

URGENT - Planning Application information:

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| Reference | 21/03518/FUL |
| Application Received | Thu 01 Jul 2021 |
| Application Validated | Thu 01 Jul 2021 |
| Address | 13 Gladeside Croydon CR0 7RL |
| Proposal | Demolition of existing dwelling and erection of a two-storey detached building with accommodation in roof space comprising 6 flats and provision of associated landscaping, car parking, refuse and cycle storage. |
| Consultation Close | 25th August 2021 |

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>. Please send your comments quoting the Application Reference and address - write to: Development Management or email dmcomments@croydon.gov.uk or 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

Some suggested Reasons for refusal:

- 6 Flats
- 2 storeys with accommodation in the roof-space.
- Over Development Residential Density at ≈ 288 hr/ha;
- Public Transport Accessibility Level (PTAL) at 1a;
- No improvement to supporting local infrastructure.
- Over Development Housing Density at 95.99units/ha at PTAL 1a;
- London Plan Design Guide indicates Housing Density for Suburbs between 40 to 60 dwellings per hectare.
- Floor Area Ratio @ 0.65 should be less than < 0.5 for Suburban Areas.
- Bed Spaces for 20 new occupants and only 4 car parking spaces (0.33 per adult);
- Inadequate Play Spaces for probably 8 Children, London Plan requires 80m².
- Overbearing of adjacent properties.
- Does not respect the character of the Area.
- Inappropriate for incremental intensification at PTAL 1a (i.e., Less than PTAL 3 to 6 and greater than 800m from Tram/Train Station or District Centre).

