

07/03538/P

28/11/2007

Ashburton

Application for outline planning permission

Agent:
Christopher Taylor
17 Tudor Court
Tunbridge Wells
Kent
TN2 5QH

Applicant:
Mr and Mrs M Mankau

Location: 59 Greenview Avenue, Croydon, CR0 7QW

Description: Erection of detached chalet building with garage; formation of access road

Drawing No(s): plans titled Proposed Chalet Bungalow on land adjoining 59 Greenview Avenue, Rev A.

Decision: **Permission Granted**

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) appearance
- (2) landscaping
- (3) layout

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:-

Section A

- (1) parking arrangements
- (2) vehicular turning area

Section B

- (3) refuse collection facilities
- (4) any boundary walls and fences or other means of enclosing the site

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

3. 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

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. The visibility splays shall be provided as shown on the submitted drawing and shall be retained for so long as the development remains in existence:-
Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. A scheme of protective fencing to be erected around each tree or group of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting 'Heras' panel fencing or 20mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005). The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development
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 structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof 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)
8. No service trench or pipeline shall be located within 5 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)
9. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the 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 southern roof slope of the development 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 EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

12. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.
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 SP3, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, NC4, EP1, T8, H2 and H5.

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.

Informative(s) :-

- . In considering the reserved matters the Council's Planning Committee have indicated a preference for the new building to be sited as shown on the indicative plans Rev. A

07/03595/P

19/10/2007

Broad Green

Application for full planning permission

Agent:

The Hards Partnership
 Mansfield House
 139 Shirley Road
 Croydon Surrey
 CR0 7LR

Applicant:

Mr M Tucker
 72-78 Frith Road
 Croydon
 Surrey
 CR0 1TA

Location: 72-78 Frith Road, Croydon, CR0

Description: Construction of an additional three floors above existing ground floor shop to provide 9 two bedroom and 2 one bedroom flats and provision of associated parking area

Drawing No(s): MT-P-100, 104-106, 120, 121

Decision: **Application Deferred**

07/04435/P

09/11/2007

Shirley

Application for full planning permission

Agent:
Andrew King & Associates
Wisteria Cottage
Crafton
Mentmore Beds
LU7 OQL

Applicant:
Simon Patience (New Homes) Ltd
Roseacre
Station Road
Woldingham Surrey
CR3 7DE

Location: 79 Orchard Avenue, Croydon, CR0 7NF

Description: Demolition of existing building; erection of 1 two storey four bedroom detached house with accommodation in roofspace and attached garage and a pair of two storey two bedroom houses with accommodation in roofspace and attached garages; formation of vehicular accesses and provision of associated parking

Drawing No(s): G52 07, WH102A, WH103A & WH104A

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would be out of keeping with the character of the locality by reason of its lack of an active frontage and poor boundary treatment along Orchard Avenue and would thereby conflict with Policies SP3, UD2, UD3, and H2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
 2. The design and appearance of the development would be detrimental to the visual amenity of the street scene and out of keeping with the character of the area and would thereby conflict with Policies SP3, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
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