

## URGENT - Planning Application information:

Reference:	22/03888/FUL
Application Received:	Tue 20 Sep 2022
Application Validated:	Tue 20 Sep 2022
Address:	9 - 13 Gladeside Croydon CR0 7RL
Proposal:	This proposal is for the demolition of 3no existing dwellings and the erection of 7no dwelling houses of two storey with accommodation in the roof space. 11 car parking spaces are provided including 1no accessible space plus cycle and refuse storage.
Status:	Awaiting decision
Case Officer	Christopher Grace
Consultation Expiry:	Sun 16 Oct 2022
Determination Deadline:	Tue 15 Nov 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-applications/applicationDetails.do?activeTab=summary&keyVal=R1IJLCJLJHQ00>

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](mailto:dmcomments@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)

- The local Post Code of CR0 7RL covers an Area of 1.405ha and with 24 dwellings and a population of 60persons so has a Residential Density of  $\approx 43$  persons/ha and a housing density of  $\approx 18$  Units/ha which indicates the proposal does NOT reflect the character of the local area.
- The Housing Density of the proposal is approx. 45 Units per Hectare in a locality of average 18 Units per hectare.
- The Residential Density of the proposal is approx. 282 persons/ha in a locality averaging 43persons/ha.
- The Floor Area Ratio of Gross Internal Area to Plot Size is  $\approx 6$  when the recommendation for suburban areas should be less than or equal to 0.5.
- The local Public Transport Accessibility Level as measured by TfL on a scale of 0 - 6 is 1a. which is very low. Therefore, as the location has PTAL of 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" as defined by the London Plan. There is no prospect of an improvement in Public Transport Accessibility or infrastructure over the life of the Croydon Local Plan.