



To:

Mr Paul Young – Case Officer
Development and Environment
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From:

**Monks Orchard Residents'
Association Planning**

21st September 2020

Emails: planning@mo-ra.co
chairman@mo-ra.co
hello@mo-ra.co

| | |
|------------------------------|--|
| Reference | 20/03932/FUL |
| Application Received | Tue 01 Sep 2020 |
| Application Validated | Tue 01 Sep 2020 |
| Address | 75 Shirley Avenue Croydon CR0 8SP |
| Proposal | Erection of part single, part two storey side/rear and roof extensions to facilitate conversion of property into 5 residential units. |
| Status | Awaiting decision |
| Case Officer | Paul Young |
| Consultation close: | Sun 27 Sep 2020 |
| Determination date: | Tue 27 Oct 2020 |

Dear Mr Young

Please accept this letter as an **Addendum to our Objection letter sent on 11th September 2020.**

The type face with green background are **current adopted** Planning Policies.

Draft London plan Policy T6.1 Residential parking

Policy DM29: Promoting sustainable travel and reducing congestion

Policy DM30: Car and cycle parking in new development

Policy T6.1 Residential parking

A New residential development should not **exceed the maximum parking standards set out in Table 10.3**. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.

C All residential car parking spaces must provide **infrastructure for electric or Ultra-Low Emission vehicles**. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

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G Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

- 1) ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset
- 2) demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.

H All disabled persons parking bays associated with residential development must:

- 1) be for residents' use only (whether M4(2) or M4(3) dwellings)
- 2) **not** be allocated to specific dwellings, **unless provided within the curtilage** of the dwelling
- 3) be funded by the payment of a commuted sum by the applicant, if provided on-street (this includes a requirement to fund provision of electric vehicle charging infrastructure)
- 4) count towards the maximum parking provision for the development
- 5) be designed in accordance with the design guidance in BS8300 vol.1

Parameters for this proposal:

| 75 Shirley Avenue Ref: 20/03932/FUL | | | | | | Residential Density | | 143.10 hr/ha | | |
|--|--------|---------------------|---------------------|------------|---------------------|---------------------|-------------------------------|---------------------------------|-------------------------------|--------------------------------|
| Site Area | | 1188 sq.m. | PTAL | 2011 | 2 | Housing Density | | 42.09 units/ha | | |
| | | 0.1188 ha | PTAL | 2031 | 2 | Residential Density | | 101.01 bs/ha | | |
| | floor | habitable rooms (*) | bed rooms | bed spaces | GIA offered (sq.m.) | GIA Table 3.3 | storage space offered (sq.m.) | Storage Space Table 3.3 (sq.m.) | amenity space offered (sq.m.) | amenity space required (sq.m.) |
| unit 1 | ground | 5 | 3 | 5 | not stated | 86 | not stated | 2.5 | not stated | 7 |
| unit 2 | ground | 3 | 1 | 2 | not stated | 50 | not stated | 1.5 | not stated | 5 |
| unit 3 | first | 3 | 1 | 2 | not stated | 37 (**) | not stated | 1.5 | not stated | 5 |
| unit 4 | first | 3 | 1 | 2 | not stated | 39 | not stated | 1.5 | not stated | 5 |
| unit 5 | second | 3 | 1 | 1 | not stated | 37(**) | not stated | 1 | not stated | 5 |
| Total | | 17 | 7 | 12 | | | | | | 27 |
| Off Street Parking | | 2 | Spaces per Occupant | | 0.17 | Spaces per Adult | | 0.22 | | |
| (*) Kitchen/Loung/ Dining = 2 Habitable Rooms | | | | | | | | | | |
| (**) Shower room instead of bathroom (see Table 3.3) | | | | | | | | | | |

Note:

Correction of objection dated 11th September.

The list of parameters in the original submission was headed 95 Shirley Avenue but should have referenced 75 Shirley Avenue (as modified above).



CAR PARKING PROVISION

The car parking provision are two Off-Street parking bays.



Google Earth image shows double yellow line parking restriction on bend in Shirley avenue.

The new London plan at Table 10.3 - Maximum residential parking standards for Outer London at PTAL 2 quota is Up to 1 space per dwelling.

Objection #6:

- There are no disabled parking bays as required of the London plan policy.

Objection #7:

- There are no electric charging point provision at either off-street parking bays as required of the London plan policy.

Objection #8:

- The google earth image shows the bend at the corner of Shirley Avenue has Double Yellow Line Parking Restriction which means any overspill on-street parking (possibly up to 7 vehicles) would need to be either 30m or 50m to the west of the entrance to 75 Shirley Avenue or 26m to 43m to the south east of the access drive of 75 Shirley Avenue in order legally park and to avoid blocking the driveways of surrounding properties.

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Please consider this letter as an Addendum to our original objection of 11th September 2020.

Please list this Addendum as Monks Orchard Residents' Association Addendum (Objects) on the on-line public register.

Kind Regards

Derek Ritson

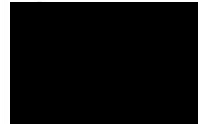


Email: planning@mo-ra.co

Derek C. Ritson I. Eng. M.I.E.T.

MORA Executive Committee - Planning

Sony Nair



Chairman,

Monks Orchard Residents' Association.

Email: chairman@mo-ra.co

Cc:

Sarah Jones MP

Nicola Townsend

Cllr. Sue Bennett

Cllr. Richard Chatterjee

Cllr. Gareth Streeter

Bcc:

MORA Executive Committee

Affected Local Residents

Interested Parties

Croydon Central

Head of Development Management

Shirley North Ward Councillor

Shirley North Ward Councillor

Shirley North Ward Councillor