



Planning News

Reference:	17/00900/FUL
Address:	67 Orchard Avenue
Proposal:	Demolition of the existing building. Erection of a terrace of 3 three bedroom houses with accommodation in the roof-space and formation of vehicular accesses onto Orchard Avenue. Erection of a detached two-bedroom bungalow at the rear and formation of vehicular access onto Woodland Way. Provision of associated parking, cycle and refuse storage for the whole development.
Case Officer:	Robert Naylor
Application Validated:	28th March 2017
Consultation Date:	2nd May 2017
Decision:	Permission Refused 8th June 2017

Dear Residents

Decision: Permission Refused Reason(s) for refusal: -

1 The proposed bungalow, by reason of its siting and design, would result in an unsatisfactory cramped backland development that would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene thereby conflicting with Policies 3.5, 7.4 and 7.6 of the London Plan 2015 (consolidated with alterations since 2011), Policies SP4.1 of the Croydon Local Plan: Strategic Policies 2013 and Policies UD2, UD3 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies 2013.

2 The proposed town houses, by reason of design would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene thereby conflicting with Policies 3.5, 7.4 and 7.6 of the London Plan 2015 (consolidated with alterations since 2011), Policies SP4.1 of the Croydon Local Plan: Strategic Policies 2013 and Policies UD2, UD3 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies 2013.

3 The proposed development would fail to provide a high quality living environment for the future occupiers due to the back to back relationship between the dwellings and the potential for inter-looking between units contrary to Policy 7.6 of the London Plan 2015 (consolidated with alterations since 2011) and Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies 2013.

We await either an appeal to the Planning Inspectorate within 6-8 weeks of the decision or a revised planning application.

We will inform local residents of any new development proposals when they are put forward.