

Planning Sub-Committee

Meeting held on Thursday, 25 July 2024 at 7.15 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 Appu Srinivasan

Also Present: Councillors Ola Kolade and Samir Dwesar

Apologies: Councillor Sean Fitzsimons

PART A

51/24 **Disclosure of Interest**

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

52/24 **Urgent Business (if any)**

There was none.

53/24 **Planning applications for decision**

54/24 **23/04771 - 11 Haydn Avenue, Purley, CR8 4AG**

Erection of 2 no. three bed semi-detached dwellinghouses and 2 no. two bed semi-detached dwellinghouses (following demolition of existing garage and side extension). Associated access driveway, parking, and hard and soft landscaping.

Ward: Kenley

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

- The proposed development would be the only back land development on that side of the Haydn Avenue.
- The proposed development would be subservient to the main dwelling.
- The gradient of the access road was 1 in 7 at its steepest points and 1 in 12 at other points, this was quite a steep gradient but it was quite

common on the steeper roads in that part of Purley. The width of the access road was 3.7m in total and 1.2m of which was for pedestrian access this met the guidance for the width of the access drive. The applicant had provided diagrams which showed that emergency vehicles could access and egress the site in a forward gear.

- Lighting of the access path would be secured via condition.
- There was no provision for affordable housing as it was a minor development.
- The yardstick was 18-21m between windows and the proposed development was 17m and there was no direct sight line due to the change in land level.

Eamon Price spoke in objection to the application; Simon Grainger spoke in support of the application and Councillor Ola Kolade addressed the Committee with his view as the Ward Councillor. The sub-committee began the deliberation, during which they raised the following points:

- The proposed development was out of keeping with the character of the local area.
- This would set a precedent for back land development on that side of Haydn Avenue, however there were several back land developments in the local area.
- There was no step free access to the living areas.
- The retained garden would be smaller than policy required.
- When the inspector dismissed the earlier appeal, they recognised the large gardens and sense of space along that side of Haydn Avenue. The inspector also wanted to maintain the character, appearance and development layout pattern of the local area.
- Members wanted the design to match the size, scale and massing of properties in the area.
- The scheme provided additional homes which people would want to live in.
- The proposed development aligned with Croydon's housing targets and local plan policies, as it provided a mixture of 2- and three-bedroom units which met the boroughs diverse housing needs.
- The proposed development would enhance the street scene with high quality architecture.
- The previous application was refused and was dismissed at appeal stage correctly as it was an overdevelopment.

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

The motion to grant the application was taken to a vote and fell with three Members voting in favour and three Members voting against. The Chair used his casting vote against the motion.

Councillor Parker proposed to refuse the application on the grounds that the proposed development would be out of keeping with the area and represented

an overdevelopment due to its size, massing, siting and layout. This was seconded by Councillor Fish.

The motion to refuse the application was taken to a vote and carried with three Members voting in favour and three Members voting against. The Chair used his casting vote in favour of the motion.

The Committee **RESOLVED** to **REFUSE** the application for the development at 11 Haydn Avenue, Purley, CR8 4AG.

55/24 **24/00987/FUL - 30 Wyvern Road, Purley, CR8 2NP and 23/04490/FUL - 30 Wyvern Road, Purley, CR8 2NP**

Erection of single storey side and rear extension and rear dormer loft extension. Conversion of existing dwellinghouse into 2 self-contained homes, with sub-division of rear garden, associated landscaping and provision of car parking, cycle and refuse storage.

Erection of ground floor side and rear extensions and rear dormer roof extension to facilitate the conversion of the dwelling into 4 flats, and subdivision of rear garden to provide private and communal amenity spaces. Associated cycle storage, refuse storage and a heat pump enclosure, along with provision of play space, landscaping and 2no. on-site car parking spaces.

Ward: Purley and Woodcote

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

- Three previous applications were refused by officers under delegated authority.
- The issues with the previous applications had been addressed, the proposed development had very minor impact on the appearance of the front elevation from the street.
- The extension to the property proposed in both applications were similar, the differences were the conversion of the property internally and the subdivision of the garden; however. The dimensions of the extensions to the side and rear of the building remain the same, however the extension has been enlarged on the rear corner to 'wrap around' the existing building.
- The rear extension would be of a similar depth to number 28
- The wrap around portion of scheme and side extension would not count as permitted development.

Jack Connah spoke in objection to the application; James Cohen spoke in support of the application and Councillor Samir Dwesar addressed the Committee with his view as the Ward Councillor. The sub-committee began the deliberation, during which they raised the following points:

- The previous substandard accommodation concerns had been addressed.
- There was concern over a cumulative impact of these types of developments on Wyvern Road.
- There were concerns on the detrimental impact that the proposed development would have on the character of the area.
- The proposed development would offer welcome change and add diversity to the area and there were no concerns regarding the internal layout of both schemes.
- The garden layout was considered confusing.
- The extension was out of keeping with the character of the main dwelling.
- The wrap around extension was not in keeping, the design was not appreciated.

The substantive motion to GRANT application 23/04490/FUL based on the officer's recommendation was proposed by Councillor Fraser. This was seconded by Councillor Islam.

The motion to grant was taken to a vote and fell with three Members voting in favour and three Members voting against. The Chair used his casting vote to vote against the application.

Councillor Parker proposed the motion to refuse the application 23/04490/FUL on the grounds that it was out of keeping with the area and the host property. This was seconded by Councillor Fish.

The motion to refuse was taken to a vote and carried with three Members voting in favour and three Members voting against. The Chair used his casting vote to in favour of the motion to refuse the application.

The Committee **RESOLVED** to **REFUSE** application 23/04490/FUL for the development at 30 Wyvern Road, Purley, CR8 2NP.

The substantive motion to GRANT application 24/00987/FUL based on the officer's recommendation was proposed by Councillor Fraser. This was seconded by Councillor Srinivasan.

The motion to grant was taken to a vote and fell with three Members voting in favour and three Members voting against. The Chair used his casting vote to vote against the application.

Councillor Parker proposed a motion to refuse the application 24/00987/FUL on the grounds that it was out of keeping with the area and the host property. This was seconded by Councillor Fish.

The motion to refuse the application was taken to a vote and carried with three Members voting in favour and three Members voting against. The Chair used his casting vote to in favour of the motion to refuse the application.

The Committee **RESOLVED** to **REFUSE** application 24/00987/FUL for the development at 30 Wyvern Road, Purley, CR8 2NP

The meeting ended at 9.38 pm

Signed:

Date:

.....

.....