

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

- 1.1 This report provides a list of cases determined (since the last scheduled 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 06 July and 17th July 2020.
- 1.4 During this period the service issued 173 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applications for non-material amendments and applications for Certificates of Lawful Development). 12 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 161 decisions issued, 29 were refused (18%). Therefore the approval rate for last reporting period was 82%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Notable decisions are listed below
- On the 17th July 2020 Planning Permission was refused (20/01900/FUL) for the change of use of single dwelling to 8 residential units, extensions, alterations, associated parking, landscaping and refuse storage at 1A Woodcote Valley Road. Officers had significant concerns regarding the application. These concerns related to the failure of the development to provide a suitable level of family sized accommodation, that the development would be detrimental to the appearance of the host dwelling and the wider street scene, concerns as to the impact on the amenities of the adjoining occupiers, poor quality/substandard accommodation for future occupiers and inadequate parking provision and inadequate provision for the storage of refuse. The application was consequently refused planning permission by

officers at Delegated Business.

- On the 10th July 2020 planning permission was refused (20/01830/FUL) for the demolition of existing dwelling and erection of building to provide 9 residential units, with associated landscaping, parking, cycle, refuse storage and associated works at 172 Foxley Lane, Purley. The proposal raised a number of concerns relating to impact on the amenities of the adjoining occupiers in terms overbearing impact, loss of privacy, and the resulting enclosing impact, the development would result in substandard accommodation for future occupiers and the failure of the development to provide adequate cycle storage and refuse storage. The application was consequently refused.
- On the 16th July 2020 planning application was refused for the “demolition of the existing outbuilding and erection of a new 4 bedroom, two (with accommodation in the roof space) storey dwelling with associated car parking, cycle parking, refuse store, retaining walls and alterations” at 55 Woodcote Grove Road, Coulsdon. The application was refused planning permission for a number of reasons relating to the cramped and overcrowded layout and resulting relationship with the adjoining occupiers together with the detrimental impact which the development would have on the street scene. Further refusal reasons related to the detrimental impact which the proposal would have on the amenities of the adjoining occupiers and the fact that the application failed to demonstrate that the development would not result in harm to pedestrian or highway safety.