

PLANNING COMMITTEE
Thursday 13th January 2022

- ADDENDUM TO AGENDA -

In all 3 reports, wherever reference is made to the Director of Planning and Strategic Transport, this should be read as the Director of Planning and Sustainable Regeneration.

Item 6.1 – 34 Brownlow Road, Croydon, CR0 5JT

Representations

One further objection has been received since the publication of the Committee report. This raises matters already covered in the Committee Report, but for completeness addressed:

- Pre-application advice
- Sustainable Development
- Streetscene/Character of the area
- Landscape Design
- Impact on adjoining owners
- Quality of accommodation
- Drainage - SuDS

Additional representations were received from three people seeking information. Officers have responded to these requests.

One further letter has been received from the agent's solicitor raising issues around the weight to be given to the December 2020 resolution. Having sought our own legal advice, officers confirm that the previous resolution is a material consideration that members need to give weight to. If members decide to come to a different view on matters where there has not been a policy change, they will need to make sure it is clear why they have come to that view.

Amendments

Paragraph 8.16 is amended to read:

The scheme was amended to increase the separation distance to 34A Brownlow Road. Whilst it would not meet the recommended 18m separation distance as contained within the Suburban Design Guide, windows facing toward this neighbour on the first and second floors would serve bedrooms rather than living room areas and would be louvered so to minimise overlooking. The rear facing flat on the top floor would feature a permanent planter to the rear balcony which would suitably limit views down toward 34A for residents when they are inside the flat and outside on the balcony. Exact details of the planter can be required by condition.

Paragraph 8.23 is amended to read:

Each of the seven flats would have access to private courtyard or balcony areas offering useable outdoor amenity space. Each of these areas would meet the minimum space requirements of Local Plan Policy DM10.4 and London Plan Policy D6. The local plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. A communal area is proposed to the rear of the site with 9.1m² of play space. The play space provision meets the requirements detailed in the 'Minimum play space (for private market or intermediate shared ownership housing)' column of Local Plan Table 6.2. Officers acknowledge that there is not a legal agreement to prevent all units being for affordable or social rent in the future and the provision does fall short of the requirements outlined in London Plan Policy S4 which would require 26.5sqm of play space for the average expected 2.7 children to occupy the development (calculated using the GLA Population Yield Calculator 2019). When this shortfall is considered against the positive aspects of the scheme, in main the delivery of homes, it is suitably outweighed in the planning balance.

Paragraph 8.41 is amended to read:

The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, transport, sustainability and ecological matters. Whilst the mix of the scheme does not meet the strategic policy and there is a playspace shortfall, given the other benefits of the scheme, in main the delivery of homes, this is suitably outweighed in the planning balance.

Additions

An additional paragraph should be added to the Planning History at 3.7 and this section of the report should read as:

- 3.6 On 19th February 2020 a lawful development application for the conversion of a house into a 6 bedroom HMO was withdrawn by the applicant (LBC Ref 19/05434/LP).
- 3.7 On the 20th September 2019 pre application advice was issued by the Council for 'Proposed demolition of existing house. Erection of a 3 / 4 storey building comprising a total of 8 apartments. Provision of associated parking' (LBC Ref 19/03549/PRE)
- 3.8 On 24th November 2016 planning permission was granted for the demolition of the existing garage and erection of a 4 bedroom detached single storey dwelling at rear with associated parking (LBC Ref 16/04872/FUL). This has been constructed.
- 3.9 On 28th July 2016 planning permission was granted for the following extensions to 34 Brownlow Road: removal of existing conservatory; erection of a single storey side extension and new conservatory; enlargement of existing dormer extension in side roof slope (LBC Ref 16/02083/P)

Item 6.2 – 25 The Grove, Coulsdon, CR5 2BH

Representations

Two further objection have been received since the publication of the Committee report raising matters already covered in the Committee Report, but for completeness addressed:

- Detrimental impact on tree(s)
- Loss of light
- Noise
- Not in Keeping with the area
- Obtrusive by design
- Over Development
- Overlooking
- Residential Amenity
- Traffic and Highways
- No regard to National Planning Policy Framework Guidance

Item 6.3-21/00816/FUL – 6-8 The Gallop, South Croydon, CR2 7LP

Representations

Since the publication of the officer report, no further representations have been submitted.

Amendments

Paragraph 2.3 of the Officer report sets out that conditions are recommended in relation to ecology and biodiversity. The recommended pre-occupation conditions are now to be pre-commencement conditions and the landscaping condition is recommended as a compliance condition.

1. These include the following
 - i) Pre-commencement condition requiring the submission of details relating to badger licenses.
 - ii) Pre-commencement condition requiring the submission of a biodiversity mitigation and enhancement strategy.
2. The landscaping proposals have been listed as a pre-commencement condition however, on the basis of the detailed landscaping proposals that have been developed in conjunction with the biodiversity measures. The landscaping plans should therefore read as a compliance condition which will be worded to include the implementation within the first planting season following occupation of the development.