

## URGENT - Planning Application information:

<b>Reference</b>	<b>19/04705/FUL</b>
<b>Application Received</b>	<b>Wed 02 Oct 2019</b>
<b>Application Validated</b>	<b>Wed 02 Oct 2019</b>
<b>Address</b>	<b>16-18 Ash Tree Close Croydon CR0 7SR</b>
<b>Proposal</b>	<b>Demolition of the existing dwellings. Erection of 8 x 3-bed semi-detached dwellings with associated access, parking, refuse and cycle stores.</b>
<b>Case Officer:</b>	<b>Wayne Spencer</b>
<b>Consultation Close:</b>	<b>Wed 30 Oct 2019</b>
<b>Deadline determination:</b>	<b>Wed 27 Nov 2019</b>

### 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 [dm@croydon.gov.uk](mailto:dm@croydon.gov.uk) or [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)

### Some suggested Reasons for refusal:

- Over Development Residential Density at close on 300hr/ha; for Public Transport Accessibility Level (PTAL) at 1a;
- should be between 150 to 200hr/ha at PTAL 1a;
- Over Development Housing Density at close on 60 units/ha at PTAL 1a;
- Should be ≈48 units/ha at PTAL 1a;
- Densities would require a PTAL of >5 for Residential Density and approaching 3 for Housing Density when the locality has PTAL of 1a (numerically = 0.66);
- Bed Spaces for 40 new occupants and only 8 car parking spaces;
- Inappropriate Refuse and Recycling Storage for each dwelling;
- Access limited width and parking difficult to negotiate ingress and egress.
- The access would limit the available turning head for existing residents at Ash Tree Close Cul-De-Sac.



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