



URGENT - Planning Application information:

| | |
|--------------------------------|--|
| Reference: | 22/03552/FUL |
| Application Received: | Tue 23 Aug 2022 |
| Application Validated: | Wed 24 Aug 2022 |
| Address: | 67 Orchard Avenue Croydon CR0 7NE |
| Proposal: | Demolition of the existing dwelling and erection of a two-storey building with accommodation in the roof space containing 6 flats with associated access, parking, landscaping, cycle and refuse storage facilities |
| Status: | Awaiting decision |
| Case Officer | Victoria Bates |
| Consultation Expiry: | Fri 23 Sep 2022 (Extended to 26th September) |
| Determination Deadline: | Wed 19 Oct 2022 |

Dear Residents

There is a new application for **FULL** Planning permission as stated above. ALL Drawings, Plans and the Planning Statement can be viewed on the Croydon Council Planning Website.

[https://publicaccess3.croydon.gov.uk/online-](https://publicaccess3.croydon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH2OG3JLH9D00)

[applications/applicationDetails.do?activeTab=summary&keyVal=RH2OG3JLH9D00](https://publicaccess3.croydon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH2OG3JLH9D00)

or at Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA. Please send your comments quoting the Application Reference and address - write to: 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



View Fronting Orchard Avenue



View Fronting Woodland Way

Suggested Reasons for Objecting:

- The proposal is a Significant Over-development – The locality is a Suburban Area and at **Residential Density of 257.14 persons/ha** and **Housing Density of 85.71Units/ha** is more appropriate to an Urban Area than a Suburban Area.



- The local Post Code of CR0 7NE has covers an Area of 0.83ha and with 11 dwellings has a Residential Density of 31.33persons/ha and a housing density of 13.25Units/ha which indicates the proposal does NOT reflect the character of the local area.
- The Plot Area Ratio of Gross Internal Area to Plot Size is 0.57 which exceeds the National Recommendation of “NOT greater than a ratio of 0.5” and is another indication of over-development for the Area.
- The local Public Transport Accessibility Level as measured by TfL on a scale of 0 - 6 is 1b. which is very low. Therefore, as 67 Orchard Avenue has PTAL of 1b (i.e., less than 3) and is greater than 800m from either Tram or Train Stations or a District Centre, the locality is inappropriate for “Incremental Intensification”. There is no prospect of an improvement in Public Transport Accessibility over the life of the Croydon Local Plan.
- The increase in Density cannot be assumed “Gentle Densification” as required by the Revised Croydon Local Plan as a) there is no definition of what “Gentle” means and the percentage increase over the recommendation of between **220%** & **270%** cannot rationally be considered “Gentle”.
- The proposal has no Communal Open Space for the future occupiers of the development when the requirement in the emerging Croydon Local Plan specifies 50sq.m. for developments exceeding 5 Units.
- The proposal will probably provide accommodation for 6 children of the future occupants which would require 10 sq.m. Play Space per child equating 60 sq.m. when the proposal only has an allocation of 20sq.m. Play Space for Children. This is another indication of over-development.
- The proposal does not meet the requirement of 10% of Units to be Wheelchair M4(3) Building regulation standard. The proposal has 6 units which at 10% is greater the 0.5 (*0.6*) which when rounded = 1 Unit and therefore should be to M4(3) Building Regulation Standard.
- The Parking Provision for the proposal is 6 Parking Bays with one disabled bay and one Electric Charging Point. The Croydon Plan requirement at PTAL 1b requires up to 7 Bays and the London Plan Outer London Requirement at PTAL 1b requires up to 9 Bays
- In summary, the proposal is significantly an over development and exceeds the “Site Capacity”. *If permission is Granted for this proposal, it would be absurd to believe that the Planning Policies have any meaningful weight and local residents would be quite correct in their current complete loss of confidence in the Planning Process.*