

URGENT - Planning Application information:

Reference:	23/01405/FUL
Application Received:	10 Apr 2023
Application Re-validated:	Tue 26 May 2023
Address:	6 Orchard Rise Croydon CR0 7QY
Proposal:	Host dwelling: Erection of two-storey side return extension, first floor side/rear extension, first floor terrace and second floor side/rear terrace extension with associated works. Alterations to fenestrations; Garden subdivision: Erection of two-storey four-bedroom detached house on land to the rear of No. 6 Orchard Rise, including top floor roof terrace, new vehicular access and crossover from Oakview Grove, car parking and all associated site works.
Case Officer	Samuel Wong
Consultation Expiry:	17 July 2023

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 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.

<https://publicaccess3.croydon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSWEAHJLL7Q00>

Alternatively, you can access the application and documents at: <http://www.mo-ra.co/planningapp>

Please copy your comments to planning@mo-ra.co

- **The New Dwelling should be subservient to the Host dwelling, and it is 1.5m taller.**
- **The retained garden of the Host Dwelling after partitioning should be at least 10m in length or no less than half or 200sq.m. in area and the retained garden is only 2.1m in length and ≈47.5sq.m. in area.**
- **The predominant Roof forms of the locality are Gabled or Hipped and NOT Flat other than the Host dwelling, which is the only Flat roof in the Area and as such the Roof form of the proposal is out of keeping with the locality.**
- **The proposed new dwelling does NOT follow the established Building Line set-Back of Oakview Grove which is ≈5.42m.**
- **The separation between the Host and the new dwelling at 5.28m between facing windows is much too close, allowing overlooking and invasion of privacy between host and new dwelling.**
- **Oakview Grove is a local adopted road only 3.7m width such that vehicles entering and exiting need wide swept paths good sight lines. These are difficult manoeuvres in such a narrow street.**
- **The added Room to Building A is insufficient Area for a bedroom at 6 sq.m.**
- **There are major omissions from the supplied information to assess the proposal against current Policies. e.g. GIA, GEA, footprint & Site Area for each Unit.**