

## **Planning Sub-Committee**

Meeting held on Thursday, 18 April 2024 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### **MINUTES**

**Present:** Councillor Michael Neal (Chair);  
Councillor Clive Fraser (Vice-Chair);  
Councillors Ian Parker, Lara Fish, Mohammed Islam and Humayun Kabir

**Also Present:** Councillor Matthew Griffiths

**Apologies:** Councillor Sean Fitzsimons

### **PART A**

**38/24 Disclosure of Interest**

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

**39/24 Urgent Business (if any)**

There was none.

**40/24 Planning applications for decision**

**41/24 23/02848/HSE - 11 Forrest Gardens, Norbury, London, SW16 4LP**

Erection of upward extension, two-storey side and rear extensions and conversion of garage. Alterations to roof with erection of rear and side dormers and installation of rooflights. Alterations of fenestrations. Hard landscaping and car parking provision in the front garden providing four off-street parking spaces.

Ward: Norbury and Pollards Hill

The officer presented details of the planning application and in response to members' questions explained that:

- The objectors to the application had not been re-consulted on the changes to the proposed development as they were aesthetic changes to the property rather than material considerations.
- Due to the large separation distances between the proposed development and its neighbouring properties, a daylight/sunlight report was not required.
- The proposed development was on a site that was at a low risk of surface water flooding and ground water flooding; officers would not usually request a flood risk assessment for household extensions unless there was a particular flood risk at the site.
- A condition had been recommended for landscaping to be agreed prior to use of the dwelling.
- A historic map showed that the dwelling in the cul-de-sac had been built between 1910 and 1933 and there was no planning history related to this property.
- The building was not on the local list of historic buildings.
- The application retains a single dwellinghouse and the proposal for the inclusion of two parking spaces is in accordance with the maximum amount set out in the London plan.
- There were other bungalows in the area, however, these were semi-detached properties so they had a different design to the applicants property.

Mrs Khan spoke in objection to the application, Bruno Gouveia spoke in support of the application and Councillor Matthew Griffiths addressed the Committee with his view as the Ward Councillor. The sub-committee began the deliberation, during which they raised the following points:

- The existing building had character which pre-existed the surrounding buildings.
- The proposed development included white rendering which matched with the neighbouring properties.
- The design and height of the proposed development had changed during the application process.
- There was some doubt over whether the development was in keeping with the neighbourhood.
- The use of obscure windows to prevent overlooking was not necessarily a permanent solution.
- The building was very old and a major change to the design of the building may not align with the character of the buildings surrounding the site.
- There was concern over the loss of parking spaces on the site.
- The colour of the proposed tiles to the roof of the development was a concern as the other properties in the area had red roof tiles and the proposed development would be grey tiles.
- The proposed development was policy compliant.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Parker. This was seconded by Councillor Fish.

The motion to grant the application was taken to a vote and carried with four Members voting in favour and two Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 11 Forrest Gardens, Norbury, London, SW16 4LP.

42/24      **24/00314/HSE - 100 Downs Road, Coulsdon, CR5 1AF**

Erection of two storey outbuilding to provide ancillary accommodation (retrospective application).

Ward: Coulsdon Town

Andrew Vallance spoke in objection to the application, Ms Emma Wild spoke in support of the application. The sub-committee began the deliberation, during which they raised the following points:

- The application was materially different from the previous application that had been approved. The proposed development was 0.5m higher than the approved scheme, the massing had increased, the roof was more prominent, and a canopy had been added.
- The proposed development remained subservient to the host property had moved further away from the rear boundary of the site.
- The property was only permitted to provide residential domestic use and if this condition was breached then enforcement action would be taken.
- The proposed development was policy compliant.
- The design of the proposed development was in keeping with the character of the local area.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Fish. This was seconded by Councillor Islam.

The motion to grant the application was taken to a vote and carried with six Members voting in favour.

The Committee **RESOLVED** to **GRANT** the application for the development at 100 Downs Road, Coulsdon, CR5 1AF.

43/24 **Other Planning Matters**

44/24 **Weekly Planning Decisions**

**RESOLVED** to note the weekly Planning decisions as contained within the report.

The meeting ended at 7.39 pm

**Signed:**

**Date:**

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