

- ADDENDUM TO AGENDA -

Please note that **Item 6.11** (06/02077/P – 61 Foxley Lane, Purley) has been Withdrawn by the applicant / agent.

Item 6.1 05/05400/P Land R/O 21A-23 Russell Hill, Purley

Further letter received from A/O in Russell Hill re-iterating previous concerns and stating that the floor area is virtually identical to the previous refused application; that there would be overlooking from windows in the house on Plot 3 into the garden of 21 Russell Hill; and there would be loss of protected trees.

Item 6.3 06/01754/P 164 Orchard Way, Croydon

Referral received from Councillor Mike Fisher:

- 1) The two new bungalows are not positioned correctly and by reason of this and their size, height and design they are over dominant and detrimental to the amenities of adjoining residential property.
- 2) Backland and back garden development with an overcrowded and cramped layout.
- 3) Vehicular access will conflict with vehicles using the parking spaces in Radnor Walk to the detriment of the safety of pedestrians and traffic.

Conditions:

It is suggested that Condition 1 (4) be added to require details of a fire hydrant.
It is suggested that Condition 2 (3) be removed.

Item 6.5 06/03053/P 15 & 15a Sylvan Hill, SE19

The description of the development should read '7 one bedroom and 6 two bedroom flats'.

4 further letters of objection on the following grounds:

- a) Loss of trees
- b) Risk of flash flooding
- c) Extra burden on water supplies and sewerage
- d) Noise and disturbance during construction
- e) Risk of accidents from construction vehicles
- f) Visual intrusion and dominance
- g) Overlooking of adjoining properties
- h) Loss of outlook
- i) Overbearing impact on adjoining properties
- j) Lack of parking spaces, leading to an increase in on-street parking

- k) Further reduction in natural habitat for wildlife.

Item 6.6 06/03125/P 96-100 Limpsfield Road, South Croydon

A letter has been received with attachments from the agent and has been circulated to all the Members at the meeting

Item 6.7 06/03691/P 77 Stoats Nest Road, Coulsdon

1. The agent has confirmed in his email received by Council on 9 October 2006 that the extract ducting will pass through the chimney breast located in the kitchen and exit through the main chimney stack on the main ridgeline of the roof.
2. Three additional letters of representation have been received objecting on the grounds of:
 - a) Smells, and
 - b) General litter associated with hot food takeaway shops
3. Insert Condition No. 5 to read as follows:

The extract ducting must exit through the main chimney stack on the main ridgeline of the roof as indicated on the approved plans and as stated in the agent's email received by Council on 9 October 2006.

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

Item 6.8 05/04772/P Butcher Brothers, King Henry's Drive, New Addington

Councillor Brenda Kirby has submitted a referral stating that she would like to see more consideration given to this proposal for the following reasons:

- a) The present building has been empty for 2 years;
- b) Advertising has failed to attract another buyer who would conform to the original usage in the area;
- c) The proposal would eventually offer employment to 40 people when at present there is none;
- d) The change of use will provide much needed facilities in the area, and;
- e) There are areas which could be subject to conditional acceptance rather than an outright refusal.

Item 6.9 06/01011/P 88 Portland Road, SE25

A further letter of objection has been received from the 'People for Portland Road' including annotations of their concerns regarding inconsistencies in the drawings.

The drawings they refer to have been superseded during the consideration of the application and have now satisfactorily addressed any inconsistencies on the proposed elevations. Internal matters would be dealt with under the Building Regulations.

Item 6.10 06/01366/P Land R/O 1-17 Roke Road, 2-3 Oaklands Gardens, Kenley

It should be pointed out to Members that of the 36 occupiers objecting to this scheme, 20 letters were received in respect of this scheme for flats, and the other letters also related to the duplicate applications for 3 houses on this site submitted at the same time and mentioned in paragraphs 3.10 & 3.11 of the Officer's report.

Councillor Steve O'Connell has submitted a referral for the following reason "Loss of amenity and privacy to 2 & 3 Oaklands Gardens.

Add wording at start of Condition 2:

"Site clearance and development....."

Add wording at start of Condition 15:

"No site clearance or development"

Insert informative:

"Some removal of shrubs and trees will be necessary as a direct result of the works. However, this permission should not be construed as an authority for other tree works, for example those indicated on the submitted drawings in respect of trees protected by Tree Preservation Orders. Before any site clearance takes place, it will be necessary to apply to the Council for Tree Works Consent for these additional works to the protected trees. Contact should be made in the first instance with the Council's Tree Preservation Officer on 0208-686-4433 (extension 64966)."

Item 6.12 06/3132/P Red Lion PH, Brighton Road, Coulsdon

1. Five further submissions have been received by e-mail from adjoining occupiers objecting to the proposal along the lines set out in paragraph 5.2 of the report.
2. Councillor Cakebread has referred the application on the grounds of:
 - i. Out of character with surrounding buildings.
 - ii. Excessive size.
 - iii. Visual intrusion and invasion of privacy of adjoining occupiers.
 - iv. Inappropriate design for town centre.
 - v. Overdevelopment.
 - vi. Loss of town centre amenities.
 - vii. Inconsistent with the Coulsdon Plan.
3. East Coulsdon Residents' Association objects to the proposal on grounds of the lack of quality in the proposed design, overdevelopment, lack of community facilities in proposal and pedestrian/vehicular conflict.
4. The Coulsdon Forum objects to the proposal on grounds of overdevelopment, poor

design, visual intrusion and dominance, inadequate residential accommodation and impact on town centre regeneration.

5. A further letter has been received from Coulsdon New Millennium re-iterating the views outlined in paragraph 5.4 of the report.
6. A letter has been received from the Environment Agency raising no objection to the proposal subject to a series of conditions should the application be approved.

Item 6.13 06/03200/P 76a Beulah Road, Thornton Heath

Referral from Councillor Pat Clouder:

'This is a backfill development replacing a car repair business that is facing lack of investment resulting from the fall in trade, dilapidated state of the premises and its residential location.

While the business has been on the market since September 2005, the above factor have resulted in very little interest in anyone making a reasonable offer to buy and the buildings are further falling into decay.

Therefore this proposed development to demolish the existing buildings and build a development of 8 units and 2 studio flats will transform what is a noisy and dirty site into a much needed residential site that will be quieter, safer, less traffic with the added advantage of picturesque landscaping.

The design of the development is sympathetic with its surroundings taking into consideration proximity of neighbourhood gardens and the nearby Infant School.

Also, the height of the surrounding houses has been taken into consideration coupled with an attractive design using materials that are in accord with the existing buildings.

We have seen all too often developments with small cramped living space this development gives well proportioned living space and well thought out plan and provides a much needed housing need within the area.

It is for these reasons I am submitting a referral on this application to be presented to the Planning Committee on 12 October 2006.

I have neither a personal or prejudicial interest in this case.
