



## URGENT - Planning Application information:

**Reference 17/03323/FUL**

**Application Received Sat 01 Jul 2017**

**Application Validated Wed 08 Nov 2017**

**Address 33 Orchard Way Croydon CR0 7NP**

**Proposal PROPOSED NEW DETACHED 3 BED HOUSE TO THE LAND ADJACENT 33 ORCHARD WAY CR0 7NP**

### Dear Residents

There is a new application for the **FULL** Planning permission as stated above. ALL Drawings, Plans and the Design and Access Statements can be viewed on the Croydon Council Planning Website. <http://planning.croydon.gov.uk> or at Bernard Wetherill House, 8 Mint Walk, Croydon, CR0 1EA. Please send your comments quoting the Application Reference and address - write to: Development Management or email [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk) for the attention of the case officer:

Alternatively, you can access the application and documents at <http://www.mo-ra.co/planningapp>

Please copy your comments to [planning@mo-ra.co](mailto:planning@mo-ra.co)

### Reasons:

- The proposal is inappropriate for the locality;
- The proposal does not reflect the character of the area;
  - **UD2 - Layout and Siting of New Development:**
  - The proposal is non-compliant to UD2 which states Development proposals will be permitted provided they:
    - Reinforce and respect the existing development pattern, plot and building frontage widths, where they contribute to local character;
    - Address the street to provide active frontages;
    - Are based on a series of spaces defined by buildings;
    - Allow adequate daylight and sunlight to penetrate into and between buildings;
  - **UD3 - Scale and Design of New Buildings;**
  - The proposal is non-compliant to UD3 which states Development proposals will be permitted provided they:
    - Respect the height and proportions of surrounding buildings which play an important role in determining the character of the street.
    - Where appropriate, incorporate roof designs to create visual interest.
    - Incorporate established materials used in the locality.
- The proposal by reason of architectural design, layout, building materials, and confined site dimensions is totally out of character with adjacent and surrounding dwellings and therefore not compliant to Policy UD2 and UD3.
- It is acknowledged we need more housing but that housing should meet the adopted and agreed Planning Policies – that is what the planning policies are for;
- The proposal would create a precedent which would destroy the character of the locality.

**PLEASE SUPPORT MORA**  
**WE NEED AS MANY LETTERS OF OBJECTION AS POSSIBLE**  
**SEND TO: [Development.management@croydon.gov.uk](mailto:Development.management@croydon.gov.uk)**  
**[#SaveShirley](https://twitter.com/SaveShirley)**

**Representing, supporting and working with the local residents  
for a better community**