainly on the boundaries, with the smaller trees around the central areas of the site.
- 8.56 The proposed development would also result in root incursion into 7 trees. This is generally as a result of new ground surfacing for car parking, pedestrian paths, cycle store and play space. It is proposed that new surfacing would sit above a cellular confinement system to reduce the need for excavation and disturbance within the roots. A full Arboricultural Method Statement and Tree Protection Plan is provided setting out how trees would be protected during construction. The Council's Tree Officer has confirmed that the tree documents submitted, alongside the proposed Landscaping Plan, are acceptable provided works are undertaken in accordance with the Tree Protection Plan. An appropriately worded compliance condition would be attached.
- 8.57 In comparison, the fallback position (application ref: 20/00558/FUL) proposed removal of 16 trees (including 2 x category B trees) and the Council's Tree Officer initially objected to the scheme on the basis that insufficient information was available regarding the impact of the proposed basement excavation and level changes required for access on the roots of retained trees. The Inspector, however, concluded that subject to appropriate conditions the scheme *'would not have a harmful effect on valued trees on site'*.

8.58 In the current application, the Council's Tree Officer has not objected to the proposal. Overall, the tree coverage on the site boundary, which provides significant amenity value and screening of the site, would be retained or enhanced by planting of new trees, so the verdant character of the site and the would be retained. The proposal is considered to comply with Local Plan policy DM28 and London Plan policy G7.

Landscaping

8.59 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. London Plan policy G5 requires submission of an Urban Greening Factor (UGF) to demonstrate the amount of greening proposed as part of new major developments. The target score is 0.4 for residential schemes. A UGF calculation has been submitted, demonstrating that a policy compliant score of 0.47 would be achieved on the site through the retention of existing trees, planting of new trees, hedging and grass and the use of permeable paving.

8.60 The proposed landscaping involves amenity grass across the majority of the communal amenity space, with areas of species rich lawn around the perimeter of the building. Pedestrian paths would be finished in herringbone paving, with resin bound gravel and cobble setts in the car parking area. The new trees discussed above, as well as outdoor seating and play space are shown on the Landscaping Plan. The boundary treatment along the Beech Avenue and Purley Downs road frontages (behind the trees) are black powder coated railings of 1.1m in height.

8.61 The site is not level, and there are changes in level across the site which would be reflected within the proposal. There is a retaining wall adjacent to the boundary with 14-25 Purley Downs Road in addition to some banked land with a hedge; the proposal would replace this with a longer retaining wall and sufficient soft landscaping to allow for some flexibility in the detailed design of the retaining wall, and an acceptable appearance. It would also result in the proposed parking area on the site being on lower ground than the garden of 14-25 Purley Downs Road, thereby limiting impacts on amenity (for example vehicle headlights).

8.62 The submitted Landscaping Plan is acceptable in principle and a condition would be attached to require submission of details of species and densities of the proposed planting as well as submission of a Landscape Management Plan for the site.

Ecology

8.63 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. A Preliminary Ecological Assessment (PEA) including a preliminary roost assessment and reptile survey has been submitted. Surveys were carried out on various dates in 2021 (with an additional 2023 bat survey, and with reference to earlier 2019 surveys); these provide the LPA with sufficient certainty over the likely impacts on ecology.

8.64 The site contains suitable habitat for the following protected species: roosting, commuting and foraging bats; foraging and nesting dormice; nesting birds; and foraging and hibernating for widespread species of reptile.

8.65 The bat survey confirms that the building is a non-breeding day roost for common pipistrelle bats. Bats were observed emerging from the building during the survey and common pipistrelles and soprano pipistrelles bats were observed flying in the vicinity

of the building and foraging on the site. A bat licence from Natural England is required before any work can be undertaken to demolish the building. A suitable condition would be attached.

- 8.66 The reptile survey explains that a total of 31 artificial refugia were laid in suitable reptile habitat on the 13th April 2021 and left for a settling period of 8 days and 7 visits were undertaken to determine the presence/likely absence of reptiles. No reptiles were recorded during any of the surveys, despite suitable habitat being present and surveys carried out during appropriate weather. It is therefore advised that no further surveys are required.
- 8.67 2 x non-native invasive plant species have been identified on the site and the PEA sets out the appropriate methods for removal; it will be conditioned that works will be undertaken in accordance with the PEA.
- 8.68 The PEA notes that the mature trees on the site have high ecological value and should be retained and protected where possible. In particular, there are 4 trees that have moderate or high bat roost suitability. These are identified as T31, G35, T45 and T47 in the Tree Report. Of these, 2 are to be retained (T31 and T47), however G35 and T45 are both proposed for removal for arboricultural reasons as both are category U trees. As outlined above, T45 has already been removed (approved under application ref: 21/04301/TRE) and the Council's Ecological Advisor has stated that in order to mitigate the loss of this tree (and potential bat roosting space), alternative provision of 4 external bat boxes should be installed in suitable locations on retained trees, positioned at least 4m in height. This will be required by condition as part of the Biodiversity Enhancement Strategy.
- 8.69 With regard to the Ash Tree within G35 that was identified as having 'moderate' potential for bat roosting in the 2021 surveys, an additional survey was undertaken on 10/06/23. This found that one of the woodpecker holes initially observed as a potential bat roost was cobwebbed over, indicating that it has not been used by bats in the recent past. The second woodpecker hole was found to extend completely through the tree and not lead to an obvious cavity and is therefore bright and exposed, indicating that this hole also had not been used for bat roosting in the recent past. The tree has therefore been downgraded to 'low' bat roosting potential. This is accepted by the Council's Ecologist. Its removal is therefore acceptable in both arboricultural and ecological terms. Felling should be 'soft felling', details of which will be required within a Construction Environment Management Plan (CEMP: Biodiversity), secured by condition.
- 8.70 London Plan policy G6 also requires developments to secure a net biodiversity gain. A series of enhancement measures are proposed including use of species rich seed mix for lawns to increase plant diversity on site; planting to enhance the ecological value of the site; grass appropriate for reptiles; lighting restrictions for bats; new bird boxes and invertebrate boxes; insect hotels and new hedgerows. In addition, the inclusion of log piles, gaps in fencing / walls for hedgehogs and provision of green / brown roofs and walls, i.e. on external bin stores / cycle sheds could also be included. Inclusion of these measures would be required by condition.
- 8.71 Discussion with the Council's ecologist has taken place throughout the assessment of the scheme and no objection is raised subject to conditions requiring compliance with the Preliminary Ecological Assessment, Bat Survey and Reptile Survey; submission of a Construction Environmental Management Plan for Biodiversity (CEMP); details of

the appropriate bat license; details of wildlife-sensitive lighting; and a Biodiversity Enhancement Strategy.

Access, parking and highway impacts

Public Transport accessibility and parking provision

- 8.72 Transport for London published a methodology for calculating Public Transport Accessibility Levels (PTALs) which are a detailed and accurate measure of the accessibility of a point to the public transport network, taking into account walk access time and service availability. TfL's Web-based Connectivity Assessment Toolkit (WebCAT) includes a map which shows PTALs across London within 100m "cells" which are a useful indicator of the site's PTAL, although not a specific calculation for each site. The online WebCAT assessment shows the PTAL as 1b (very low) however this does not take into account the presence of bus stops on Purley Oaks Road which are within the recommended 640m walking distance. The site is less than the recommended 960m walk from both Purley Oaks station and Sanderstead station, and there is a bus stop around 300m from the site which is served by the 359 bus to Purley. The applicant has therefore calculated a more accurate, bespoke PTAL for the site of 2. TFL have confirmed that the correct methodology has been used and discussion with the Council's Highway Officer has taken place. The LPA is satisfied that the site has a PTAL rating of 2 and the scheme has been assessed as such.
- 8.73 London Plan policy T6.1 states that in areas of PTAL 2 in outer London the maximum car parking provision should be up to 1 space per dwelling for 3+ bed units and up to 0.75 spaces per 1-2 bed dwellings. This would equate to a maximum of 28.5 (29) car parking spaces for the site. The proposal is for 29 car parking spaces on site including 3 x disabled spaces and 1 x car club space. This is an acceptable level of parking provision on the site.
- 8.74 It is not anticipated that the scheme would result in and significant overspill car parking onto the local roads, given that the maximum provision is provided on site, however a parking survey has been submitted for completeness. The survey was undertaken within 200m of the site overnight on 02/11/21 and 03/11/21 and found that there were 15 cars parked overnight on both nights and a total capacity for 185 cars, which results in a parking stress of 8%, which is low. There would therefore be capacity for visitors to park on the street if necessary.
- 8.75 The car park is located on the south side of the site, adjacent to the retaining wall separating the site from the block at 14-25 Purley Downs Road. This location is the least visible from either street frontage, whilst also allowing use of the existing vehicle entrance point on Beech Avenue, and soft landscaping is proposed to form a buffer between the parking area and 14-25 Purley Downs Road. Swept path manoeuvres for the car parking spaces are provided within Appendix G of the Transport Statement, demonstrating that the spaces can be accessed by a large car. Trees and planting are proposed at regular intervals within the parking area to break up the area of hardstanding.
- 8.76 In comparison, the fallback scheme that was allowed at appeal (application ref: 20/00558/FUL) proposes underground car parking which is considered to be an over-engineered solution for this site and also raised concerns regarding impacts on tree roots due to the significant amount of excavation that would be required. The proposed

surface level car parking at the rear, as currently proposed, is considered to be preferable.

- 8.77 Local plan policy DM30 requires provision of a minimum of 1 car club space to be provided on site with major residential applications. The car club space is proposed in parking space number 1, closest to the vehicular access point, so it could be used by residents and others. A letter has been provided from Hiyacar indicating their willingness to provide a Hiyacar fleet car on the site. This is supported by the Council. The provision of the car club space will provide an option for residents who use public transport and only require occasional car use, meaning that overspill parking onto the public highway would be kept to a minimum. The provision of the car club vehicle and car-club membership for all residents will be secured within the s.106 agreement, with a clause requiring a financial contribution allowing the Council to pay for a car club vehicle in the vicinity (or other suitable mitigation) in event that there are no willing operators at the time the development is completed.
- 8.78 The 3 blue badge spaces are located towards the centre of the site, on the south side closest to the front doors of the blocks. London Plan policy T6.1(G) would require provision of 3% disabled parking spaces plus identifying potential provision of a further 7%. The proposal includes 10% (3 spaces) blue badge spaces for the 3 x M4(3) dwellings. The layout of these spaces would comply with the Building Regulations requirements. A number of Electric Vehicle Charging points are also shown on the plans. This is welcomed in accordance with London Plan policy T6.1(C) and final details of EVCPs are now secured through Building Regulations.
- 8.79 A S106 contribution would also be sought towards sustainable transport initiatives in the locality in accordance with Local Plan policy SP8.

Access and movement around the site

- 8.80 The proposal is to re-use the existing access point on Beech Avenue. The access point would be widened to 5.5m in total and straightened to allow cars to pass each other safely at the entrance, as demonstrated in the drawing in Appendix E of the Transport Statement. The correct pedestrian sightlines of 1.5m x 1.5m are shown on the site plan at the site entrance and there are no obstructions within these sightlines. Vehicular sightlines of 2.5m x 25m are also shown correctly for the 20mph road (Appendix F of the Transport Statement). A S278 Agreement would be agreed for all changes to the public highway.
- 8.81 A series of pedestrian paths are proposed around the site and their layout has been well considered throughout the design process and pre-application discussions. There are pedestrian entrances to the site on both Beech Avenue and Purley Downs Road. The main entrances to both buildings are from the central courtyard area and there is a secondary entrance to Block 2 on the Purley Downs Road side. Ground floor units have their own front doors, which are also accessed in a legible manner from the paths and have buffer planting adjacent. Paths are also provided from the car parking spaces to the homes. Pedestrian movement around the site is step-free and is considered to be acceptable.

Deliveries and servicing

- 8.82 Delivery and servicing vehicles will be able to access the site via Beech Avenue. A servicing bay is proposed outside building 1 which will allow larger vehicles to carry

out deliveries and collections. Swept path manoeuvres for a 10m rigid vehicle are shown in appendix H of the Transport Statement demonstrating that the vehicle can enter and exit in forward gear, utilising the turning space at the eastern corner of the site.

Refuse storage

- 8.83 Local Plan Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Each block would have an internal bin store at ground floor level. The bins can be collected directly from the bin store of building 1, with the collection vehicle stopping in the servicing bay (directly outside). Bins from building 2 would be taken to the bin collection point by a management company (as clarified within the submitted Waste Strategy) adjacent to Purley Downs Road, from where they would be collected. The drag distance for the Council's waste collection operatives would be well below the recommended maximum 20m. A new dropped kerb would be required on Purley Downs Road to allow the bins to be dragged to the vehicle. This would be agreed as part of the S278 agreement.
- 8.84 In terms of bin capacity, the Council's online waste calculator estimates that the proposed unit mix would generate the following amount of waste per week: 4,530ltr general waste; 3,968ltr mixed recycling; and 372ltr food recycling. The 2 bin stores have space for a total of 10 x 1100L bins, which is sufficient. A compliance condition will be attached as well as a standard informative requiring the applicant to contact the waste and recycling team at least 1 month prior to occupation.
- 8.85 A space for the occasional collection of bulky waste is proposed near the main entrance point on Beech Avenue in accordance with Local Plan policy DM13.1, with access via a 2m wide path.

Cycle parking

- 8.86 London Plan policy T5 would require provision of a total of 61 cycle parking spaces for the proposed unit mix. Block 2 is proposed to have an internal cycle store accessed directly from the outside of the building. It would have space for 30 bikes, (4 bikes on Sheffield stands and 26 bikes on 2-tier stands). The appropriate spacing between stands within the bike store has been provided and the layout is acceptable. Block 1 would be served by 2 external cycle stores, 1 of which would be located in the central courtyard between the 2 blocks and 1 towards the southeastern corner of the site. These external stores would provide storage for a total of 35 bikes (13 bikes on Sheffield stands and 22 bikes on 2-tier stands). A total of 65 bicycle parking spaces are proposed for residents, with complies with London Plan standards.
- 8.87 London Plan policy T5 requires development proposals to demonstrate how cycle parking facilities would cater for larger cycles, including adapted cycles for disabled people. The cycle store within the central courtyard provides space for 3 x wider or adapted bikes on well-spaced Sheffield stands. These could be utilised and easily accessed by the occupiers of the ground floor M4(3) units within block 1, or by other users with adapted or wider cycles.
- 8.88 In addition, policy T5 would require provision of at least 2 visitor cycle parking spaces. 4 spaces are proposed on 2 sheffield stands, in a well-overlooked located within the central courtyard.

8.89 At this stage, details are not provided of the appearance of the external cycle store enclosures, however the Council is satisfied that adequate cycle storage can be provided so details of the enclosures can be secured by condition.

8.90 Travel Plan

8.91 A draft residential travel plan has been provided outlining the proposed management plan for achieving sustainable and active travel objectives in the long term. A range of initiatives are outlined which seek to reduce the number of vehicular trips to and from the site and to increase sustainable travel mode choices. These include, for example, provision of cycle parking, EVCPs on site and an on-site car club bay, as well as initiatives such as Travel Information Packs for residents. A plan for monitoring is also set out. Details are supported by the Council's Sustainable Travel & Transport Planning Officer. The final version of the Travel Plan and ongoing monitoring would need to be secured as part of the S106 agreement.

Flood risk

8.92 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. The site is within flood zone 1, at very low risk of surface water flooding. The underlying bedrock is chalk and the existing site has a well-functioning soakaway, suggesting good permeability.

8.93 The surface water drainage proposal is for 3 soakaways to be located on the north and east side of the site, below the car parking area, away from tree roots. The 3 soakaways are proposed to be linked together to form a cascade from the highest to the lowest level of the site. If an alternative outfall is required, Thames Water has confirmed that a surface water connection can be made to the public foul water sewer at a rate of 1.5 l/s for all events up to and including the 1 in 100 year plus climate change event.

8.94 Permeable hardstanding is proposed which would naturally slow down the rate of runoff, and this plus the filter drainage running through the soakaways would provide water quality benefits to the runoff prior to discharge to the ground.

8.95 The LLFA has been consulted and have no objection to the drainage strategy proposed. They have requested by condition details of existing runoff rates and post-development discharge rates to be provided for all scenarios including the 1 in 1 year, 1 in 30 year, 1 in 100-year storm events and post development discharge rates during 1 in 1 year, 1 in 30 year, 1 in 100 year, 1 in 100 year + Climate change storm events. They have also requested further infiltration test data, in accordance with BRE365, to be provided to suit the proposed location and depth of all infiltration features. An appropriate condition will be attached.

Sustainability

Energy efficiency

8.96 London Plan policy SI2 and Local Plan policy SP6 require major developments to be zero carbon by reducing greenhouse gas emissions in accordance with the energy hierarchy. An Energy and Sustainability Statement has been submitted outlining that

the scheme would be able to achieve a 71.29% improvement in CO2 emissions compared to a 2021 Building Regulations compliant scheme using various carbon reduction features. The proposed carbon reduction features include passive and active design measures and low and zero carbon (LZC) technologies and have been proposed in accordance the Energy Hierarchy (Be Lean, Be Clean, Be Green, Be Seen).

8.97 The proposed energy strategy includes: the use of advanced heating controls; Mechanical Ventilation with Heat Recovery (MVHR); additional mechanical purge ventilation within certain occupied rooms; enhanced building fabric; 100% low energy lighting; enhanced thermal bridging and air tightness values; communal heating system; Air Source Heat Pumps to provide heating and hot water as part of a communal heating system; and a proposed 13.8kWp PV array.

8.98 The remaining carbon would be offset by way of a financial contribution of £23,940 which would be secured as part of the S106 agreement (8.40 tonnes x £95 x 30 years = £23,940). The Council's Sustainable Development & Energy Officer has confirmed that the Energy Strategy is compliant with regulations and that the carbon offset payment has been calculated correctly.

8.99 Local Plan policy SP6 requires major residential schemes of over 20 units to incorporate site wide communal heating systems. There is no district heat network in the vicinity however communal networks are proposed within the development. A communal heat pump is proposed to provide hot water as part of the wider energy strategy for the site, and a communal Air Source Heat Pump (ASHP) is proposed to provide heating to the development. The ASHP machinery would generate some noise so is proposed to be located close to the access road at the site entrance, away from residential occupiers (and subject to the aforementioned noise condition).

8.100 The Energy Statement refers to the Be Seen requirement for post-occupancy reporting of energy performance to the GLA. This is supported and would be secured through the S106 agreement.

8.101 By comparison, the fallback scheme approved at appeal (application ref: 20/00558/FUL) was assessed under the previous London Plan (2016) and proposed incorporation of energy efficient building fabric, an air source heat pump and solar panels. The carbon off-set contribution was calculated at £9,779 as the offsetting contribution were lower under the previous London Plan (£60 per tonne of carbon as opposed to £95 per tonne currently). The current proposed scheme offers greater on-site carbon reductions and a greater offsetting payment, which is preferable.

Water efficiency

8.102 London Plan Policy SI5 and Local Plan policy SP6 requires that Internal water use is restricted to <105 litres/person/day (excluding 5 litres/person/day for external use) in accordance with Building Regulations Part G. An indicative specification for meeting this requirement is proposed within the report. A condition would be attached requiring the proposed development to meet this minimum water efficiency standard.

Fire safety

8.103 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Part B of the policy requires that all major schemes are

accompanied by a Fire Statement produced by a suitably qualified Assessor. A Fire Statement prepared by a suitably qualified engineer at Solas Realta Fire Engineering has been submitted. The Statement sets out details in relation to means of warning and escape, control of fire spread internally and externally, and access and facilities for the fire service.

- 8.104 In terms of access, a fire engine would enter the site via the vehicle access point on Beech Avenue. In order to access block 2 within the requisite distances (18m), a dry riser inlet valve would need to be located either on the NE corner of block 2 or on the path leading from Purley Downs Road. All stairs will also include a dry riser in accordance with BS 9990 in order to ensure all areas on each floor are within 45m along a route suitable for laying hose from a dry riser outlet.
- 8.105 The Fire Statement has been reviewed by the Council's Building Control Officer. The Statement was found to be broadly acceptable subject to some amendments. Amendments to the drawings have been made including confirmation that fire evacuation lifts will be included and that the fabric surrounding the lift will provide the requisite fire insulation; inclusion of doors for emergency escape to external spaces (if required) from all habitable rooms (living rooms and bedrooms) of the ground floor M4(3) units; and the inclusion of a ventilation corridor to the refuse store. The updated drawings have been reviewed and deemed acceptable by the Council's Building Control Officer.
- 8.106 A pre-commencement condition will be attached to the permission to require submission of an updated version of the Fire Statement document to incorporate the changes already made to the drawings, so that it can be read as a standalone document. The applicant has agreed to this pre-commencement condition. In addition, the condition will require that all balconies will meet the combustibility requirements for a high rise building (as is already proposed for the external wall construction of the rest of the building), and the applicant has also agreed to this.

Air Quality

- 8.107 The whole borough is an Air Quality Management Area (AQMA) and Local Plan policy DM23 seeks to ensure that developments are air quality neutral and do not lead to further deterioration of existing poor air quality. An Air Quality Assessment has been submitted outlining that the proposed development aims to reduce on site NO₂ emissions in line with the London Plan Guidance on Air Quality.
- 8.108 To control the contaminant sources, Mechanical Ventilation with Heat Recovery (MVHR) systems are proposed to be installed within all units to maintain internal ventilation rates with filtered air, without the need for windows to be opened or background ventilators to be installed.
- 8.109 The building would achieve an 'Air Quality Neutral' result for building emissions, but not for transport emissions. To mitigate transport emissions, EV charging and cycling storage are proposed. The report has been reviewed and deemed acceptable by the Council's Pollution Control Officer.

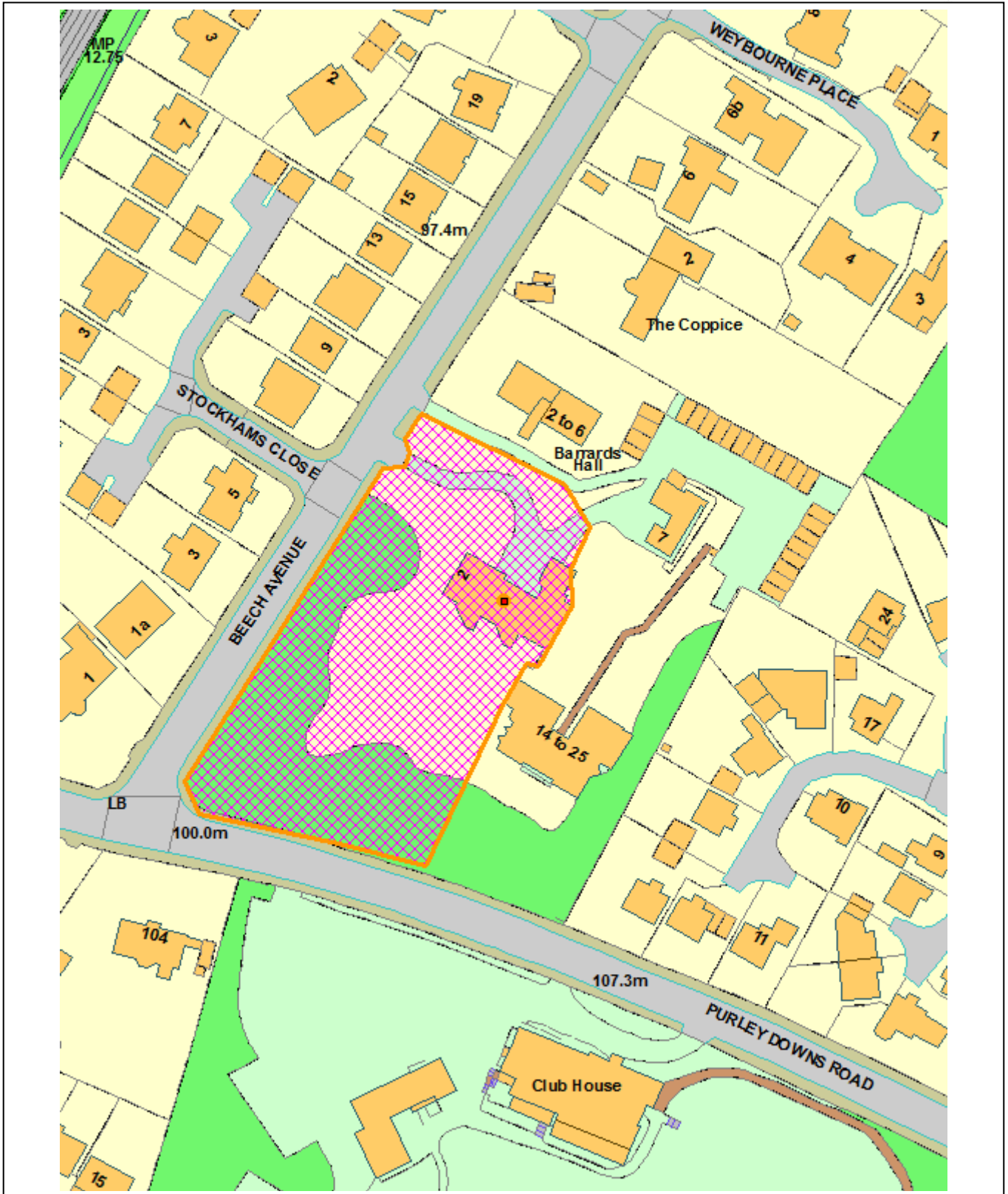
Contaminated Land

- 8.110 Local Plan policy DM24 requires an assessment of land contamination and permits development on or near to potentially contaminated sites as long as detailed

site investigation is undertaken and remedial actions are proposed as necessary. A preliminary land contamination assessment for the site has been undertaken. Some potential sources of contamination are identified, and it is recommended that additional assessment is undertaken by way of an exploratory intrusive investigation. The Council's Pollution Control Officer has recommended that a condition is attached.

Conclusions

- 8.111 The proposed provision of 31 homes within 2 blocks on this large corner site is acceptable in principle and the proposed scheme is considered to be an improvement on the fallback scheme that was allowed at appeal (application ref: 20/00558/FUL). A policy compliant level of affordable housing is proposed in the form of 6 x First Homes. The site layout, design and scale of the proposed buildings responds appropriately to the character of the area and the scale of the immediately surrounding built form. Trees would be retained on the site boundaries, and proposed tree removals on the site would be mitigated by replacement planting. No amenity impacts on neighbouring occupiers are identified. The proposed development would provide a high quality of accommodation internally and externally for future occupiers, complying with all of the standards. A policy compliant level of on-site car parking and cycle parking is proposed, and the arrangements for servicing and refuse collection are acceptable. The provision of an on-site car club bay for use by residents and others is supported. No impacts on the highway network or highway safety have been identified. Impacts on ecology, flood risk and sustainability have also been found to be acceptable.
- 8.112 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.
- 8.113 Given the 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 considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).



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1 APPLICATION DETAILS

Ref: 21/04380/FUL
 Location: 15 & R/O 17 Wattendon Road, Kenley, CR8 5LW
 Ward: Kenley
 Description: Partial demolition of integrated garages and extensions at 15 Wattendon Road to facilitate access for the erection of 8 new homes (4 pairs of semi-detached houses) in rear garden land of 15 & 17 Wattendon Road with access, parking & landscaping.
 Drawing Nos: PL001 Rev.00 (Site Location Plan), PL030 Rev.01 (Existing Cross Section 01), PL031 Rev.01 (Existing Cross Section 02), PL032 Rev.01 (Existing Land Sections 01), PL040 Rev.01 (Existing Elevations Existing House), PL099 Rev.10 (Lower Ground Floor Plans) PL100 Rev.10 (Ground Floor Plans), PL101 Rev.10 (First Floor Plans), PL102 Rev.10 (Roof Plan and Levels), PL103 Rev.10 (Urban Greening Factor), PL200 Rev.10 (Elevations from Wattendon Road), PL201 Rev.10 (Front Elevation 01), PL202 Rev.10 (Front Elevations 02), PL203 Rev.10 (Rear Elevation 01), PL204 Rev.10 (Rear Elevation 02), PL205 Rev.10 (Flank Elevation 01), PL206 Rev.10 (Flank Elevation 02), PL207 Rev.10 (Elevation from Wattendon Road), PL208 Rev.10 (Front Elevations at Ground Level), PL300 Rev.10 (Proposed Land Sections), PL301 Rev.10 (Proposed Long Section & Detail), PL400 Rev.10 (Proposed Elevations Existing Houses), PL410 Rev.10 (Elevation and Section Detail).
 Applicant: Mantle Developments UK Ltd
 Case Officer: Joe Sales

	3 bed 6 person	4 bed 8 person	Total
Proposed (all market housing)	6	2	8

Number of car parking spaces	Number of cycle parking spaces
12 [SJ1][JS2][JS3] (Plus two replacement spaces for 15 Wattendon Road)	20 (Including 2 visitor spaces)

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Ola Kolade) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- Objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:

(a) A financial contribution of £12,000 towards sustainable travel improvements

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

Standard Conditions

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

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan including footway survey.
4. Submission of Drainage Strategy/SUDS details.
5. Submission of a Construction Environment Management Plan and a Lighting Environmental Management Plan).
6. Details of vehicle crossover design.
7. Finished floor levels.

Pre-Superstructure Conditions

8. Submission of details relating to external materials/details.

Pre-Occupation Conditions

9. Submission of hard and soft landscaping details including biodiversity net gain and maintenance plan.
10. Submission of site waste management plan for refuse collection.
11. Submission of cycle parking details.
12. Details of energy plant and equipment.

Compliance Conditions

13. Electric Vehicle Charging Points
14. Development to be carried out in accordance with the approved tree protection plan and arboricultural impact assessment.
15. Development to be carried out in accordance with the approved ecological surveys and reports.
16. Development to be carried out in accordance with M4 accessible homes requirements.
17. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines.
18. Compliance with water efficiency requirements.
19. No additional side facing windows in dwelling houses.
20. Removal of permitted development rights in dwelling houses (including 15 Wattendon Road).
21. Making good of the extension to no.15 Wattendon Road.
22. Compliance with Fire Safety Strategy

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

INFORMATIVES

1. Granted subject to a Section 106 Agreement.
2. Community Infrastructure Levy.
3. Contact waste team prior to occupation.
4. Highways informative in relation to s278 and s38 works required.
5. Boilers.
6. Construction Logistics Informative (in relation to condition 3)
7. Compliance with Building/Fire Regulations.
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

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

2.4 That if, by three months, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The site comprises the gardens of a pair of semi-detached houses at 15 and 17 Wattendon Road. The proposal is for the partial demolition of the existing dwelling at 15 Wattendon Road to accommodate a new access road to the rear of the site to accommodate the redevelopment of the existing rear garden area to provide 8 new dwellings.

3.2 The unit mix would comprise of 2 x 4-bedroom dwellings and 6 x 3-bedroom units (total 8 homes).

3.3 Access to the site is via Wattendon Road with parking provided across the site which accommodates 12 car parking spaces. In addition to this, it is proposed to re-provide the existing dwelling at 15 Wattendon Road with two car parking spaces within a reconfigured front garden. As these spaces are being retained for the existing house, they have not been included within the total amount proposed for the new homes.

3.4 Each dwelling would be afforded private amenity spaces in the form of front and rear gardens.

3.5 Cycle and refuse stores are provided within and around the site.

3.6 Due to the change in land levels across the site, the dwellings would appear as two storeys (with low roof and eaves levels) when viewed from the front of the site, but some would be three storeys when viewed from the rear.



Figure 1-Proposed Development

Background

- 3.7 Amended plans and clarification details have been submitted as part of the application process. The resultant changes included a reconfiguration of the access road, the car parking layout and an amended design. These changes did not materially change the nature of the proposal as originally consulted upon and therefore re-consultation was not required.

Site and Surroundings

- 3.8 The application site comprises the rear gardens of 15-17 Wattendon Road. The existing dwellings are situated on the south-west side of Wattendon Road. The rear gardens sit adjacent to the properties that run along the southern boundary of the site at Steyning Close and Wood East of Haydn Avenue/Roffey Close which is located along the western boundary of the site.
- 3.9 At entry the level, the site is relatively flat however the site slopes down towards the south-west towards the rear of the site. The site is at very low risk of surface water flooding and whilst there are no policy designations directly associated with the application site, the woods to the west of the site are designated as metropolitan green belt and a site of nature conservation importance.
- 3.10 The site is subject to a tree preservation order which sits on the southern boundary of the site within 13 Wattendon Road ref. T2 No.22 1993.



Figure 2-Aerial View of the Site

Planning History

3.11 The following planning histories are relevant to the application site.

15 Wattendon Road

- 94/00534/P- Erection of attached garage. (Permission granted 22/10/1994).

17 Wattendon Road

- None

15-17 Wattendon Road

- 21/02591/PRE – Pre-Application advice for: To erect eight, new semi-detached dwellings in the existing rear gardens of two houses. (Published Online. Advice provided in September 2021, prior to the revocation of the Croydon Suburban Design Guide in 2022).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 Approval is recommended for the following reasons:

- The principle of residential development within this location is acceptable.
- Unit mix is acceptable and provides family size housing.
- The design and appearance of the development is appropriate for the site and the surrounding context.
- There would be no undue harm to the residential amenities of adjoining occupiers.
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan.
- Subject to the imposition of conditions, the proposed development would not have an adverse impact on the operation of the highway:
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Trees/landscaping and ecology can be controlled by conditions; and
- Sustainability aspects can be controlled by conditions.
- Subject to conditions, the proposals would offer sufficient biodiversity mitigation measures and would not have an adverse impact on ecology.

4.2 The following section of this report details the officer's assessment of the application against the material planning considerations and the relevant policies which have contributed to the recommendation that planning permission is granted.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 A total of 13 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: 67
Objecting: 67
Supporting: 0

6.2 The following Councillor submitted representations:

- Councillor Ola Kolade

6.3 In terms of the neighbouring responses that were received during the statutory consultation period, the concerns which have been raised and those which are material to the determination of the application are set out within the table below and these are also addressed in detail within the assessment of the material considerations within this report.

<u>Objection</u>	<u>Officer comment</u>
<i>Character and design</i>	
Overdevelopment of the site	Addressed in paragraphs 8.12-8.37.

Development is not in keeping with the surrounding bungalows.	
Neighbouring amenity impacts	
Overlooking and privacy concerns	Addressed in paragraphs 8.47-8.55.
Impact on daylight/sunlight/loss of light to gardens	
Noise	
Parking and highways	
Insufficient parking will lead to overspill parking on surrounding road.	Addressed in paragraphs 8.61-8.64.
Additional car parking would result in harm to the existing highways network.	Addressed in paragraphs 8.61-8.64.
Other	
No improvement to supporting infrastructure or public transport is proposed.	A CIL contribution will be provided and a S106 contribution provided for sustainable transport contributions.
Impact due to construction traffic	Addressed in paragraph 8.77.
Impact on wildlife/biodiversity	Addressed in Paragraph 8.56-8.64.
Impact on trees	Addressed in Paragraph 8.56-8.64.
Increased flood risk.	Addressed in Paragraph 8.82-8.84.
Cumulative impact of development	A CIL contribution will be provided.
Restrictive covenant on site.	This is not a material planning consideration.

6.5 Local Ward Councillor, Ola Kolade, 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:

- Cramped form of development that would appear incongruous with the surrounding area.
- Impact on highways safety.
- Impact on biodiversity.
- Lack of consideration for local infrastructure.

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 (2022). 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
- D7 Accessible housing
- D12 Fire safety
- D14 Noise
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- H1 Increasing housing supply
- 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
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking.
- 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.
- 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)
 - National Design Guide (2021)
 - London Plan Housing Design Standards LPG

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- A. Principle of development
 - B. Design and impact on character of the area
 - C. Quality of residential accommodation
 - D. Impact on neighbouring residential amenity
 - E. Trees, landscaping and biodiversity
 - F. Access, parking and highway impacts
 - G. Fire Safety
 - H. Flood risk and energy efficiency

A. PRINCIPLE OF DEVELOPMENT

Policy Background

- 8.2 The Croydon Local Plan states that the Council will apply a presumption in favour of development of new homes. It 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 annual 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 sets a 10-year housing target of 20,790 homes over 10 years, with small sites housing target of 641 per year.

- 8.4 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 (neither of which apply to this site). 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.
- 8.5 Whilst the site would exceed the ‘small site’ size requirements as defined by the London Plan, the site would still be considered within the Local Plan as a windfall site and would comply with the requirements of London Plan Policy H1 which identifies the need for the delivery of housing on windfall sites. Whilst Part B of the policy provides a prescriptive list of suitable sites, there is a preference in terms of land use sources and other brownfield sites should not be ruled out in contributing to the delivery of the housing targets as set out within London Plan Policy H1.

Proposed New Homes

- 8.6 As explained above, the development plan anticipates new housing coming forward on windfall sites, and Policy SP2.1 of the Local Plan applies a presumption in favour of development of new homes.
- 8.7 Policy H1 of the London Plan seeks to encourage Boroughs to pro-actively support well-designed new homes on windfall sites.
- 8.8 London Plan Policy D3 encourages incremental densification to achieve a change in densities in the most appropriate. Given the above, the principle of intensifying the residential use of the existing site is acceptable.
- 8.9 The development would be sited within the rear gardens of 15 and 17 Wattendon Road. Given that the existing properties, and their respective gardens, would be retained, the proposals would need to be considered against the requirements of Local Plan Policy DM10.4 which pursues that in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.

Address	Existing (sqm)	Retained (sqm)	Length Retained
15 Wattendon Road	1809	245	22m
17 Wattendon Road	1391	448	22m

Table 1-Existing and Retained Garden Areas

- 8.10 As the above table demonstrates, each dwelling would be left with an amount of private amenity space more than 200sqm as required by the policy. Furthermore, the length of the retained garden areas which would be around 22m, would also comply with the policy requirement that a minimum 10m length is retained.

- 8.11 Given that the development proposals would be considered as a windfall site, which are considered appropriate in the delivery of housing to meet the targets set out within the London Plan, and that they would comply with the requirements of Local Plan Policy DM10.4, the use of the site for residential purposes and redevelopment would be acceptable. Furthermore, Local Plan Policy SP2.1 seeks that such windfall sites are optimised for housing delivery and therefore the principle of redeveloping the site for residential purposes is acceptable in land use terms.

Affordable Housing

- 8.12 The proposed scheme on the site for 8 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

A. DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

Policy Background

- 8.13 Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP4.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character. Policies D2, D3, D4 and D5 of the London Plan (2021) are also of relevance.

Height, scale, siting

- 8.14 Local Plan Policy DM10 does support rear garden development where an existing building is retained with a relatively large garden. However, the policy also requires development to respect existing development patterns, layout, and siting and where an existing building is retained, development shall be subservient to that building.
- 8.15 The proposal would retain the existing houses at 15 and Wattendon Road, with no 15's side extension (garage) being partly demolished to allow access. The impact on no.15 would be acceptable, with the retained part of the extension remaining visually subordinate to the original house. Details of the materials and detailing used for the making-good of the building following demolition, are recommended to be secured by a "pre-demolition" planning condition.
- 8.16 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form of development is acceptable. Wattendon Road is a curved suburban street of low-rise houses, which gives access to a cul-de-sac of 7 homes (Chertsey Close). There are several small clusters of infill homes or cul-de-sacs nearby, including The Firs (off Firs Road) and Steyning Close (which backs onto the site). The proposals are set back from the existing dwellings on Wattendon Road arranged as a small cul-de-sac of 8 homes, along a curved access drive, and would be read as an extension to the existing housing estate. Homes in the area are generally set behind access drives or roads, with individual houses sitting behind parking spaces and/or soft landscaped front gardens. The proposed site layout would echo this, with the new homes fronting the access drive, and sitting behind front gardens and parking spaces. The surrounding homes are mostly semi-detached pairs of varying design including

asymmetrical and symmetrical (or previously symmetrical but since extended/altered) pairs. The proposal would also echo this by proposing 4 pairs of semi-detached houses separated by substantial, 3-7m wide gaps.

- 8.17 Local Plan Policy DM10.1 requires development to aim to achieve a minimum of 3 storeys, but also explains that in the case of development within the rear garden of an existing building which is retained, development shall be subservient to that building. There is no Local Plan definition of subservient also paragraph 6.58 explains that these should be “subservient in scale.”
- 8.18 The site slopes to the rear, with a level change of approximately 6m. The buildings would sit at lower ground compared to the existing house on the site and would follow the slope of the land.
- 8.19 The height of the development across the site comprises two full floors when viewed from the front of the site with examples of additional lower ground floor levels (built into the steeply sloping topography and following the natural slope of the land) on some of the proposed dwellings. This would achieve 3-storeys in total and would be compliant with the policy objectives. This approach works with the sloped topography rather than introducing lightwells or other highly engineered design features. This would retain the verdant nature of the site.
- 8.20 The proposed homes, by having 2-3 storeys, would be individually taller than the bungalow on the site. When viewed within the site, the proposed dwellings would clearly be larger and taller than the existing bungalow and would not individually be visually subservient. However, the wider area comprises a mix of house types, and the proposed 2-storey homes with low eaves and pitched roofs would not be out of keeping of the scale of houses within the wider vicinity.
- 8.21 Due to the sloped ground levels, the homes would be set lower than the existing houses on Wattendon road. The first floor would also be partially set within the roof spaces (with the eaves being lower than the window heads), to minimise the heights. As a result, when viewed from Wattendon Road the ridge heights of the buildings would be lower than or similar to the ridge height of the existing house. In terms of balancing this against the requirement that development shall be subservient to the existing buildings retained, due to the land levels across the site, the low ridge heights would ensure that the existing bungalows would remain the prominent buildings when viewed from the existing street.. When viewed from the street the smaller footprints and lower land levels of the proposed homes mean that they would be visually subservient within the street scene of Wattendon Road, thus respecting the character of the street. The development would result in a subservience that would respect the local character, therefore complying with the aims and objectives of the Local Plan.
- 8.22 The London Housing Design Guide recommends that buildings should provide around an 18m to 21m separation distance between facing properties. The London Housing Design Guide recommends that buildings should provide around an 18m to 21m separation distance between facing properties. With regards to the relationship of the proposed dwellings located within the rear of the site with those located on at the front of the site on Wattendon Road, a minimum separation distance of 19-21m would be provided at an angle, between the extension of the existing dwelling and the nearest proposed (southernmost) dwellings to the rear of the site. The separation distance from the other

proposed houses would all be at least 33m. The proposed arrangement is therefore consistent with the relevant guidance.

8.23 The development offers generous separation distances to the existing buildings on Wattendon Road, and the proposed built form would comprise of blocks that are broken up in form to respect the existing development pattern in terms of the separation distance between buildings. The breaking up of the massing to the built form also assists in achieving a level of acceptable subservience given that this would ensure that the existing suburban character of the area would be retained. –



Figure 3-Proposed Site Plan

8.24 The separation distances achieved do allow for relief between the existing and proposed built forms and offers separation distances which are generally a characteristic of the context of the area.

8.25 The thrust of Local Plan Policy DM10.4 seeks to retain the existing suburban character of areas where backland development is proposed within the existing rear gardens of buildings. Whilst the proposed development would result in additional coverage of the site, a significant amount of green space would be left for the purposes of private amenity spaces. Along with the soft landscaping proposals, it is considered that the development would ensure that the site retains its verdant character which contributes positively to the suburban character of the area.

8.26 Overall, it is considered that the height, scale, and siting of the proposed development would optimise the site for redevelopment in line with London Plan Policy H1 and DM10.11. The development has been sensitively designed to ensure, that the site is sympathetic and responds to the suburban character of the surrounding area and would therefore be policy compliant.

Detailed design

8.27 The design principles of the dwellings have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street scene within the site. Whilst it is noted that Wattendon Road comprises of detached and semi-detached bungalows, which are uniform in the appearance and use of materials, the wider context of the area has been reviewed to inform the design of the proposed development.

8.28 Minimal views of the development site would be offered from Wattendon Road. Therefore, whilst the design draws upon the features of the nearby dwellings, there is a reduced need for it to closely respect the street scene of Wattendon Road, and instead it is appropriate for the development to have its own character which respects the local distinctiveness of the wider surroundings.

8.29 The resultant gabled frontages would give the appearance of four detached dwellings. The use of an asymmetrical gable would also provide a feature that breaks up the massing of the front elevations whilst also providing visual interest to the appearance of the development. Local Plan Policy DM10.7 states that development proposals should contribute positively to the character of the area and is sympathetic with its context. Whilst the immediate area is uniform in style and comprises of hipped roofs, examples of varying roof forms are demonstrated in neighbouring streets such as Firs Road, Hayes Lane, and Park Road. The proposed roof form is sympathetic to the traditional forms which would sit comfortably when viewed against the local context, therefore complying with the aims and objectives of Policy DM10.7.

8.30 The proposed fenestration of the dwellings also takes on a traditional design approach in terms of their sizes and formation on the front elevation of the dwelling. The fenestration layout has been informed by the existing character of the area, and whilst this varies slightly from the existing character of Wattendon Road, given that the dwellings would be set back from the street scene, the proposed arrangement are not considered to harm the appearance area or the visual amenities.

8.31 The proposals provide a complimentary fenestration design which works well in conjunction with the proportions of brick and hung tile present on the front elevations which would be consistent with the appearance of the existing dwellings within the area.

8.32 The elevation of the building is broken up using varying materials for the external features of the building. A red, stock brick and brown hanging tiles are proposed to the front elevations of the buildings. The change in materials provides a contrast between the ground and first floor elements of the building which break up the massing of the front elevations. A brown tile would be used for the roof of the dwellings and the proposed material choice ensures that the development is sympathetic with the surrounding area in terms of the traditional style of architecture such as clay tiles and brickwork external finishes.



Figure 4-Sectional Elevations (Front)

8.33 It is proposed to use UPVC windows. Given the existence of such windows in the existing street scene, and that the proposed colour (dark grey) would reduce the visual impact of the UPVC material, the proposed windows would integrate into the elevations of the existing buildings well. These will be complimented by UPVC rainwater goods which would be visible on the elevations of the building which would not be out of kilter with the existing nearby dwellings.

8.34 Overall, it is considered that development would respond to the architectural styles and features that contribute to the character of the area. The proposals are therefore considered to result in a development that complies with Local Plan Policy DM10.

Alterations to the dwelling at 15 Wattendon Road

- 8.35 The alterations to the existing dwelling result in the partial demolition of the existing side extension to accommodate the proposed access road. Furthermore, the proposed access route would alter the arrangement to the existing driveway of the dwelling.
- 8.36 Overall, the alterations to the existing dwelling would be minor and would not unacceptably alter the appearance or the character of the dwelling when viewed from the street scene which would ensure that the development respects the character of the existing area.
- 8.37 Furthermore, the reconfiguration of the front drive would not result in harm to the character or the appearance of the area. The front driveway would be partially retained and grassed areas would be provided which is consistent feature that contributes to the character of the existing area.
- 8.38 Overall, the alterations to the existing dwelling would result in minimal harm to the appearance of the dwelling and would therefore respect the visual amenities of the street scene and the character of the existing area which would be in compliance with Local Plan Policy DM10.

B. QUALITY OF RESIDENTIAL ACCOMMODATION

- 8.39 Policy SP2.7 of the local plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough’s need for homes of different sizes. For both market and affordable housing, this will be achieved by:
 - Setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.
- 8.40 The proposed unit mix comprises 5 x 4-bedroom units and 3 x 3-bedroom units. The proposed unit mix would deliver an amount of 100% family units across the development site. The development would provide a contribution to the council’s strategic target, and it is considered that the proposed unit mix would therefore be acceptable.
- 8.41 The proposed houses should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly regarding minimum floor space standards (including minimum sizes and widths for rooms/storage).

Unit	Size (bedroom/person)	GIA (sqm) Proposed	Min. GIA Required (sqm)	Amenity Space Proposed (sqm)	Min. Amenity Space Required (sqm)	Built-in Storage Space Proposed (sqm)	Built in Storage Space Required (sqm)
1	3b/6p	100	102	94	7	4.3	3
2	3b/6p	100	102	91	7	4.3	3
3	3b/6p	100	102	54	7	4.3	2
4	4b/8p	150	130	180	9	4.3	4

5	4b/8p	150	130	286	9	4.3	2
6	3b/6p	130	108	102	8	4.3	2
7	3b/6p	130	108	87	8	4.3	2
8	3b/6p	130	108	107	8	4.3	2

Scheme considered against London Plan Policy D6 and Table 3.1

- 8.42 It is proposed to provide 6 x 3 bedroom (6 person) and 2 x 4 bedroom (8 person). The table above demonstrates that the proposed development would comply with the minimum space standards set out within the London Plan and that enough private amenity space and built in storage would be provided. On that basis, the proposals are considered to provide a suitable quality of accommodation in terms of the size of the units proposed.
- 8.43 London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Given the orientation of the site and proposed buildings, sufficient light and outlook would be provided with all homes being dual aspect. Ceiling heights should be at least 2.5m; a section has been provided which shown floor-floor heights of 3m which will allow this. A condition is recommended requiring finished floor levels (to achieve visual subservience, but also to demonstrate that this standard will be met). The proposal has been considered against the London Plan Housing Design Standards LPG and would provide high quality homes.
- 8.44 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort, safety and security. Amenity, privacy accessibility and adaptability. The development has been designed to provide accessible housing. All the units would be capable of meeting the M4(2) ('accessible and adaptable' units) building regulation requirement, set by London Plan Policy D7, as all of the houses would have level threshold access from the street into the dwellings.
- 8.45 The London Housing SPG states that a minimum of 5 m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. Policy DM10.4 requires proposals for new residential development to provide private amenity space that is of high-quality design and enhances and respects the local character; provides functional private amenity space.
- 8.46 In terms of the private amenity space provision, the dwellings would each have access to a rear garden which exceeds the required standards.
- 8.47 Whilst the proposal would see an uplift in the number of units/people on site, it is considered the proposed development would offer future occupiers a good standard of amenity, including the provision of private amenity space, and thus accords with relevant policy.

C. IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

- 8.48 London Plan Policy D3 (Optimising density through the design-led approach) of the London Plan explains that developments should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10.6 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.49 The properties with the potential to be most affected are the host properties at 15 and 17 Wattendon Road, the adjoining properties at 13 and 19 Wattendon Road and the properties sited and adjoined to the rear of the site at 20-28 Steyning Close.

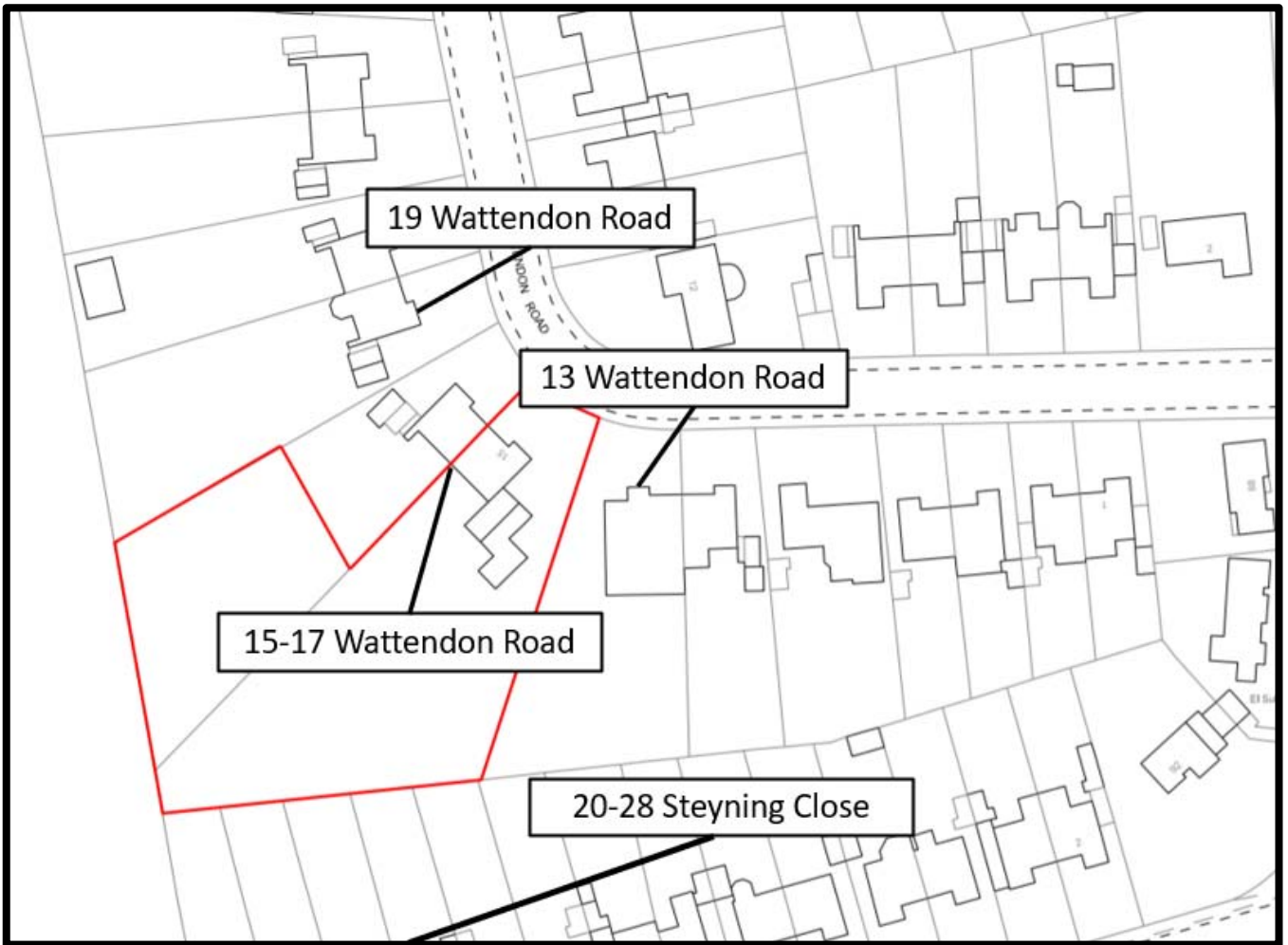


Figure 5-Neighbouring Dwellings

15 and 17 Wattendon Road (host dwellings)

8.50 The proposals would offer separation distances in excess of 19m between the proposed and existing dwellings on Wattendon Road. Furthermore, the proposed height of the development would be equal to or lower than the existing dwellings along the street due to the change in land levels. Given this relationship, it is considered that the proposals would comply with the aims and objectives of Local Plan Policy DM10.6 which recommends that separation distance of 18m-21m.

13 and 19 Wattendon Road (immediate adjoining neighbours)

8.51 These dwellings are situated immediately adjacent to either side of the host dwellings. Furthermore, the development would be sited around 20m from the nearest point of the rear elevation of number 13 Wattendon Road, and the nearest proposed dwelling located to the eastern boundary. In terms of the relationship to 19 Wattendon Road, the nearest dwelling would be sited 30m from the nearest point on the rear elevation of the neighbouring dwelling. A back to front relationship is proposed and the separation distances provided would comply with the Local Plan recommendation that a distance of 18m-21m is given between buildings. Furthermore, both existing neighbouring properties are orientated in such a way which results in them facing away from the development site minimising the impact to the outlook and the amenity of the adjoining occupiers.

20-28 Steyning Close

- 8.52 Steyning Close adjoins the rear eastern boundary of the site. The proposed relationship would comprise a back-to-back relationship, albeit their orientation would face slightly away from one another. The development would offer separation distance to the nearest rear elevation of Steyning Close of around 34m. This would provide an acceptable separation distance between the existing and proposed dwellings which would result in a relationship that mitigates the impacts of the proposed development on the neighbouring outlook, amenity and privacy. Given the separation distance and the angled orientation, the proposed development would also avoid directly overlooking the first 10m of the gardens of the homes at Steyning Close.
- 8.53 Given the development's compliance with the separation distances and heights set out within the Local Plan and the London Housing Design Guide, overall, the proposals are not considered to result in unacceptable harm to the outlook, privacy and amenity of the neighbouring properties along Wattendon Road and Steyning Close.

Other Amenity Impacts

- 8.54 Whilst the proposal would result in an increase in occupants on the site, the proposed development would not result in undue noise, disturbance or smells as a result of the increased number of occupants on the site and relationship with neighbouring properties given the continued residential use of the site. As such, the proposed development is considered acceptable in terms of the neighbouring amenity.
- 8.55 The proposed development would be served by a driveway which runs alongside the boundary with no.13 Wattendon Road. Consideration has been given to potential disturbance by headlights from vehicles exiting (or manoeuvring within) the site. Given the orientation of the driveway, it would not result in headlights directly facing the windows of no.13 and given that the land slopes down into the site, glare from vehicle headlights would be obstructed by the boundary treatment between the properties.
- 8.56 With regard to noise, disturbance, impact on health, conditions would be attached for a Construction Logistics Plan to be submitted (pre-commencement condition) and an informative placed on the decision in respect of the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites" which should be adhered to in order to minimise disruption and noise.

D. TREES, LANDSCAPING AND BIODIVERSITY

Trees and landscaping

- 8.57 Policy DM10.8 of the Croydon Local Plan (2018) states in exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form. Policy DM28 of the Croydon Local Plan (2018) seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.
- 8.58 A Tree Preservation Order is present on the site which protects the Turkey Oak tree which sits on the boundary between 13 and 15 Wattendon Road. The tree itself is rooted within

13 Wattendon Road, but its canopy and root protection area extend into the site. The submitted arboricultural impact assessment has recommended construction measures that would mitigate the impacts to the tree. It is proposed to construct a suspended driveway using a concrete slab base which is supported by micro piles with a clay board used to form a void between ground level and the underside of the new slab. Furthermore, this road would be constructed on top of the existing land levels which would result in a no dig method of construction that would protect the existing roots of the protected tree.

- 8.59 The Arboricultural Impact Assessment has also proposed a sequence of works to ensure that the driveway is constructed prior to construction of the development to the rear of the site. This would ensure that the tree protection measures are in place from the outset of development and that minimal harm would arise to the tree in relation to pre and post construction pressures.
- 8.60 The development includes the removal of 1 ash tree located to the rear of the site and the retention of 5. The submitted survey has demonstrated that the tree proposed for removal is in poor condition and that the development offers the opportunity to plant several new trees as part of a comprehensive landscaping scheme. A landscaping proposal demonstrates that the development could facilitate a comprehensive landscaping proposal, including 10 new trees, which would soften the proposed hardstanding and contribute to the verdant character of the area. A condition has been recommended which requires the submission of such details. It is proposed to include that new trees will be replanted at a suitable level of maturity to compensate for the loss of the existing.
- 8.61 Overall, it is considered that the proposed development would avoid unacceptable harm to the protected tree and the proposed landscaping would mitigate the loss of the ash tree. The development is therefore considered to comply with the aims and objectives of Local Plan Policy DM10.8 and DM28
- 8.62 The access to the site would remain at its natural land level, with limited excavation at various points throughout the site. The proposed level changes within the site are generally no more than 60cm, although there would be a 1.5m high retaining wall between two of the proposed homes. This would be within the site, and no retaining walls are proposed along the site boundaries (such that neighbours would be affected). There is also a 2.3-7m wide buffer zone between the new gardens and the woodland to the rear.
- 8.63 The proposal would include substantial landscaping within front and rear gardens; a landscaping plan is to be secured by a planning condition to ensure that the details of landscape features, such as lighting, boundary treatments, hard landscaping materials, and planting are of sufficient quality, and that planting is of suitable maturity and accompanied by a maintenance plan.

Biodiversity

- 8.64 Policy G6 of the London Plan (2021) states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. This is reiterated in Policy DM27 of the Croydon Local Plan 2018 (Protecting and enhancing our biodiversity).
- 8.65 Protected species are a material planning consideration. A Preliminary Ecological Appraisal has been submitted as well as additional ecological comments. Due to the location of the SINC to the rear of the site, it is proposed to include a buffer zone (2.3-7.9m wide) to provide some ecological relief between the development site and the existing

SINC and woodland. The proposed measures have been assessed by the Councils' ecological assessor who has raised no objection subject to securing conditions relating to a construction environmental management plan, sensitive lighting and biodiversity mitigation and enhancement measures.

- 8.66 The proposed headline biodiversity enhancements as set out within the PEA are supported, and would secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021).
- 8.67 The proposal would therefore not cause harm to protected species on the site, and subject to the recommended conditions would make appropriate provision for habitats and biodiversity net gain with would comply with Local Plan Policy DM27 and London Plan Policy G6.

E. ACCESS, PARKING AND HIGHWAY IMPACTS

Access arrangements

- 8.68 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates very poor access to public transport. Kenley station is 1.2km (14-minute walk) from the site. The station offers regular commuter services to town centres, stations and workplaces and are useful for regular journeys, but residents are not likely to be able to wholly depend on this public service and part of the journey does not have pavements.
- 8.69 There is an existing vehicle crossover on the south side of the site, closest to number 13. The Council's transport planning officer raised concerns about the potential for the existing crossover to be made wider, as it already exceeds the Council's guidance. The proposal is to replace this crossover to create the new access road. The new access point would be 4m wide, 1.5m away from the neighbouring crossover, to reduce the width of a continuous crossover across the two sites. The width of the road would allow for a waiting space within the site if two vehicles were to meet whilst entering and exiting the site. The proposed width and location of the crossover complies with highways guidance and would be agreed as part of a S278 agreement. The Council's transport planning officer has explained that this arrangement is satisfactory, subject to detailed design (which is recommended by a pre-commencement condition). A 1.2m wide pedestrian path would also be delineated alongside the vehicle access.
- 8.70 Vehicle and pedestrian sightlines would be achieved and are shown on the site plan to the required standards. A condition will be attached to ensure that planting in the sightlines remains below 0.6m in height.
- 8.71 The parking retained for the existing dwelling at 15 Wattendon Road would utilise the same access with their spaces allocated off the new access road onto the new reconfigured front drive. There would be sufficient visibility for vehicles to manoeuvre safely given the openness of this section of site. Swept path diagrams have been provided for cars and larger (refuse collection) vehicles.

Car parking

- 8.72 London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit which equates to a maximum of 12 spaces. 12 spaces are proposed on site with two of these being allocated

as visitor parking. It is unlikely therefore that the development would lead to overspill car parking.

- 8.73 The tracking diagrams confirm that manoeuvring into and out of the parking spaces can be achieved safely and a turning head is provided for larger vehicles servicing the site. Electric vehicle charging points could be achieved on the site and a condition has been recommended to ensure that at least 20% active and 80% passive points are provided in line with policy DM30 and London Plan Policy T6.1.
- 8.74 A financial contribution of £12,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.
- 8.75 A condition will be attached to require submission of a Construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of works on site.

Cycle parking

- 8.76 Policy DM30 and London Plan Policy T5 would require provision of a total of 16 cycle parking spaces (6 for the houses and 9 for the flats) plus 2 visitor spaces. Each of the houses have their own cycle storage enclosures in the rear garden (with external access) which is acceptable and in line with London Plan Policy T5.
- 8.77 Visitor cycle parking is shown on adjacent to the visitor car parking spaces. (1 Sheffield stand providing space for 2 bikes). A condition is recommended requiring details of how cycle storage will be provided, including how cycles for families and those with accessibility requirements will be accommodated.

Waste / Recycling Facilities

- 8.78 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The refuse stores for the units are sited to the front of each individual dwelling which would be within an accessible location for operatives to collect. These would be an adequate size for 3 bins required for recycling, general waste and food waste and there would be sufficient space within the site for the temporary storage and collection of bulky waste items.
- 8.79 A condition will be attached requiring submission of final details of the bin enclosures and bin sizes including materials, and green roofs as described above in the ecology section. The proposed homes have front gardens and driveways with space for bulky goods to be left for collection to avoid fly-tipping, however the plans are not detailed so a waste management plan is recommended by a planning condition to demonstrate how the bin enclosures and bulky goods areas will be provide in a manner which is accessible for waste collection operatives and maintains the visual amenity of the proposal.

Construction Logistics

- 8.80 It is recommended for a condition to be attached for a Construction Logistics Plan to be submitted (as a pre-commencement condition) and for an informative to be placed on the decision in respect of works being carried out in line with the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites."

F. FIRE SAFETY

- 8.81 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*.
- 8.82 A fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can access the site.
- 8.83 The buildings have been designed in such a way to minimise the spread of fire as outlined in the Fire Strategy Statement and measures such as fire doors and sprinklers will be designed into the development. A plan has also been provided that demonstrates how future occupiers would evacuate the building in the event of a fire.
- 8.84 The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.

G. FLOOD RISK AND ENERGY EFFICIENCY

- 8.85 Policy SI 12 and Policy SI 13 of the London Plan 2021 seeks that development proposals must comply with the flood risk assessment and management requirements NPPF and utilise sustainable urban drainage systems (SUDS). The London Plan 2021 seeks that current and expected flood risk from all sources should be managed in a sustainable way and that surface water management issues should be identified, and measures implemented to aim to reduce these risks. Policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS). The site does not fall within an area that is at risk of flooding and a flood risk assessment has been submitted which confirms this position.
- 8.86 It is proposed to discharge the surface water run off using permeable paving and a soakaway which would be sited 5m from the proposals. Soakaways should be sited 10m from foundations so the location of the soakaway. It is also proposed to provide rainwater harvesting in the form of water butts which are attached to the dwellings.
- 8.87 At this stage it has been demonstrate that the site would be capable of delivering a SUDS scheme that would be capable of discharging surface water run off in a sustainable way and line with London Plan Policy SI13 and Local Plan Policy DM25. Whilst the details at this stage are limited, it is considered the details can adequately be secured via conditioned. It is therefore recommended for a SUDs condition to be attached for details to be submitted.

H. ENERGY EFFICIENCY AND WATER USAGE

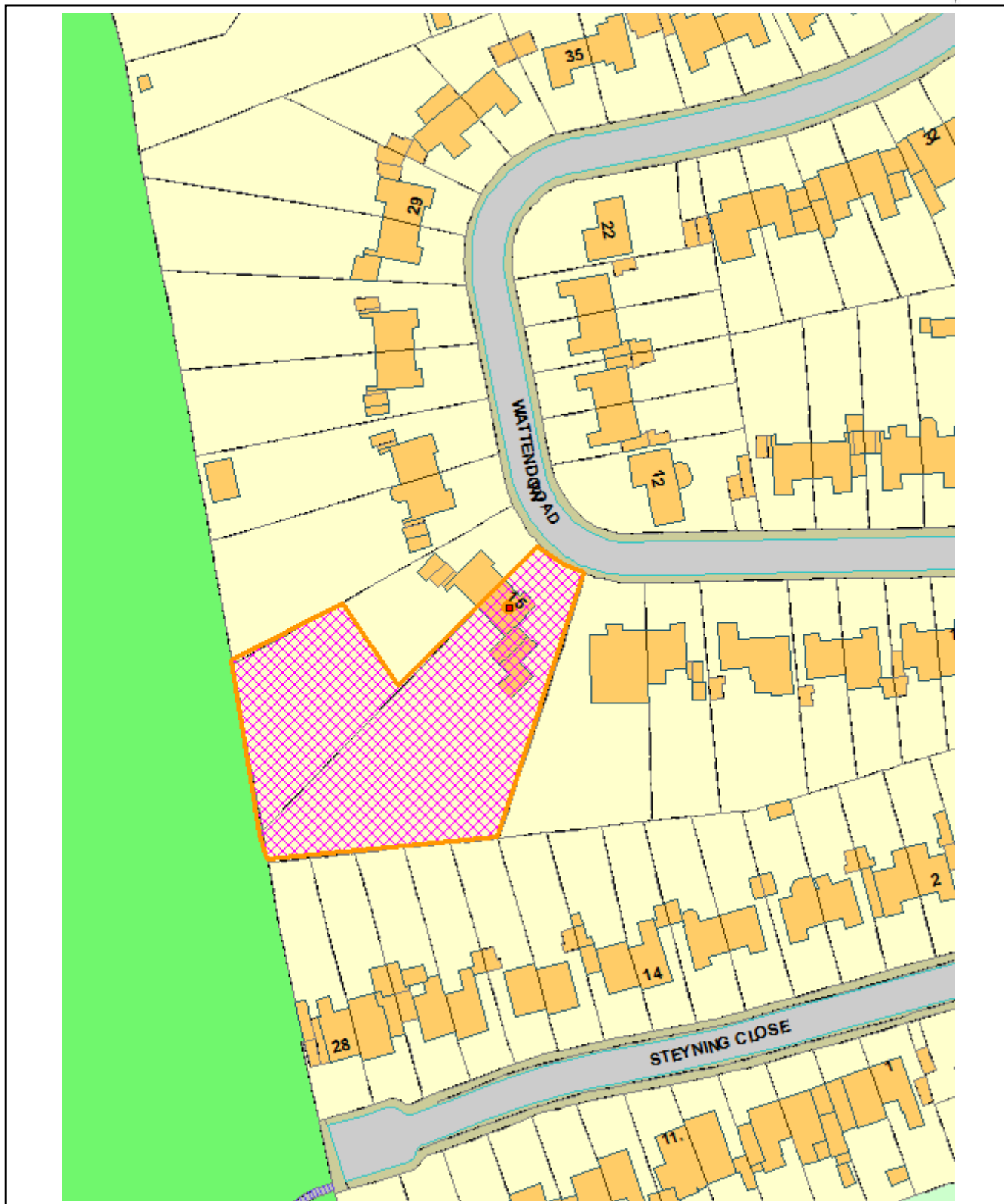
- 8.88 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan Policy SP6, an informative will be attached requiring details of external energy generation plant needed to achieve the

carbon savings set out in the Building Regulations Part L (2021), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

9 CONCLUSION

- 9.1 The provision of 8 new dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The proposed new homes would add to the supply of family sized housing in the area, whilst respecting the local character. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.
- 9.2 In addition, using legal agreement and appropriate conditions, the development would be acceptable.
- 9.3 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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Agenda Item 6

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 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.

26.06.2023 to 07.07.2023

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. :	21/03507/FUL	Ward :	Addiscombe East
Location :	56 Ashburton Road Croydon CR0 6AN	Type:	Full planning permission
Proposal :	Erection of a two storey rear extension.		
Date Decision:	05.07.23		

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 4 Green Court Gardens Type: Householder Application
Croydon
CR0 7LH

Proposal : Erection of single storey side extension with alterations following demolition of the existing conservatory and garage.

Date Decision: 04.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01994/HSE Ward : **Addiscombe East**
Location : 14 Craven Road Type: Householder Application
Croydon
CR0 7JH

Proposal : Erection of single storey rear extension and rear patio area.

Date Decision: 07.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02195/CAT Ward : **Addiscombe East**
Location : Outram Court Type: Works to Trees in a
Outram Road Conservation Area
Croydon
CR0 6XG

Proposal : T3 Lime (x1) - Reduce height by 3m and width by 1.5-2m. Reason: General maintenance. To maintain the tree at a smaller size.
T4 Plum (x1) - Fell to ground level. Reason: Poor specimen.

Date Decision: 06.07.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04793/HSE Ward : **Addiscombe West**
Location : 2 Colson Road Type: Householder Application
Croydon
CR0 6UA

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Date Decision: 30.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01406/HSE
Location : 2 Rochford Way
Croydon
CR0 3AD

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

Proposal : Erection of single-storey rear extension (retrospective)

Date Decision: 06.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01425/HSE
Location : 54 Onslow Road
Croydon
CR0 3NJ

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

Proposal : Demolition of garage. Erection of ground floor side/rear extension and first floor side extension.

Date Decision: 28.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01810/HSE
Location : 49 Westcombe Avenue
Croydon
CR0 3DE

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

Proposal : Alterations, erection of hip to gable and rear dormer extension, part-single/two-storey rear extension and installation of 2 rooflights in front roofslope.

Date Decision: 27.06.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 15C Essex Grove
Upper Norwood
London
SE19 3SX

Type: **Norwood**
Full planning permission

Proposal : Loft conversion with the erection of two side dormers and alterations.

Date Decision: 27.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01741/DISC

Location : 134 Auckland Road
Upper Norwood
London
SE19 2RQ

Type: **Ward : Crystal Palace And Upper Norwood**
Discharge of Conditions

Proposal : Discharge of conditions 3, (materials), 4 (Screening), 5 (Landscaping) and 6 (Sections) of LPA ref: 21/05926/HSE (Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens)

Date Decision: 04.07.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01771/DISC

Location : 15 Kingslyn Crescent
Upper Norwood
London
SE19 3DG

Type: **Ward : Crystal Palace And Upper Norwood**
Discharge of Conditions

Proposal : Details application for conditions 5 (tree protection), 7 (CLP) and 8 (fire safety) from planning permission 22/05125/HSE for 'Erection of a two storey side and single storey rear extension to the house'

Date Decision: 26.06.23

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 100 Downs Road
Coulsdon
CR5 1AF
Type: Householder Application

Proposal : Demolition of existing front boundary wall and erection of new front boundary wall.
Erection of dropped kerb and new electronic sliding gate (Retrospective application)

Date Decision: 05.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02042/DISC
Location : 27A The Grove
Coulsdon
CR5 2BH
Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge Conditions 6 (Sustainable Urban Drainage) and 9 (Enhanced Sound Insulation) 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: 29.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/02077/TRE
Location : 2 Appledown Rise
Coulsdon
CR5 2DX
Ward : Coulsdon Town
Type: Consent for works to protected trees

Proposal : Beech (T1) - To crown reduce mature Beech tree located in the front garden back to previous reduction points
Purple Beech (T2) - To crown reduce mature Purple Beech located in the front garden back to previous reduction points
(TPO No. 48, 1990)

Date Decision: 28.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02094/TRE
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 2 Charles Howell Drive
Coulsdon
Croydon
CR5 3JX

Type: Consent for works to protected trees

Proposal : T1, 1x maple tree, reduce and reshape by 2-2.5 metre, thin by 10% and remove deadwood.
T2, 1x Horse Chestnut tree, reduce and reshape by 2-2.5 metres, thin by 10% and remove deadwood.
(TPO 25, 1993)

Date Decision: 28.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02152/HSE
Location : 67 Fairdene Road
Coulsdon
CR5 1RJ

Ward : Coulsdon Town
Type: Householder Application

Proposal : The construction of a single storey side extension, alterations to fenestration and insertion of two rooflights to the existing two storey side addition.

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01747/DISC
Location : Electric House
3 Wellesley Road
Croydon
CR0 2AG

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Cycle parking/refuse storage) attached to planning consent 20/02813/FUL for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 26.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04748/DISC
Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Level: Delegated Business Meeting

Ref. No. : 23/01143/HSE
Location : 125 Edridge Road
Croydon
CR0 1EJ

Ward : Fairfield
Type: Householder Application

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

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01287/FUL
Location : 101 Tamworth Road
Croydon
CR0 1XX

Ward : Fairfield
Type: Full planning permission

Proposal : Demolition of the existing building and the erection of a mixed-use building comprising flexible commercial floorspace (Use Class E), 9 residential flats (Use Class C3), with associated cycle parking, waste/recycling storage and other associated works.

Date Decision: 04.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01345/GPDO
Location : 47 Wandle Road
Croydon
CR0 1DF

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

Proposal : Change of use from Commercial, Business and Service (Use Class E) to create a 2-bed flat (Use Class C3).

Date Decision: 28.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01388/FUL
Location : 72 North End
Croydon
CR0 1UJ

Ward : Fairfield
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Alterations to existing shopfront to include installation of new/additonal access to the upper floors.

Date Decision: 07.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01680/FUL

Ward : **Fairfield**

Location : Alhambra House
9 St Michael's Road
Croydon
CR9 3DD

Type: Full planning permission

Proposal : External alterations comprising replacement windows and glazing at ground, first, second and third floor levels.

Date Decision: 03.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01984/DISC

Ward : **Fairfield**

Location : Development Site Former Site Of Sydenham
Court
52 Sydenham Road
Croydon
CR0 2EF

Type: Discharge of Conditions

Proposal : Details pursuant to condition 7 (parking) of planning permission 19//04764/FUL granted for demolition of the existing buildings followed by the re-development of a new residential development consisting of two separate blocks (6 storeys and 4 storeys respectively) containing 43 new homes, new hard and soft landscaping, courtyards, cycle and vehicle parking with refuse areas

Date Decision: 07.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02001/DISC

Ward : **Fairfield**

Location : 1 - 13 Victoria Mews, (Formerly Rear Of 23
And 25 George Street)
Croydon
CR0 1LA

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Discharge of Condition 16 (contamination - validation report) attached to planning permission ref. 20/01071/FUL (Demolition of existing buildings, erection of 1 three storey building comprising 3 flexible commercial units (A1,A2,B1a/b/B1c Use Class) at ground floor, ancillary storage/laundry room, and 4 x 2 bedroom duplex flats on the upper floors, and erection of 1 two storey building comprising 3 commercial units (A1, A2, B1a/b/B1c Use Class) at ground floor and 3 x 1 bedroom flats on first floor, provision of associated landscaping, and provision of associated refuse and cycle storage)

Date Decision: 06.07.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/02222/PDO

Ward : **Fairfield**

Location : 12-14 Sydenham Road
Croydon
CR0 2EE

Type: Observations on permitted development

Proposal : The replacement of three antennas with six new antennas and ancillary development thereto.

Date Decision: 04.07.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/02385/DISC

Ward : **Fairfield**

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

Type: Discharge of Conditions

Proposal : Discharge of condition 27 (noise management) 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)

Date Decision: 04.07.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : T1 (scots pine) - dismantle and fell
T2 (scots pine) - dismantle and fell
(TPO no. 23, 2007)

Date Decision: 28.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02137/HSE
Location : 2 Burford Way
Croydon
CR0 0RR

Ward : New Addington North
Type: Householder Application

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

Date Decision: 04.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01773/DISC
Location : 36 Windham Avenue
Croydon
CR0 0HU

Ward : New Addington South
Type: Discharge of Conditions

Proposal : Discharge of Condition 03 attached to PP 21/05643/HSE (Erection of single/two storey rear extension - allowed on appeal 26/04/2023)

Date Decision: 26.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01883/GPDO
Location : 292 King Henry's Drive
Croydon
CR0 0AA

Ward : New Addington South
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 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Date Decision: 28.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/02264/LP

Location : 57 Gascoigne Road
Croydon
CR0 0NG

Ward : New Addington South

Type: LDC (Proposed) Use edged

Proposal : Change of use of garage to granny annexe with new door and window to front, internal access and bathroom.

Date Decision: 03.07.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02344/LP

Location : 57 Gascoigne Road
Croydon
CR0 0NG

Ward : New Addington South

Type: LDC (Proposed) Operations
edged

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

Date Decision: 29.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01308/HSE

Location : 20 Briar Avenue
Norbury
London
SW16 3AA

Ward : Norbury Park

Type: Householder Application

Proposal : Replacement of single storey rear extension.

Date Decision: 03.07.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 30 Hillcote Avenue
Norbury
London
SW16 3BH

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 two (2) rooflights into front roofslope.

Date Decision: 29.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01694/FUL

Location : 2 Hill Drive
Norbury
London
SW16 4NP

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

Proposal : Demolition of existing house and erection of 1x two-storey 4 bedroom detached dwelling
and 1x two-storey 6 bedroom detached dwelling with accommodation in the roofspace
and provision of associated parking, cycle and refuse storage

Date Decision: 04.07.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 23/00635/FUL

Location : 32 Kilmartin Avenue
Norbury
London
SW16 4QZ

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

Proposal : Erection of single storey rear extension (retrospective).

Date Decision: 05.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00760/HSE

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 83 Norbury Crescent
Norbury
London
SW16 4JT
Type: Householder Application

Proposal : Retention of outbuilding in rear garden for use as residential annexe for purposes ancillary to the main dwelling (retrospective)

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01475/HSE
Location : 14 Abingdon Road
Norbury
London
SW16 5QP
Ward : **Norbury And Pollards Hill**
Type: Householder Application

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

Date Decision: 04.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01612/FUL
Location : 49 Norbury Crescent
Norbury
London
SW16 4JS
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Retrospective application for the erection of a 1.5 storey terrace building to rear of numbers 47-51 Norbury Crescent to provide an additional 12 x Aparthotel rooms/units (Use Class C1). Construction of 3 ancillary detached outbuildings. Associated access and soft and hard landscaping.

Date Decision: 05.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01854/LP
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 56 Tylecroft Road
Norbury
London
SW16 4BQ
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension and installation of pipe on rear extension.

Date Decision: 07.07.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02017/GPDO
Location : 60 Dalmeny Avenue
Norbury
London
SW16 4RT
Ward : **Norbury And Pollards Hill**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 06.07.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/02033/DISC
Location : 1509A London Road
Norbury
London
SW16 4AE
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge Conditions 3 (Construction Logistics Plan), 4 (Cycle Storage) and 5 (Waste Storage) attached to Planning Permission ref. 22/00617/FUL for 'Conversion of self-contained dwelling on upper floor levels to two (2) self-contained dwellings, Associated alterations to provide amenity, cycle parking and waste storage facilities/spaces, Erection of dormer extension on rear roofslope, Installation of three (3) rooflights into front roofslope, and Various alterations to front elevation, rear elevations, side elevation and rear yard'

Date Decision: 05.07.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Ref. No. : 23/01402/HSE **Ward : Old Coulsdon**
Location : 94A Caterham Drive Type: Householder Application
Coulsdon
CR5 1JG

Proposal : Alterations and garage conversion, first floor side extension over garage and removal of chimney stack.

Date Decision: 05.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01767/HSE **Ward : Old Coulsdon**
Location : 9 Carew Close Type: Householder Application
Coulsdon
CR5 1QS

Proposal : Erection of new rear single storey extension with flat roof. Replace rear window to breakfast room at ground floor with new french doors. Form new opening and provide new window to first floor rear bathroom. Form new [2no] opening(s) to existing utility and breakfast rooms at ground floor right flank and provide all new and existing windows to the flank wall at ground floor with obscured glass. Existing front porch entrance door to be replaced and centralised.

Date Decision: 26.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01793/HSE **Ward : Old Coulsdon**
Location : 213 Caterham Drive Type: Householder Application
Coulsdon
CR5 1JS

Proposal : Demolition of single storey elements at rear and erection of single storey rear extension

Date Decision: 04.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01902/HSE **Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 68 Bradmore Way
Coulsdon
CR5 1PB
Type: Householder Application

Proposal : Alterations including the erection of hip to gable roof extensions, three dormers to the rear roofslope and three rooflights to the front roofslope.

Date Decision: 29.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01955/GPDO
Location : 1 Margaret Way
Coulsdon
CR5 1HS
Ward : Old Coulsdon
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 2.2 metres and a maximum height of 3.65 metres

Date Decision: 28.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01960/DISC
Location : Ash Villas
86 Bradmore Way
Coulsdon
CR5 1PB
Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge Condition 9 (Materials) attached to Planning Permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 29.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02002/LP
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 118 Coulsdon Road
Coulsdon
CR5 2LB
Type: LDC (Proposed) Operations
edged

Proposal : Partial conversion of garage to habitable space, erection of single storey side extension and rear dormer loft conversion.

Date Decision: 29.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02176/LP
Location : 130 Chaldon Way
Coulsdon
CR5 1DE
Ward : **Old Coulsdon**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 29.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01136/FUL
Location : 46 Selborne Road
Croydon
CR0 5JQ
Ward : **Park Hill And Whitgift**
Type: Full planning permission

Proposal : Demolition of existing bungalow and detached garage to facilitate the erection of two new dwellings with provision for off-street car parking, secure refuse storage, cycle storage and associated hard and soft landscaping, and works.

Date Decision: 28.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01761/HSE
Location : 54 Fitzjames Avenue
Croydon
CR0 5DD
Ward : **Park Hill And Whitgift**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Replacement of existing conservatory with new single storey rear extension

Date Decision: 28.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00936/HSE

**Ward : Purley Oaks And
Riddlesdown**

Location : 26 Lower Barn Road
Purley
CR8 1HQ

Type: Householder Application

Proposal : Erection of single storey front, side and rear extension

Date Decision: 30.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01794/HSE

**Ward : Purley Oaks And
Riddlesdown**

Location : 10 Knighton Close
South Croydon
CR2 6DP

Type: Householder Application

Proposal : Alterations. Erection of a single storey side extension. Installation of cement weatherboard cladding to front and rear elevations and existing side dormers. Replacement of existing ground floor rear window with a door.

Date Decision: 04.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02009/HSE

**Ward : Purley Oaks And
Riddlesdown**

Location : 113 Grange Road
South Croydon
CR2 0NF

Type: Householder Application

Proposal : Erection of a single storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Alterations to roof including front mansard gabled extension, hip to gable and rear dormer, erection of single storey rear extension, conversion of garage into a gym, alterations to front porch, hardstanding area, front boundary treatments and vehicular crossover.

Date Decision: 07.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00664/DISC
Location : Woodcote Reservoir House
9B Smitham Bottom Lane
Purley
CR8 3ET

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (vehicle safety) of planning reference 18/04720/FUL, granted 28.08.2020, for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping

Date Decision: 28.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00830/DISC
Location : 14 Briar Hill
Purley
CR8 3LE

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Details of conditions 3 (construction logistics plan), 4 (section drawings), 5 (materials) and 14 (tree protection) of planning reference 22/02207/HSE for Demolition of existing rear extension roof and construction of a two-storey side extension, part one/ part two-storey rear extension and alterations to the existing house granted 18.10.2022

Date Decision: 26.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01013/LP

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 61 Selcroft Road
Purley
CR8 1AL
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension, construction of a dormer extension to the side/rear roof slope and erection of outbuilding in the rear garden.

Date Decision: 29.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01104/DISC
Location : John Russell House
28 Russell Hill
Purley
CR8 2FY
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 12 (Carbon Reduction) attached to planning permission ref. 18/00891/FUL. (Demolition of existing building; Erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping).

Date Decision: 26.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01105/DISC
Location : Land At 91 Foxley Lane
Purley
CR8 3HP
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics Plan), condition 6 (materials), 13 (drainage strategy) and 14 (tree protection) attached to planning reference 21/05546/FUL for the erection of a detached house with shared vehicular access and off-street parking.

Date Decision: 05.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01202/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : Steve Douglas House
11 Banstead Road
Purley
CR8 3EU
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Fire Strategy Document) for application 21/02832/FUL (Demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.)

Date Decision: 03.07.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01664/FUL
Location : 8A Russell Parade
Russell Hill Road
Purley
CR8 2LE
Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Alterations and proposed first floor rear extensions, conversion of existing flat into two flats and outdoor amenity space.

Date Decision: 07.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01869/LP
Location : 102 Downs Court Road
Purley
CR8 1BD
Ward : Purley And Woodcote
Type: LDC (Proposed) Operations edged

Proposal : Erection of 2 side dormers, loft conversion and new windows

Date Decision: 07.07.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01928/DISC
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : Development Site Former Site Of
1 Wyvern Road
Purley
CR8 2NQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (Carbon Reduction) attached to permission 19/04443/FUL to Demolition of existing house and erection of 6 dwellings in two buildings with external bin & cycle store with associated parking and landscaping

Date Decision: 30.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02016/LP

Location : 8 Hartley Old Road
Purley
CR8 4HG

Ward : **Purley And Woodcote**

Type: LDC (Proposed) Operations edged

Proposal : Installation of front rooflight

Date Decision: 07.07.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02040/DISC

Location : 59-63 Higher Drive
Purley
CR8 2HR

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of Condition 18 (details of roof level photovoltaic panels) of planning permission 19/03282/FUL (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage)

Date Decision: 26.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02201/CAT

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 11 Briar Hill
Purley
CR8 3LF
Type: Works to Trees in a
Conservation Area

Proposal : 1 x Ash - Reduce crown by approx 6m leaving approx 8m standing tree
1 x Cypress - Fell to ground level
1 x Cypress - Fell to ground level

Date Decision: 28.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02217/CAT
Location : 9 Furze Hill
Purley
CR8 3LB
Ward : **Purley And Woodcote**
Type: Works to Trees in a
Conservation Area

Proposal : T1 Conifer - Fell

Date Decision: 28.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02218/TRE
Location : 1A More Close
Purley
CR8 2JN
Ward : **Purley And Woodcote**
Type: Consent for works to protected
trees

Proposal : G1 - Rear garden x6 beech trees thin by 10% to allow more light into client's garden.
(TPO 143)

Date Decision: 06.07.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02309/DISC
Location : 11 - 21 Banstead Road
Purley
CR8 3EB
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

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

Date Decision: 07.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02494/TR5
Location : Danecroft
24 Rose Walk
Purley
CR8 3LG

Ward : Purley And Woodcote
Type: 5 Day Notification to Remove
TPO(s)

Proposal : T1 Pine - Fell

Date Decision: 06.07.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/02617/TR5
Location : 7 Newton Road
Purley
CR8 3DN

Ward : Purley And Woodcote
Type: 5 Day Notification to Remove
TPO(s)

Proposal : T1 Willow - Fell
(TPO no. 154)

Date Decision: 05.07.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/00939/CONR
Location : 2-4 Addington Road
South Croydon
CR2 8RB

Ward : Sanderstead
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Variation of condition 2 (plans), condition 3 (arb), condition 4 (CLP), condition 13 (obscure glazing), condition 17 (parking areas) and condition 20 (visibility splays) attached to planning permission 20/00107/FUL for demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 off-street car parking spaces, access, cycle and refuse storage and landscaping.

Date Decision: 04.07.23

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

Level: Delegated Business Meeting

Ref. No. : 23/01131/HSE **Ward : Sanderstead**
Location : 6 Lime Meadow Avenue **Type: Householder Application**
South Croydon
CR2 9AQ

Proposal : Erection of a rear dormer roof extension and installation of 5 roof lights to front and rear roof slope and alterations.

Date Decision: 26.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01262/DISC **Ward : Sanderstead**
Location : 62 Arundel Avenue **Type: Discharge of Conditions**
South Croydon
CR2 8BB

Proposal : Discharge of Conditions 5 (Landscaping) and 6 (Cycle and Refuse Storage) attached to planning permission 22/04366/CONR dated 15.12.2022 for Variation of Condition 2 (Approved Plans) attached to PP 21/04694/FUL for Erection of a detached house with off-street parking (Fronting Langley Oaks Avenue)

Date Decision: 07.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01396/HSE **Ward : Sanderstead**
Location : 64 Arkwright Road **Type: Householder Application**
South Croydon
CR2 0LL

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

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

Date Decision: 07.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01807/DISC

Ward : Sanderstead

Location : 158 Purley Downs Road
South Croydon
CR2 0RF

Type: Discharge of Conditions

Proposal : Discharge Condition 6 (Biodiversity Enhancement Strategy) attached to Planning Permission ref. 21/01619/FUL for 'Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle parking, refuse storage and associated landscaping'

Date Decision: 29.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/02026/HSE

Ward : Sanderstead

Location : 36 Farm Fields
South Croydon
CR2 0HL

Type: Householder Application

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

Date Decision: 30.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02071/TRE

Ward : Sanderstead

Location : 3 Arundel Avenue
South Croydon
CR2 8BG

Type: Consent for works to protected trees

Proposal : Copper Beech (T1) - reduce to previous reduction points.
(TPO13, 1975)

Date Decision: 28.06.23

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 46 The Gallop
South Croydon
CR2 7LP
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Refuse and Cycle details) attached to planning permission ref. 22/04255/FUL (Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, associated landscaping, car parking and refuse storage)

Date Decision: 06.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01974/GPDO
Ward : **Selsdon And Addington Village**
Location : 34 Chestnut Grove
South Croydon
CR2 7LH
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 7.4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Date Decision: 06.07.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/02041/DISC
Ward : **Selsdon And Addington Village**
Location : 46 The Gallop
South Croydon
CR2 7LP
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics Plan) attached to planning permission ref. 22/04255/FUL (Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, associated landscaping, car parking and refuse storage)

Date Decision: 06.07.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 36 Old Farleigh Road
South Croydon
CR2 8PE

Type: Householder Application

Proposal : Conversion of garage into habitable space including alterations to fenestration

Date Decision: 26.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02119/TRE
Location : 48 Kersey Drive
South Croydon
CR2 8SX

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

Proposal : T1 - Oak - front boundary, reduce all sides by no more than 2m, reduce top by no more than 1.5m, Crown raise to finished height of 6m from ground level to height of guttering.
T2 - Oak - rear right hand boundary, reduce all sides by no more than 2m
(TPO No. 21, 1972)

Date Decision: 28.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00161/CONR
Location : 170 Whitehorse Road
Croydon
CR0 2LA

Ward : **Selhurst**
Type: Removal of Condition

Proposal : Minor Material Amendment (Section 73) to Prior Approval ref. 19/02727/GPDO for 'Change of use from Light Industrial (B1c) to Residential (C3) to create 16 Flats'.
Amendment seeks alterations to layout of off-street vehicle parking

Date Decision: 05.07.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01371/FUL
Ward : **Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : Unit 8, 108 Gloucester Road
Croydon
CR0 2DE
Type: Full planning permission

Proposal : Use of the building as a metal workshop (Class B2) with ancillary office space and storage

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01841/HSE
Location : 21 Thornhill Road
Croydon
CR0 2XZ
Ward : **Selhurst**
Type: Householder Application

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

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02375/PDO
Location : Telecommunication Station Outside Unit 27
Tait Road
Croydon
CR0 2DP
Ward : **Selhurst**
Type: Observations on permitted development

Proposal : Upgrade of the existing telecommunications base station comprising the addition of a 5m extension of the mast, replace 6No. antennas with 6No. new antennas with upgrade with the existing cabin and ancillary development thereto.

Date Decision: 06.07.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/01204/FUL
Location : Land Between 2 And 5 Round Grove
Croydon
CR0 7PP
Ward : **Shirley North**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Demolition of detached building. Erection of 1 x two-storey two-bedroom detached dwellinghouse including new vehicular access and crossover, landscaping, boundary treatments, car parking, cycle parking and bin storage and all associated site works

Date Decision: 06.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01401/HSE
Location : 12 Fairhaven Avenue
Croydon
CR0 7RX

Ward : Shirley North
Type: Householder Application

Proposal : Construction of Rear extension and loft conversion

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01490/HSE
Location : 1 Teasel Close
Croydon
CR0 8YH

Ward : Shirley North
Type: Householder Application

Proposal : Alterations, conversion of garage to habitable room and infilling of porch

Date Decision: 28.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01673/HSE
Location : 24 Fairhaven Avenue
Croydon
CR0 7RX

Ward : Shirley North
Type: Householder Application

Proposal : Erection of two-storey side extension following demolition of existing garage.

Date Decision: 06.07.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 3 Hanbury Mews
Croydon
Croydon
CR0 7DW

Type: Householder Application

Proposal : Erection of single storey side return extension. Alterations to fenestration.

Date Decision: 07.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02191/NMA

Ward : Shirley North

Location : Land Adjacent To Malling Close And Land
Adjacent To Stockbury Road
Croydon

Type: Non-material amendment

Proposal : Non Material Amendment to Planning Permission 16/06422/FUL to amend the trigger point in condition 12 for the installation of electric vehicle charging points.

Date Decision: 30.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01834/HSE

Ward : Shirley South

Location : 75 Shirley Way
Croydon
CR0 8PL

Type: Householder Application

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

Date Decision: 28.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01842/HSE

Ward : Shirley South

Location : 49 Devonshire Way
Croydon
CR0 8BU

Type: Householder Application

Proposal : Erection of a single storey rear extension following the demolition of existing lean to

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Date Decision: 28.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01936/HSE

Ward : Shirley South

Location : 12 East Way
Croydon
CR0 8AH

Type: Householder Application

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

Date Decision: 30.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02256/LP

Ward : Shirley South

Location : Chartfield
14 Pine Coombe
Croydon
CR0 5HS

Type: LDC (Proposed) Operations edged

Proposal : Alterations including erection of a two storey rear extension.

Date Decision: 06.07.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/05155/FUL

Ward : South Croydon

Location : 27 Harewood Road
South Croydon
CR2 7AT

Type: Full planning permission

Proposal : Demolition of existing garage and erection of a detached dwelling with associated parking.

Date Decision: 05.07.23

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 23/01069/DISC **Ward : South Croydon**
Location : 26 Birdhurst Avenue Type: Discharge of Conditions
South Croydon
CR2 7DX

Proposal : Discharge of Condition 4 attached to PP 22/03442/HSE (Details of the privacy screens)

Date Decision: 04.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01531/FUL **Ward : South Croydon**
Location : The Land To The Rear Of 7-9 Spencer Road Type: Full planning permission
South Croydon
CR2 7EL

Proposal : Erection of a two storey building containing 2 x 3 bedroom family sized dwellings

Date Decision: 30.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01636/DISC **Ward : South Croydon**
Location : 56 West Hill Type: Discharge of Conditions
South Croydon
CR2 0SA

Proposal : Discharge of condition 5B (Detailed Drawings) 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: 07.07.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01709/FUL **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : Flat 69A & Flat 69B Avondale Road Type: Full planning permission
South Croydon
CR2 6JE

Proposal : Installation of replacement windows/doors to front and rear elevations.

Date Decision: 26.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01919/FUL Ward : **South Croydon**
Location : 23B Blenheim Park Road Type: Full planning permission
South Croydon
CR2 6BG

Proposal : Conversion of first floor flat to 1 x 1 bedroom flat and 1 x studio flat together with waste and cycle storages

Date Decision: 06.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02113/LP Ward : **South Croydon**
Location : 35 Croham Park Avenue Type: LDC (Proposed) Operations
South Croydon edged
CR2 7HN

Proposal : Erection of a single storey rear extension

Date Decision: 07.07.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02181/TRE Ward : **South Croydon**
Location : 10A Bench Field Type: Consent for works to protected
South Croydon trees
CR2 7HX

Proposal : T1- Ash: Fell due to dieback
(TPO 16 , 1968)

Date Decision: 06.07.23

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Date Decision: 07.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01653/HSE
Location : 19 Sunny Bank
South Norwood
London
SE25 4TQ

Ward : South Norwood
Type: Householder Application

Proposal : Erection of single storey rear extension and alterations.

Date Decision: 05.07.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01852/HSE
Location : 116 South Norwood Hill
South Norwood
London
SE25 6AQ

Ward : South Norwood
Type: Householder Application

Proposal : Erection of single storey rear extension, floor plan redesign and alterations.

Date Decision: 29.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02292/CAT
Location : 14C Oliver Grove
South Norwood
London
SE25 6EJ

Ward : South Norwood
Type: Works to Trees in a Conservation Area

Proposal : T1 - Sycamore. Fell

Date Decision: 06.07.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02372/LP

Ward : South Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 23 Huntly Road
South Norwood
London
SE25 6QY
Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to the rear of the main roofslope and outrigger, installation of x2 rooflights into the front roof slope and the erection of a single-storey rear extension.

Date Decision: 04.07.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00759/FUL
Location : 12 Norwich Road
Thornton Heath
CR7 8NA
Ward : Thornton Heath
Type: Full planning permission

Proposal : Conversion of dwelling house to 1 x two bed flat and 1 x three bed flat, erection of single storey rear/side extension, (following demolition of existing), installation of cycle and bin storage, amenity space and associated alterations.

Date Decision: 26.06.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01335/HSE
Location : 31 Gilsland Road
Thornton Heath
CR7 8RQ
Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of first floor rear extension and rear dormer, installation of two rooflights on the front roofslope.

Date Decision: 26.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01847/FUL
Location : 263 Parchmore Road
Thornton Heath
CR7 8HH
Ward : Thornton Heath
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Conversion of loft to habitable space, erection of rear dormer and installation of rooflight to the front roof slope. Erection of single storey side extension/ porch.

Date Decision: 28.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02120/GPDO
Location : 70 Buller Road
Thornton Heath
CR7 8QW

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

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

Date Decision: 07.07.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/02173/LP
Location : 38 Cranbrook Road
Thornton Heath
CR7 8PP

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

Proposal : Erection of L Shaped Dormer to rear roofslope, Installation of two rooflights in the front roofslope and removal of chimney in main roofslope.

Date Decision: 29.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05038/FUL
Location : 64 Southbridge Road
Croydon
CR0 1AE

Ward : Waddon
Type: Full planning permission

Proposal : Alterations to shopfront; use of part of rear ground floor unit as a 1 bedroom residential unit with associated refuse/cycle storage. (Retrospective)

Date Decision: 28.06.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Level: Delegated Business Meeting

Ref. No. : 23/01580/LP
Location : 51 Haling Park Road
South Croydon
CR2 6ND

Ward : Waddon
Type: LDC (Proposed) Operations edged

Proposal : Change of use of dwelling within Use Class C3a to C3b (children's/young peoples care home)

It would be preferable to have a certificate of lawfulness in place which should evidence that the home will be able to operate lawfully. It is required by Ofsted who is our regulator to have a certificate of lawfulness for the use the property as Class C3(b).

Class C3(b) is defined as follow:

Use as a dwellinghouse (whether or not as a sole or main residence) by???

(b) not more than six residents living together as a single household where care is provided for residents; or

There will be no significant changes or alterations to the property which would require additional planning approval

Date Decision: 07.07.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01944/HSE
Location : 3 Page Crescent
Croydon
CR0 4DT

Ward : Waddon
Type: Householder Application

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

Date Decision: 04.07.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02110/PAD
Location : Wyvale Garden Centre
89 Waddon Way
Croydon
CR0 4HY

Ward : Waddon
Type: Determination prior approval demolition

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Demolition of all existing buildings on site except for the Grade II listed former diving platform (Prior Approval Notification)

Date Decision: 26.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/05360/FUL **Ward : Woodside**
Location : Land To The Rear Of 15-35 Birchanger Road Type: Full planning permission
South Norwood
London
SE25 5BA

Proposal : Demolition of existing structures and buildings. Erection of 9 mews houses with associated landscaping, refuse storage and cycle parking.

Date Decision: 05.07.23

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

Level: Planning Committee

Ref. No. : 23/00155/FUL **Ward : Woodside**
Location : 198 Harrington Road Type: Full planning permission
South Norwood
London
SE25 4NE

Proposal : Demolition of end of terrace dwelling and existing structures on site. Erection of seven dwellings with associated external works including access, parking, amenity space, landscaping, refuse and cycle storage.

Date Decision: 27.06.23

Permission Refused

Level: Planning Committee

Ref. No. : 23/00729/FUL **Ward : Woodside**
Location : Timber Yard Rear Of 16 Type: Full planning permission
Holland Road
South Norwood
London
SE25 5QT

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Demolition of existing structures and erection of a two storey terrace containing three residential units (Use Class C3) and a commercial unit (Use Class E), with amenity space, refuse and cycle storage

Date Decision: 29.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00874/FUL

Ward : Woodside

Location : 2 Lonsdale Road
South Norwood
London
SE25 4JL

Type: Full planning permission

Proposal : Erection of first floor side extension, single-storey rear extension (following demolition of existing rear addition) and dormer extension to rear of main roofslope, Installation of three (3) rooflights to front roofslope, and Alterations

Date Decision: 28.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00906/DISC

Ward : Woodside

Location : The Beehive
47 Woodside Green
South Norwood
London
SE25 5HQ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 5c (External plant/external air conditioning equipment), 6 (Delivery and Servicing Plan) and 12 (Refuse Management Plan) attached to permission 20/03382/FUL for 'Alterations, including alterations to frontage, change of use from Use Class A4 (Drinking Establishment) to Class E(a) (Shop), erection of a single storey side extension, demolition of the existing conservatory and partial demolition of the single storey wing to the rear of the building (north east), provision of associated rear car parking with vehicle access from Woodside Green, formation of new vehicle access / vehicle crossover to Woodside Green, provision of associated refuse storage and cycle storage, and provision of associated works.'

Date Decision: 27.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01624/FUL

Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Location : 56 Canal Walk
Croydon
CR0 6BZ
Type: Full planning permission

Proposal : Installation of new windows and doors following removal of existing on all elevations.

Date Decision: 26.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01765/FUL
Location : Woodside Baptist Church
Spring Lane
South Norwood
London
SE25 4SP
Ward : **Woodside**
Type: Full planning permission

Proposal : Single storey side extension and other external alterations to a building located behind the church and change of use from a community space (F2(b)) to an office (E(g))

Date Decision: 28.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01845/HSE
Location : 90 Headcorn Road
Thornton Heath
CR7 6JQ
Ward : **West Thornton**
Type: Householder Application

Proposal : Erection of outbuilding in the rear garden.

Date Decision: 29.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01942/LE
Location : 19 Cameron Road
Croydon
CR0 2SR
Ward : **West Thornton**
Type: LDC (Existing) Use edged

Decisions (Ward Order) since last Planning Control Meeting as at: 10th July 2023

Proposal : Continued use of two-storey semi-detached building as five-bedroom, six-person small house in multiple occupation (HMO) (Use Class C4) (Lawful Development Certificate for an Existing Development)

Date Decision: 06.07.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02200/LP

Location : 10 Dovercourt Avenue
Thornton Heath
CR7 7LG

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear of main roofslope, removal of chimney and installation of three (3) rooflights in front roofslope.

Date Decision: 30.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02346/LP

Location : 141 Fairlands Avenue
Thornton Heath
CR7 6HJ

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension and installation of Juliet balcony to existing rear dormer

Date Decision: 06.07.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02422/LP

Location : 52 Keston Road
Thornton Heath
CR7 6BS

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

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

Date Decision: 05.07.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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