

06/02946/P

19/07/2006

Coulsdon West

Application for full planning permission

Agent:
Turley Associates
25 Savile Row
London
W1S 2ES

Applicant:
Sainsbury's Supermarkets Ltd

Location: 127 Brighton Road, Coulsdon

Description: Demolition of existing buildings; erection of seven storey building to comprise a retail unit, 23 two bedroom, 8 one bedroom, 7 three bedroom and 1 four bedroom flats and 261 parking spaces; formation of vehicular access onto Station Road (amended description)

Drawing No(s): A4450/2.1/001, A4450/2.1/000, A4450/2.1/003, A4450/2.1/002, 31477/A/23 Rev C, 497-19, 497-11 Rev J, 497-17, 497-06 RevF, 497-20 RevB, 497-22, 497-21, A4450/2.1/100, A4450/2.1/101 Rev A, A4450/2.1/102 Rev A, A4450/2.1/103 Rev A, A4450/2.1/104 Rev A, A4450/2.1/105 Rev A, A4450/2.1/106 Rev A, A4450/2.1/200 Rev A, A4450/2.1/301 Rev A, A4450/2.1/400 Rev A, 497-23 Rev A; Environmental Statement and associated documentation as amended March 2007

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 design and appearance and would thereby conflict with Policies SP3, UD2 and UD3 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 and detrimental to the appearance of the street scene by reason of its scale, bulk and massing and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 3. The development would be detrimental to the amenities of the occupiers of adjoining properties by reason of its size and siting resulting in loss of light and visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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06/04744/P

17/11/2006

Broad Green

Application for full planning permission

Agent:
Chris Francis
West and Partners
Isambard House
60 Weston Street
London
SE1 3QJ

Applicant:
St Martins Property
Investments Limited
Shackleton House
4 Battlebridge Lane London
SE1 2HX

Location: Centrale Shopping Centre, 21 North End, Croydon, CR9

Description: Erection of extension fronting onto North End to provide additional retail floor space, with glazed screen facade and re cladding of entrance canopy

Drawing No(s): 9764/110d, 111c, 113d, 114c, 115d, 116c, 117d, 122d, 122b, 123b,

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. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the matters below. The development shall be completed only in accordance with the approved details:-
 - (1) external facing materials and materials of the new facade visible from outside of the building
 - (2) means of illumination of the facade and displays

Reason: To ensure an acceptable standard of development having regard to the Urban Design policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. 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:-

- . Croydon Replacement Unitary Development Plan (The Croydon Plan) SP1 – SP3, UD1, UD2 – UD8, UD16, SP4, UC5, UC9, UC11 – UC14, SP9 – SP10, SP13, EP1, SP23, SH1, SH4, SP28 and CMC9.

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
 - (k) the shopping policies of the development plan
 - (p) the character, quality and setting of the Local Area of Special Character
 - (x) the urban design policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

07/00530/P

16/02/2007

Upper Norwood

Application for full planning permission

Agent:

Miss Holden
Divine Ideas (UK) Ltd
Georgina Holden
6-8 Standard Place
Rivington Street London
EC2A 3BE

Applicant:

Mr Cunningham
Property Ward Ltd
66 A London Road
Maidstone
ME16 8QV

Location: Gayfere, 2-4 Grange Hill, South Norwood, London, SE25

Description: Demolition of existing houses; erection of 7 four bedroom and 6 three bedroom houses; formation of access road and provision of associated parking spaces and garages

Drawing No(s): 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would not protect or conserve the particular interest that led to the designation of this building on the Local List of buildings of special architectural or historic interest and would thereby conflict with Policy UC9 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 and detrimental to the visual amenity of the street scene by reason of its cramped layout, massing, appearance and insufficient amenity space 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 be detrimental to the amenities of the occupiers of adjoining property by reason of its size, siting, massing and appearance resulting in loss of privacy, overlooking and visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary

Development Plan (The Croydon Plan)

4. The development would result in sub-standard accommodation for future occupiers of the site by reason of poor outlook, insufficient amenity space, lack of privacy, insufficient light and unacceptable siting of refuse collection facilities and would thereby conflict with Policy UD2, UD15 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. There are a number of prominent trees on this site, many of which are subject to a Tree Preservation Order (No.7, 1969 and No.31, 2007). The applicant has failed to provide sufficient information, in accordance with BS5837, Trees in Relation to Construction 2005, detailing how these trees can be successfully protected during development and retained following completion of the works. The trees currently provide a good level of visual amenity and their potential loss, as a result of this application, would be detrimental to the character of the area. The proposal is, therefore, contrary to Policies UD2, SP8 and NC4 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
6. An assessment into whether protected or priority species are located within or in the vicinity of the site has not been submitted with the application and therefore the development may cause demonstrable harm to protected species, contrary to Policy NC2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
7. Over provision would be 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)
8. The proposed crossover for the access road would create unnecessary areas of conflict between pedestrians and vehicles using the public footway by reason of its excessive width and would thereby be contrary to Policies UD13 and T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. The development does not propose adequate pedestrian/vehicular visibility splays which would adversely affect the safety of pedestrians and motorists thereby conflicting with Policies UD13 or T11 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
10. The proposed development would provide substandard parking bays (18, 20 and 22) and would thereby conflict with Policy UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
11. The proposals would not provide disabled parking facilities and would thereby be contrary to Policy UD7 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
12. The application does not satisfactorily address sustainability criteria under the BREEAM Eco-Homes assessment or sufficiently demonstrate how a minimum

of 10% of the carbon emissions for which the development is responsible are to be off-set by on site renewable energy production methods within the proposal and would thereby be contrary to Policies UD1, UD3 and EP16 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

13. The development does not include a contribution towards sustainable transport initiatives in vicinity, additional book stock in local libraries and health provision. The development would thereby be contrary to Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations

07/01128/P

27/03/2007

Fairfield

Application for full planning permission

Agent:

MHK Architects
The Pavillions
35A Brighton Road
Croydon Surrey
CR2 6EB

Applicant:

Mr Patel
Station Hotel Ltd
15 Addiscombe Grove
Croydon
CR0 5LR

Location: 15 Addiscombe Grove, Croydon, CR0 5LR

Description: Demolition of existing building; erection of three storey building with accommodation in roofspace comprising 5 two bedroom and 3 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 2444-10 H, 2444-11B

Decision: **Permission Granted**

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
 - (1) external security lighting
 - (2) boundary treatment
 - (3) cycle store
 - (4) private amenity space to Flat 1

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved 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 an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. 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 arrangements
- (2) refuse storage
- (3) pedestrian pathway

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

3. Notwithstanding what is shown on the approved plans, details of the visibility splays shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The splays shall be provided before the access is brought into use and shall be retained for so long as the development remains in existence with no obstruction above the height of 0.6 metres.

Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 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. 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)

6. The flat roof of the single storey rear element hereby permitted shall not be used as a balcony, roof garden or similar area and no alterations at first floor level shall be carried out to create access to it

Reason: To protect the amenities of adjacent occupiers in accordance with policy UD8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

7. 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)

8. 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, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, SP7, EP2, EP3, EP4, EP15, SP14, T2, T4, T8, T11, SP18, SP19, SP20, H2, 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 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) sustainability issues
- (l) the urban design policies of the development plan
- (m) the transport policies of the development plan
- (n) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

07/01210/P

26/03/2007

Coulsdon East

Application for full planning permission

Agent:
Plans 4 Buildings
10 Quail Gardens
South Croydon
Surrey
CR2 8TF

Applicant:
Mr & Mrs S Peers
22 Deans Walk
Coulsdon
Surrey
CR5 1HR

Location: 22 Deans Walk, Coulsdon, CR5 1HR

Description: Erection of single/two storey front/side extension

Drawing No(s): 8198-03A, 04A, 05A, 06A (rec.26/03/07)

Decision: **Permission Granted**

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

1. No window shall be formed in the north-facing side elevation at or above first floor level.
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 Document No 2 on Residential Extensions and Alterations

2. All new external work and work of making good shall be carried out in materials to match the existing.
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)

3. 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 are SP1, SP2, SP3, SP4, UD2, UD3, UD8, UC3 and UC6.

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
- and having regard to all other matters raised.
