

<p><b>Report of:</b> Director of Planning and Strategic Transport</p> <p><b>Author:</b> Nicola Townsend</p>	<p><b>Title:</b> Weekly Planning Decisions</p>
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**1. Purpose**

- 1.1 This report provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

**Planning Decisions**

- 1.2 Attached as Appendix 1 is the list of Delegated and Planning Committee/Sub Committee decisions taken between 6<sup>th</sup> June and 19<sup>th</sup> June 2020.
- 1.4 During this period the service issued 160 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 9 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 151 decisions issued, 45 were refused (29.8%). Therefore the approval rate for last reporting period was 70.2%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Notable decisions are listed below
- On the 9<sup>th</sup> June 2020 Outline Planning Permission was refused (20/01098/OUT) for the demolition of existing outbuildings and alterations to the existing vehicular access with erection of 6 new residential units (1 x 3b4p, 4 x 2b3p and 1 x 1b2p) at the rear with associated landscaping, parking, cycle and refuse storage at 20 Rectory Park South Croydon. The application only sought approval in relation to the proposed layout of the development with all other matter reserved for determination at a later date. However the application failed to comply with a number of development plan policies and was comprehensively refused on a number of grounds relating to its failure to provide an adequate amount of family accommodation, concerns regarding its excessive size in relation to the host building and the streetscene, the impact on the adjoining

occupiers, insufficient communal/child play space, failure to demonstrate the layout would not cause a hazard to pedestrian and vehicles, insufficient information relation to refuse and ecology matter and concerns relating to the removal of trees and vegetation.

- On the 17<sup>th</sup> June 2020 planning permission was granted (19/04152/FUL) for the Construction of three building blocks with heights ranging between four to five storeys to accommodate 44 flats ( 13 x 1-bed, 25 x 2-bed and 6 x 3-bed) with associated 32 parking spaces, a new vehicular access, cycle and refuse stores and hard and soft landscaping, following demolition of existing two dwellinghouses at 8-10 Grovelands Road Purley. This application was presented to Planning Committee on the 19<sup>th</sup> December 2019 subject to the completion of a section 106 legal agreement to secure matters such as Affordable Housing, and contributions towards employment and training, air quality, carbon offsetting and to a car club contribution. Following negotiations the legal agreement was signed and completed and consequently planning permission was granted on the 17<sup>th</sup> June 2020.
- On the 8<sup>th</sup> June 2020 a lawful development certificate was refused (20/01649/LE) for the use of the property at Tara on Chisholm Road for a “lawful development certificate – existing use” for use as a House of Multiple Occupation (HMO) for 6 people. In order for this use to have been considered lawful it was necessary for the applicant to provide evidence to demonstrate that the use of the property as an HMO had commenced prior to the introduction of the Article 4 Direction on the 28<sup>th</sup> January 2020. Officers did not consider that the evidence provided demonstrated that the building had been occupied as an HMO by the 28<sup>th</sup> January 2020 and the certificate was consequently refused.