

05/00244/P                      11/03/2005                      Ashburton

Application for full planning permission

Agent:  
Howard Fairbairn & Partners  
439 London Road  
Croydon  
Surrey  
CR0 3PF

Applicant:  
Mr A Crilly  
Moongate Homes  
90 Chatsworth Road  
London  
NW2 5QU

Location:      Land at Glade Gardens, Croydon, CR0

Description:   Erection of 2 two storey buildings with accommodation in roofspace comprising 10 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 5188 - P01 Rev B, P02 Rev B, P03 Rev B, P04

Decision:   **Permission Refused**

Reason(s) for refusal :-

1.   The development by reason of the number of units and type of accommodation proposed would be out of keeping with the residential character of the immediate locality and detrimental to the amenities of adjacent residents by reason of noise and disturbance, thereby contrary to Policy SP22 of the Unitary Development Plan (the Croydon Plan).
  
2.   The development by reason of its layout and design would not be in keeping with the visual character of the immediate locality and would thereby be contrary to Policies SP3 and UD2 of the Unitary Development Plan (the Croydon Plan).
  
3.   The development would affect and put at risk trees that are the subject of a Tree Preservation Order, thereby contrary to Policies UD2 and NC4 of the Unitary Development Plan (the Croydon Plan).

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05/05110/PR                      26/06/2006                      Kenley

Application for planning permission under Regulation 3

Agent:  
DTZ Piedad Consulting  
One Curzon Street  
London  
W1A 5PZ

Applicant:  
London Borough of Croydon  
Assets And Facilities Division  
Taberner House  
Park lane Croydon, Surrey  
CR9 1JT

Location:      Land Adj Reedham Station, Off, Old Lodge Lane, Purley, CR8

Description:   Erection of 2 three storey buildings comprising a total of 21 flats and

provision of associated parking

Drawing No(s): 1799 1576 and 1786/1b 1570A

Decision: **Permission Granted under Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-

- (1) design of the building(s)
- (2) external appearance of the building(s)
- (3) landscaping of the site

Reason: These matters were not submitted for consideration as part of the application.

2. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-

- (1) parking arrangements and parking management scheme
- (2) vehicular turning area
- (3) sight lines
- (4) visibility splays
- (5) security lighting and other safety measures to parking areas and around the buildings

Section B

- (6) refuse collection and recycling facilities
- (7) any boundary walls and fences or other means of enclosing the site
- (8) finished floor levels of the buildings in relation to existing and proposed site levels
- (9) footpaths
- (10) gate between car park and Railway Cottages

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 2 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1

Reason: To ensure that the details of the development are considered in relation to each other

4. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and those in Section A thereof shall also be retained for so long as the development remains in existence

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Any new planting and/or other landscaping treatment approved in compliance with Condition 1 shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided  
Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The existing planting specified in the application as being retained shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas  
Reason: To ensure that the specified planting enhances the appearance of the development in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. Prior to the commencement of works on site including those for drainage and foundations, a scheme shall be submitted for approval to the local Planning authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.  
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. A noise assessment shall be carried out to the approval of the Local Planning Authority before the development is begun and any remedial measures identified in the assessment as being necessary to maintain a suitable internal environment according to the Guidelines for Community Noise (World Health Organisation, 1999) shall be carried out to the approval of the Local Planning Authority before the development is occupied.  
Reason: To ensure that an acceptable standard of development is provided and maintained in accordance with Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination an intrusive site investigation and assessment into the possibility of soil, water and gaseous

contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

12. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission

Reason: To comply with the provisions of the Town and Country Planning Act 1990

In granting permission the local planning authority had regard to the following policies:-

The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1 - SP3, UD1 – UD3, UD6 – UD8, UD12 – UD15, R012, EP2, EP3, EP16, T2 –T4, T8, SP17 – SP18, SP20, SP22, H2, H9, H10,

H13 and H14

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) the urban design policies of the development plan
- (n) the transport policies of the development plan
- (o) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

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06/01569/P

28/04/2006

Woodside

Application for full planning permission

Applicant:

Mr & Mrs J Osoniake  
93 Burdon Lane  
Cheam  
Sutton  
SM2 7BZ

Location: 198 Woodside Green, South Norwood, London, SE255EW

Description: Continued use as day nursery (without compliance with condition 4 - to allow an increase in children from 30 to 35- attached to planning permission 02/1541/P)

Drawing No(s): 02/1541/P, and supporting information received 20/04/06

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. No more than 10 children shall be in the back garden at any one time.  
Reason: To protect the amenity of the adjoining residential occupiers.
2. The application premises shall not be used except between 7.30am hours and 6.00pm hours on Mondays to Fridays  
Reason: To protect the amenities of adjoining occupiers
3. The number of children that occupy the premises shall not exceed 35.

Reason: To ensure an acceptable standard of development.

4. No works on site shall commence until details of the pedestrian visibility splays have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

In granting permission the local planning authority had regard to the following policies:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are T8, T30 and CS1.

The development is considered to be satisfactory in relation to the following:-

- . (a) the impact on the amenities of the occupiers of adjacent and nearby properties
- (b) the privacy of occupiers of adjacent and nearby properties
- (c) the safety of pedestrians and motorists on the adjacent highway
- (d) the transport policies of the development plan
- (e) the community services policies of the development plan

and having regard to all other matters raised.

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06/01632/P

26/06/2006

Broad Green

Application for full planning permission

Agent:  
Setchfield Architects  
47 Chilton Road  
Richmond  
Surrey  
TW9 4JB

Applicant:  
Saracen Investments  
668 Streatham High Road  
Steatham  
London  
SW16 3QL

Location: Half Moon Public House, 303 London Road, Croydon, CR0 3PA

Description: Demolition of existing building; erection of three/four storey building comprising use within class A1 (retail) and a community use on ground floor and 15 two bedroom, 10 one bedroom and 4 three bedroom flats on upper floors; formation of vehicular access and provision of associated parking

Drawing No(s): 303LR/COL/301RevB; 302RevB; 303RevB; 304RevB;305RevB;303LR/MAT/01; 303LR/FU/201RevA; 202RevD; 203RevD; 204RevD;303LR/AR/201RevD; 202RevG; 203RevG; 204RevG; 303LR/099RevA; 100RevA; 101RevA; 102RevA; 111RevA; 112RevA; 303LR/200RevC; 201RevD; 202RevE; 203RevE; 204RevE; 205RevE; 301RevC; 302RevC; 303RevB; 304RevC;305RevC.

Decision: **Application Withdrawn**-----  
06/02431/P

19/06/2006

Selhurst

Application for full planning permission

## Agent:

Robinson Escott Planning  
Warren Court  
Knockholt Road  
Halstead Sevenoaks, Kent  
TN14 7ER

## Applicant:

Oracle Homes Limited

Location: Bedford House, 380 London Road, Croydon, CR0

Description: Demolition of existing buildings; erection of four/six/eight storey building comprising community/commercial use on part of ground floor and 123 flats in the remainder of the building; formation of vehicular access and provision of associated parking

Drawing No(s): 5036/P001, 2, 10-17, 20-23, 25, 26, 30 &amp; 31

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the visual amenities of the street scene by reason of its siting, height and massing and would thereby conflict with Policies SP3, UD2, UD3, UD10, H2 and H10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development is unlikely to be able to incorporate adequate landscape proposals in respect of the London Road frontage and would thereby conflict with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. A retail or office use of the ground floor commercial use area would be detrimental to the vitality and viability of the Broad Green Local Centre and would thereby conflict with Policies SH2 and EM1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. Inadequate provision is made for car parking within the site and the development would thereby conflict with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the inadequate private amenity space and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The development would not incorporate measures to help deter crime and

reduce the fear of crime and would thereby conflict with Policy UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. The development would not provide any accessible public open space and no contribution has been offered in lieu of providing or improving public open space in the vicinity. The development would therefore be contrary to Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations
8. The application does not include a contribution towards sustainable transport in the vicinity. The development would therefore be contrary to Policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note No.1 on Planning Obligations
9. The application does not include a contribution towards secondary and primary education provision in the area and is thereby contrary to Policy SP27 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note No.1 on Planning Obligations
10. The application does not offer a contribution towards health care facilities in the Borough and is thereby contrary Policies SP27 and CS1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note No.1 on Planning Obligations
11. Although an environmental performance statement has been submitted with the application, the information does not satisfactorily address sustainability criteria under the BREEAM Eco-Homes assessment or demonstrate that the proposal will incorporate renewable energy equipment to provide at least 10% of the predicted energy requirements of the proposal and would thereby be contrary to Policies UD1, EP15 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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06/02501/P

26/06/2006

Waddon

Application for full planning permission

Agent:  
Horace Architects  
River Court  
27 Brewhouse Lane  
Putney London  
SW15 2JX

Applicant:  
Greenacre Homes Ltd  
Mansfield House  
139 Shirley Road  
Croydon  
CR0 7UR

Location: 208 Pampisford Road, South Croydon, CR2 6DB

Description: Demolition of existing buildings; erection of 9 four bedroom and 8 three bedroom terraced houses; erection of 3 three storey buildings comprising a total of 40 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 0901-05 11, 12A, 14, 15, 16, 17, 18 and 19

Decision: **Application Withdrawn**

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06/02548/P

05/07/2006

Waddon

Application for full planning permission

Agent:  
MHK Architects  
The Pavilion  
35A Brighton Road  
South Croydon  
CR2 6EB

Applicant:  
Glencare Group  
Glen House  
92-104 East Street  
Epsom  
KT17 1EB

Location: Westmount, Duppas Hill Road, Croydon, CR0

Description: Demolition of existing buildings; erection of two storey building with accommodation in roofspace for use as residential care home for persons with physical disabilities and for able bodied persons as a pre community resettlement unit; formation of vehicular access and provision of 3 parking spaces.

Drawing No(s): 2437-001, 002, 003, 004, 005

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies SP3, UD2, UD3 SP20, H2 and H12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located and would thereby conflict with Policies SP3, UD1, UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would not provide satisfactory private amenity space and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. Inadequate provision is made for car parking and manoeuvring space for vehicles within the site and the development would thereby conflict with Policies SP14, T8 and T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary

Development Plan (The Croydon Plan)

6. The development would result in the loss of or the putting at risk trees which have amenity value and would thereby conflict with Policies UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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06/02609/P

27/06/2006

Fairfield

Application for full planning permission

Agent:

MHK Architects

The Pavillions

35A Brighton Road

South Croydon Surrey

CR2 6EB

Applicant:

Station Hotel Ltd

15 Addiscombe Grove

Croydon

Surrey

CRO 5LR

Location: 15 Addiscombe Grove, Croydon, CR0 5LR

Description: Demolition of existing building; erection of four storey building with accommodation in roofspace comprising 8 two bedroom and 3 one bedroom flats; alterations to vehicular access and provision of associated car and cycle parking spaces

Drawing No(s): 2444-02C, 03D, 04, 05

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed development, by reason of its scale, height, design and roofscape would result in a poor relationship with adjacent properties and would constitute an incongruous, discordant and visually intrusive form of development, out of keeping with and detrimental to the character and appearance of the streetscene and area, and visual amenities in general. As such the proposal would be contrary to Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
2. The proposed development, by reason of its siting, height and depth would appear over bearing, over dominant and visually intrusive when viewed from the adjacent properties to the detriment of the amenities of these occupiers. As such, the proposal would be contrary to Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The proposed development, by reason of the recessed front doorway would fail to provide a safe access to the residential units and would therefore encourage crime and increase the fear of crime. As such, the proposal would be contrary to Policy UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The applicant has failed to submit a Design and Access Statement to demonstrate that the development would provide a high quality, inclusive and

sustainable design including how the needs of disabled people have been integrated into the development including the level of accommodation built as wheelchair accessible and to 'Lifetime Homes' standards. As such, the proposal would be contrary to Policies SP1, SP3, UD1, UD7 and H14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

5. The applicant has failed to submit an Environmental Performance Statement to satisfy the Council that the development would achieve an EcoHomes 'excellent' rating and that 10% of the carbon emissions for which the development is responsible would be off-set by on-site renewable energy production methods. As such, the proposal would be contrary to Policies SP1, SP2, UD1, UD3 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

Informative(s) :-

1. The applicant is advised that the submitted plans show inaccuracies between the floorplans, roofplans, and elevations.

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06/02937/P

17/07/2006

Purley

Application for outline planning permission

Agent:

The Tooley & Foster Partnership  
Warwick House  
116 Palmerston Road  
Buckhurst Hill Essex  
IG9 5LQ

Applicant:

Andrew Paice  
48 Furze Lane  
Purley  
Surrey  
CR8 3EG

Location: 21 Foxley Lane, Purley, CR8 3EH

Description: Demolition of existing building; erection of building comprising a dental surgery on part of ground floor and 4 one bedroom and 6 two bedroom flats in remainder of building; provision of associated parking

Drawing No(s): 4127/DE/01, IN/01, SK/201, SK/202, SK/203, SK/204, SK/205.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to the visual amenity of the street scene by reason of its scale and design and the likely location of the refuse storage facilities and would thereby conflict with Policies UD3 and UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would result in the loss of or the putting at risk trees some of which are the subject of a Tree Preservation Order and would thereby conflict with Policy NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The proposed provision of car parking spaces would be likely to be insufficient

to serve the proposed uses and would thereby be contrary to Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

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06/02943/P

17/07/2006

Broad Green

Application for full planning permission

Agent:

Phil Disbrey  
Harlequin Ltd  
1 Abbey Wood Road  
Kings Hill  
West Malling Kent  
ME19 4YT

Applicant:

Orange Personal Communications  
Services Limited  
The Royals  
Victoria Road  
Acton London  
NW10 6ND

Location: 4 Mill Lane Trading Estate, Mill Lane, Croydon

Description: Installation of 3 pole mounted antennas and 4 dishes at roof level with 6 ancillary equipment cabins at ground level

Drawing No(s): GA 01 REV D, GA 02 REV F, GA 03 REV F,

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. The development shall be begun within three years of the date of the permission.  
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004
2. The antennas, dishes and cabinets shall be removed from the building as soon as reasonably practical after they are no longer required for telecommunication purposes.  
Reason: To protect the visual amenity of the locality

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP3, UD1, UD8, SP27, EP1 and CS6

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
  - (b) the relationship of the development to adjacent property
  - (c) the character of the development in the surrounding area
  - (d) the impact on the amenities of the occupiers of adjacent and nearby properties
  - (e) the community services policies of the development plan
- and having regard to all other matters raised.
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06/03325/P

10/08/2006

Croham

Application for full planning permission

Agent:

Mr Sutton

The Planshop

Anchor House

26 Station Road West

Oxted

RH8 9EP

Applicant:

Mr &amp; Mrs Fairbrother

39 The Ridgeway

Croydon

CR2 1LJ

Location: Amber House Hotel, 40-42 Normanton Road, South Croydon, CR2 7AR

Description: Erection of two storey building with accommodation in roofspace comprising 8 two bedroom, 3 one bedroom and 1 three bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 2478a06/01, 02, 13, 14 and 15

Decision: **Permission Granted, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) parking spaces including the disabled bay
- (2) visibility splays onto Normanton Road
- (3) amenity space

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

2. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

- (1) finished floor levels of the building in relation to existing and proposed site levels,
- (2) full details of the construction of the car parking area to include a "no-dig" method of construction,
- (3) any boundary walls and fences or other means of enclosing the site,
- (4) any external lighting to the building, access or car parking areas,
- (5) level access thresholds to the main entrance of the building,
- (6) bin store,
- (7) cycle store.

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

3. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. The windows in the northern and southern elevations at or above first floor level shall be fitted with obscure glass for so long as the development remains in existence unless otherwise agreed in writing with the local planning authority.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

8. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, RO12, EP2-EP4, EP16, T8, T11, H2, H5 and H14.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) sustainability issues
- (m) the recreational open space policies of the development plan

and having regard to all other matters raised.

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06/03373/P

14/08/2006

Coulsdon East

Application for full planning permission

Agent:

Mr Simon Underwood  
The Harvest Partnership  
Apex House  
41 Tamworth Road  
Croydon  
CR0 1XU

Applicant:

Mr and Mrs Guest  
15 Petersfield Crescent  
Coulsdon  
CR5 2JQ

Location: 15 Petersfield Crescent, Coulsdon, CR5 2JQ

Description: Demolition of existing garage; erection of single/two storey side/rear extension

Drawing No(s): Site plan, 01, 02

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would detract from the appearance of the building and be detrimental to the amenities of the street scene by reason of size, dominance, siting and design and would thereby conflict with Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No 2 on Residential Extensions
  2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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