

05/04772/P

21/07/2006

New Addington

Application for full planning permission

Agent:

Kuma Environmental
Design Ltd
76 Beulah Road
Thornton Heath Surrey
CR7 8JF

Applicant:

Christ Day Evangelical Ministry
(CDEM)
415 King Henry's Drive
Croydon
Surrey
CRO OAG

Location: Butcher Brothers, King Henry's Drive, Croydon, CR0

Description: Alterations; use as christian resource centre, to include place of worship and day nursery; erection of roof extensions to include tower and provision of associated parking

Drawing No(s): 01 - 09 inclusive dated October 2006 and received by Council on 3 November 2005, 06 - 09 inclusive dated October 2005 and received by Council on 21 September 2006 and photomontages received by Council on 21 September 2006

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would result in the loss of employment generating land within a designated Employment Area and would thereby conflict with Policy EM2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The proposed external alterations of the building and refuse storage facilities would not improve the appearance of the street scene and would thereby conflict with Policies UD1, UD2, UD3 and UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The design and layout of the parking and service areas would not be safe, secure, efficient and well designed and would thereby conflict with Policies UD13 and T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The applicant has not demonstrated via an Access Statement that the proposal would incorporate satisfactory measures to ensure that the development would be accessible to or usable by all users and would thereby conflict with Policy UD7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would not incorporate adequate landscape proposals in respect of the King Henry's Drive and Vulcan Way frontages, detrimental to the character of the area and would thereby conflict with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The application does not demonstrate that the proposal will incorporate renewable energy production equipment to provide at least 10% of the

predicted energy requirements of the proposal and would thereby be contrary to Policies SP1, UD1, UD8, and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No.15 on Renewable Energy.

05/05400/P

16/12/2005

Purley

Application for full planning permission

Agent:

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

Applicant:

Antler Homes SE Ltd
 Brewery House
 High Street
 Westerham Kent
 TN16 1RG

Location: Land R/O, 21A-23 Russell Hill, Purley, CR8 2JB

Description: Demolition of side porch to No.23; erection at rear of 1 two-storey detached five bedroom house with attached double garage; and 2 two-storey detached four bedroom houses with integral double garages; formation of access road and associated additional parking

Drawing No(s): 23905/SE/PL2/01D, 02B, 04B; 1370/1, 1370/2A, site survey (May 2004).

Decision: **Permission Granted**

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 those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) parking arrangements
- (2) vehicular turning area
- (3) visibility splays

Section B

- (4) refuse collection facility
- (5) finished floor levels of the buildings in relation to existing and proposed site levels

Reason: To ensure that an acceptable standard of development is provided and retained

2. No works on site shall commence until details of the external facing materials, hard landscaping, new boundary enclosures and security measures 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 Policies UD3 and UD6 of the Adopted Replacement Unitary

Development Plan for Croydon

3. The new planting and/or other landscaping treatment specified in the application, plan no. 1370/2A 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 ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. 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)
5. Fencing for the protection of the trees on this site and within adjoining gardens shall be erected in accordance with Plan No.1370/1 before any materials, equipment or machinery are brought onto the site for the purposes of development, including demolition. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation within be made without the prior written consent of the Local Planning Authority.
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. No window or glazed door shall be provided in the following elevations other than as specified in the application:-
 - (1) northern - plot 1
 - (2) south-eastern - plot 3

(3) western- plot 3

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Adopted Replacement Unitary Development Plan for Croydon

8. The windows in the following elevations shall be glazed with obscure glass and retained in that form for so long as the development remains in existence:-

(1) first floor ensuite in northern elevation of plot 1

(2) all first floor windows in the south-eastern elevation of plot 3

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Adopted Replacement Unitary Development Plan for Croydon

9. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

10. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of any dwelling without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

11. 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 EP4 of the Adopted Replacement Unitary Development Plan for Croydon

12. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Adopted Replacement Unitary Development Plan for Croydon

13. 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 Adopted Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD6-9, UD12-15, SP4, UC11, SP8, NC4, SP9-10, SP13, EP4, EP13, SP14, T8, T11, SP18, SP20, H2 and H5

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

- . (a) 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 housing policies of the development plan
- (j) the environmental protection policies of the development plan
- (k) the archaeology policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
2. In considering any request to vary Conditions 7 & 8 attached to this permission, the Local Planning Authority will need to be satisfied that the purpose, position, design and glazing of a proposed window or other opening is such that the amenities and privacy of adjoining occupiers will be maintained
3. You are advised in relation to condition 12 above that a pre-development archaeological evaluation of the site would only identify its potential and would

not constitute an archaeological investigation which may involve more extensive works.

06/01011/P

29/03/2006

Woodside

Application for full planning permission

Agent:

Mr Ness

Space Design Consultants Ltd

30 Van Diemens Road

Old Moulsham

Chelmsford

CM2 9QQ

Applicant:

MRS SIDNEY-WOOLETT

3 ELM PARK LANE

CHELSEA

SW3 6DD

Location: 88 Portland Road, South Norwood, London, SE25

Description: Alterations; use of basement and ground floors as two bedroom flat and erection of single storey rear extension

Drawing No(s): SDC/PO/94 rev A, SDC/PO/95 rev A (only proposed section), SDC88EL-Ex-PD, SDC88EL-Ex, SDC88EL-PD

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to the visual amenity of the street scene and the host building by reason of its poor quality design and would thereby conflict with Policies UD2 and UD4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Addendum 2 to Supplementary Planning Guidance No 1 on Converting Shops into Homes.
 2. The development would result in sub-standard accommodation by reason of an unsatisfactory layout and poor natural light and outlook and would thereby conflict with Policy H6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Draft Supplementary Planning Guidance No 7 on Residential Conversions.
 3. 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)
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06/01366/P

05/04/2006

Kenley

Application for full planning permission

Agent:

Andrew Williams

Lennon Planning

Uk House

82 Heath Road

Twickenham Middlesex

TW1 4BW

Applicant:

Anwick Homes

Location: Land R/O 1-17 Roke Road, 2-3 Oaklands Gardens, Kenley, CR8

Description: Erection of two storey building comprising 2 two bedroom flats and 2 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): MDL-2113-1B; MDL-2113-2B; topographical survey; 6274/01; 6274/02

Decision: **Permission Granted**

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 those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) car and bicycle parking arrangements
- (2) vehicular turning area
- (3) speed control hump & rumble strip
- (4) communal amenity areas
- (5) security lighting

Section B

- (6) refuse collection facilities
- (7) boundary fences
- (8) footpaths

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)

2. Site clearance and development shall not commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- (1) the foundations of the building,
- (2) the construction of the access road, turning area and parking bays, including existing and proposed levels of the road and building,
- (3) site huts, storage of materials and spoil.

Reason: To ensure that an acceptable standard of development is provided and retained and that the retained trees are not damaged by the construction and associated works in accordance with the Policies of the

Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Prior to the commencement of the development, a soft and hard landscaping scheme to include existing and proposed planting and screening to 2 & 3 Oaklands Gardens 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)
4. 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)
5. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. Fencing for the protection of the preserved trees on this site shall be erected in accordance with Plan No. 6274/02 before any materials, equipment or machinery are brought onto the site for the purposes of development, including demolition. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation within be made without the prior written consent of the Local Planning Authority.
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. The provision of functional services below ground shall follow the line of the existing drain as shown on the submitted site plan and, if within 6m of any tree to be retained, trenches shall be hand dug in accordance with British Standard

5837:2005 (Trees in relation to construction). Written notification of not less than one week shall be provided to the Local Planning Authority prior to the commencement of hand digging to enable monitoring of these operations.
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. Prior to the commencement of the works to establish hard surfacing, retaining walls and fencing within the Tree Protection Zones around trees shown as retained and as referred to in Condition 4, a method statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include:

(i) the method of construction (i.e. if any excavation will be required)
(ii) the depth of any excavation and the method of excavation (i.e. by hand or light plant machinery)
(iii) details of the mitigation measures to be put in place (i.e. geo-web cellular confinement system using non-fines aggregates)
(iv) a timetable showing each stage of the process

Once approved the works shall be implemented as specified in the method statement.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. No window or glazed door shall be provided in the southern elevation other than as specified in the application

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

10. 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)

11. Details of the acoustic installation to the windows of the development shall be submitted to and approved by the Local Planning Authority in writing and shall be installed as approved before the development is occupied and shall be retained for so long as the development remains in existence.

Reason: To protect the amenities of future occupiers of the building and having regard to Policy EP1 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

12. The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning authority before the development commences.

Reason: To prevent pollution of the water environment.

13. With the exception of roof water drainage, no surface water or other type of drainage should discharge to ground.

Reason: To prevent pollution of controlled waters.

14. Any soakaway must be constructed in natural ground, such that its base is at least 1m above the highest seasonal water table and in any case no deeper than 3m.

Reason: To prevent pollution of groundwater.

15. No site clearance or development shall take place until a survey and report of the badger sett and its usage by the badger colony, including access routes, has been carried out by a suitably qualified ecologist acceptable to the Local Planning Authority. If the badger sett is found to be active, then the report shall identify elements of the development that would require licensing, ways of protecting the sett and access to it and of preventing undue disturbance to badgers during building works. The report is to be submitted to and approved in writing by the Local Planning Authority before any work takes place that might disturb the sett. Measures recommended in the report to safeguard access routes and foraging areas around the sett shall be implemented prior to the occupation of the building.

Reason: To ensure that the development would not cause demonstrable harm to protected species in accordance with Policies SP8 and NC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

16. 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 SP1-3, UD1-3, UD6-8, UD12-15, SP8, NC2, NC4, SP9-10, EP1-4, EP6, SP14, T8, T11, SP18, SP20, H2, H5.

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the light and outlook of occupiers of adjacent and nearby properties
- (e) the privacy of occupiers of adjacent and nearby properties
- (f) the relationship of the development to trees to be retained
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) the environmental protection policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
2. In considering any request to vary Condition 9 attached to this permission, the Local Planning Authority will need to be satisfied that the purpose, position, design and glazing of a proposed window or other opening is such that the amenities and privacy of adjoining occupiers will be maintained
3. 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).

06/01652/P

25/04/2006

Norbury

Application for full planning permission

Agent:
ASP Southern Ltd
6 Bethnall Gardens
Kenley
Surrey
CR8 5EZ

Applicant:
Equity (Gibson's Hill) Ltd
1509 London Road
Norbury
London
SW16 4AE

Location: The Homestead, Gibson's Hill, Norbury, London, SW16

Description: Demolition of existing building; erection of two storey building with

accommodation in roofspace comprising 11 two bedroom and 1 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 5054, D-01D, 02C, 03C, 04A, 05D, 07C, 08, 09D

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would represent an overdevelopment of the site, out of keeping with the character of the area and detrimental to the appearance of the streetscene by reason of its size, siting and design and would thereby conflict with Policies SP3, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. The development would have a cramped and overcrowded layout with inadequate private amenity space for the occupiers of the dwellings and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/01754/P

03/05/2006

Shirley

Application for full planning permission

Agent:

Ms B A Perry
160 Godstone Road
Caterham
Surrey
CR3 6RB

Applicant:

Aspect Research Services Ltd
42-46 High Street
Esher
Surrey
KT10 9QY

Location: 164 Orchard Way, Croydon, CR0 7NN

Description: Retention of 2 two bedroom bungalows at the rear of the site and the provision of 5 parking spaces at the front of the existing property

Drawing No(s): GH/01/ReA RevA, 25182_LR, 182_AS, G/01/SRT RevA, GE/ST/01, 210/06/sep (3 pages)

Decision: **Application Deferred**

06/02077/P 27/06/2006 Purley

Application for outline planning permission

Agent:
Mr Rix
Graham Rix RIBA
13 Furze Lane
Purley
CR8 3EJ

Applicant:
Mr Shariff
Unique Building Services
7 Brighton Road
Hooley
CR5 3EJ

Location: 61 Foxley Lane, Purley, CR8 3EH

Description: Demolition of existing house; erection of 2 two storey buildings comprising a total of 12 two bedroom flats with parking at basement level; formation of vehicular access

Drawing No(s): 61FL P2(B)

Decision: **Application Withdrawn**

06/02897/P 13/07/2006 Kenley

Application for outline planning permission

Agent:
Ms B A Perry
160 Godstone Road
Caterham
Surrey
CR3 6RB

Applicant:
Village Developments Plc
East Wing
Harewood House
Outwood Lane Outwood, Surrey
RH1 5PN

Location: 8-10 Welcomes Road, Kenley, CR8

Description: Demolition of existing buildings; erection 3 three bedroom, 5 two bedroom terraced houses, 2 five bedroom detached houses with attached garages and and a two storey building comprising 4 two bedroom flats; formation of access road and provision of associated parking

Drawing No(s): 899/50, 899/51, 899/52,

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, detrimental to the appearance of the street scene and harmful to the appearance of the hillside and would thereby conflict with Policies UD2, UD3 , UD9, H2 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. The development would not respect the form of the street of which it is a part by building to the established building line of frontages and would thereby conflict and would thereby conflict with Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. Insufficient detail has been provided to demonstrate that sight lines and visibility splays could be satisfactorily achieved. The design and layout of the parking and number of car and cycle spaces would not be well designed and appropriate to the development and would thereby conflict with Policies UD12, UD13, T4, T8 and T11.
5. The development would result in the loss of or the putting at risk trees and other vegetation some of which are the subject of a Tree Preservation Order and would thereby conflict with Policies UD2, UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The proposal is a major planning application but it does not incorporate an adequate environmental performance statement and does not demonstrate that the proposal will incorporate renewable energy production equipment to provide at least 10% of the predicted energy requirements of the proposal and would thereby be contrary to Policies SP1, UD1, UD8, EP15 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No.15 on Renewable Energy.

06/03053/P

26/07/2006

South Norwood

Application for full planning permission

Agent:

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

Applicant:

Howard Fairbairn Project Services
439 London Road
Croydon
Surrey
CR0 3PF

Location: 15 & 15a Sylvan Hill, Upper Norwood, London, SE192QB

Description: Demolition of existing building; erection of three storey building with basement comprising 7 one bedroom and 6 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 5371-PL01, 02RevA - 06RevA & 07

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an over-development of the site, out of keeping with the character of the locality and detrimental to the visual amenity of the street scene and the Church Road Conservation Area by reason of its scale, massing, design and prominent siting and would thereby conflict with Policies UD2, UD3, SP4, UC3 and H2 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 be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting, resulting in loss of light, loss of privacy, dominance and visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 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 application does not offer a contribution towards sustainable transport initiatives in the vicinity to alleviate traffic generation created by the development. The development would therefore be contrary to Policies SP14 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations
 6. 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
 7. The proposed vehicular access is of inadequate width to serve the development and would be contrary to Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 8. No ecological report has been submitted with the application to justify that the proposed development would not result in the loss of nature conservation interests, thereby conflicting with Policies NC2 and NC3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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06/03125/P 28/07/2006 Sanderstead

Application for outline planning permission

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

Applicant:
South East Living
54-56 Mottingham Road
London
SE9 4QR

Location: 96-100 Limpsfield Road, South Croydon, CR2

Description: Demolition of existing buildings; erection of 5 two storey three bedroom terraced houses with accommodation in roofspace, 1 two storey three bedroom terraced house with integral garage, 5 two storey four bedroom terraced houses with accommodation in roofspace and integral garage and 2 two storey four bedroom terraced houses with integral garages; formation of vehicular access and provision of associated parking

Drawing No(s): 5346-01. 02, 03B, 04B and 05B

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would constitute a cramped and overcrowded form of backland development out of character with the surrounding area by reason of scale and intensity, siting, the pattern of development and dominance of the hard surfaces and would thereby conflict with Policies UD2, UD12, UD13, UD14, H2 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/03132/P 28/07/2006 Coulsdon West

Application for outline planning permission

Agent:
Planning Potential
Palace House
3 Cathedral Street
London
SE1 9DE

Applicant:
Aldi Stores Ltd
Sheepcotes
Springfield Business Park
Chelmsford
CM2 5AS

Location: Red Lion Public House, 159 Brighton Road, Coulsdon, CR5 2NH

Description: Erection of two/three/four/five/six storey building with basement

parking area comprising use for purposes within class A1 (retail) on ground floor, 43 two bedroom and 9 one bedroom flats on upper floors; formation of vehicular access and provision of surface parking

Drawing No(s): PP1; 7481/01C, 02C, 03C, 04C, 05E, 06C and 07 together with Planning Assessment, Design Statement, Sustainability Statement and Transport Assessment; artists impression

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be an overdevelopment of the site; it would not provide a high standard of design and layout, it would not respect the visual character of the area and the appearance of the street scene and would be detrimental to the regeneration of Coulsdon including proposals for a "Town Square" and would thereby conflict with Policies UD2, UD3, UD12, UD13 and H10 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) and with Supplementary Planning Guidance Note No 20: Coulsdon Area Regeneration Strategy
 2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size, siting and design resulting in visual intrusion, overshadowing and loss of privacy and would thereby conflict with Policies UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 3. The residential element would result in a poor residential environment for the new occupiers due to its general layout and lack of amenity space and would thereby conflict with Policies UD8 and H10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 4. The application does not include information on the provision of affordable housing and would therefore be contrary to Supplementary Planning Guidance Note No 6 on Affordable Housing and Policy H13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 5. It has not been demonstrated that the capacity of the proposed junction layout would be adequate for traffic using the network and the design and layout of the access, parking, cycle and pedestrian provisions would meet accepted standards; the development would thereby conflict with Policies UD12, UD13, T2, T3, T4, T8 and T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 6. This major development proposal would not make adequate provision for public art and would thereby be contrary to Policy UD16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 7. The proposal would not provide for the enhancement of nearby open space and would thereby conflict with Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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06/03200/P

03/08/2006

Thornton Heath

Application for full planning permission

Agent:

M E Lloyd
Mel Design Associates
Rosemere Cottage
Outwood Lane
Chipstead Surrey
CR5 3NG

Applicant:

Mr M Woods

Location: 76A Beulah Road, Thornton Heath, CR7

Description: Erection of a two storey building with accommodation in roofspace comprising 5 one bedroom, 3 two bedroom and 2 studio flats; provision of associated parking.

Drawing No(s): 06/969/01, 06/969/02

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would result in the loss of this site as an employment generating use and would thereby conflict with Policy EM5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 2. The proposal would result in an overdevelopment of the site out of keeping with the character of the area resulting in an unsatisfactory relationship with adjoining residential property and would thereby conflict with Policies UD2, UD3, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 3. 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
 4. The application is not supported by an environmental performance statement and does not satisfactorily address sustainability criteria under the BREEAM Eco-Homes assessment or demonstrate that the proposal will incorporate renewable energy equipment to off-set at least 10% of the predicted carbon emissions generated by 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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06/03691/P

05/09/2006

Coulsdon East

Application for full planning permission

Agent:
Westleigh Design
Chamois
Woodside Green
Lenham Kent
ME17 2EU

Applicant:
Mr Choudhry
71 Peacock Street
Gravesend
Kent

Location: 77 Stoats Nest Road, Coulsdon, CR5

Description: Alterations; use of ground floor for purposes within class A5 (hot food take away); erection of single storey rear extension and siting of extract ducting through chimney

Drawing No(s): 110806/1 dated August 2006 and received by Council on 4 September 2006

Decision: **Application Deferred**
