

Part 8 Other Planning Matters**Item 8.1**

Report of: Director of Planning and Strategic Transport Author: Pete Smith	Title: Weekly Planning Decisions
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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 13th April and 24th April 2020.
- 1.4 During this period the service issued 140 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applications for non-material amendments and applications for Certificates of Lawful Development). 4 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 140 decisions issued, 25 were refused (17.8%). Therefore the approval rate for last reporting period was 82.2%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. The only notable decision is listed below
- On 15th April 2020, planning permission was granted for the erection of a part two; part three storey building comprising 8 self-contained flats (3x1 bed, 3x2 bed and 2x3 bed) on a site adjacent to St Andrew's Vicarage, Julien Road, Coulsdon, including excavation of basement level for vehicular parking and cycle storage; hard and soft landscaping; amenity/communal and play space; refuse provision; boundary treatment; alterations to land levels; internal lift and formation of vehicular crossover along Woodmansterne Road (LBC Ref 20/00040/FUL). This followed on from a previous dismissed appeal (July 2019) for 9 residential units which was previously dismissed on grounds of failure to reflect the character and appearance of the immediate area and lack/quality of on-site amenity space (including communal amenity space). This amended scheme satisfactorily

resolved these previous issues.

- On 21st April 2020, planning permission was comprehensively refused for the redevelopment of 52 Welcomes Road, involving the erection of building to provide 9 residential units with associated landscaping, parking, vehicular access and cycle/refuse storage (LBC Ref 19/05485/FUL). The reasons for refusal focussed on the scheme's failure to respect the character and appearance of the area, representing an incongruous form of development. Officers were also concerned about the quality of the proposed accommodation, the impact on immediate neighbours, the lack of sustainable transport mitigation and the scheme's failure to contribute towards the strategic 30% family housing target. Officers were also concerned about the lack of detail provided to properly consider refuse storage, consideration of protected species and sustainable drainage.
- On 17th April 2020, planning permission was refused for the demolition of 50 Old Lodge Lane and the erection of a six bedroom detached house and attached car port; formation of vehicular ingress and egress and provision of associated parking (LBC Ref 19/05908/FUL). The reasons for refusal focussed on the loss of an existing small family house and the potential impact of the development on adjacent trees.
- On 17th April 2020, planning permission was refused for the redevelopment of land at the rear of 12 Lancaster Road, involving the erection of a 3 bedroom house, with associated car parking, cycle parking, refuse storage and landscaping (LBC Ref 20/00482/FUL). The refusal of planning permission focussed on the capacity of the street to accommodate on street car parking associated with the proposed development.