



To: Case Officer – Mr George Clarke  
Development Environment  
Development Management  
6th Floor  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

From:  
Monks Orchard Residents' Association  
Planning

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19<sup>th</sup> September 2019  
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<b>Reference:</b>	<b>19/01352/FUL</b>
<b>Application Received:</b>	<b>Wed 20 Mar 2019</b>
<b>Application Validated:</b>	<b>Wed 20 Mar 2019</b>
<b>Address:</b>	<b>56 Woodmere Avenue Croydon CR0 7PD</b>
<b>Proposal:</b>	<b>Demolition of a single-family dwelling and erection of a 3- storey block containing 2 x 3-bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store (amended plans and description)</b>
<b>Consultation Close:</b>	<b>Wed 25 Sep 2019</b>
<b>New Target Date:</b>	<b>TBA</b>
<b>Case Officer:</b>	<b>George Clarke</b>

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## ADDENDUM 1

Dear Mr Clarke

Further to our objection of 17<sup>th</sup> September to the amended drawings for this application, we have observed changes to the rear elevation which were not appreciated when completing the objection comments dated 17<sup>th</sup> September. This Addendum 1 provides additional information relating to the 45° Rule with regard the increased height of the proposed development due to changes to the roof design and changes to the rear elevation.

The increased height of the proposal by 1050mm (1.05m) i.e. from the previous 400mm to 1450mm above the height of 54 Woodmere Avenue as shown on drawing **CX18-S1-106E Rev E 23/08/19 Elevations 2 as Proposed**, has had a further detrimental effect on the 45° Rule as illustrated in the diagram below.

This illustrates that the proposed development **fails to meet the 45° rule on height and will intercept the 45° projection** in relation to the **adjacent property**. It should also be recognised that the proposed development is to be **sunk into a ≈0.6m hole in the ground** in order to meet the adjacent property's height restriction. **If the built form is NOT actually sunk into the ground**, the built form would be **0.6m higher** and the **projected 45° Rule** would show much more of the proposed development would be **above the 45° intercept projection** and **significantly greater non-compliance** to the policy. **The finished floor levels and build height is therefore extremely critical as any deviation would exacerbate the 45° Rule.**

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**Representing, supporting and working with the local residents  
for a better community**

The owner of **54 Woodmere Avenue** has provided the measurements for the Centre of the ground floor window at **182cm** from the boundary and **164cm** from ground level.

The Planning Officer's comment at the 1<sup>st</sup> August Planning Committee meeting suggested that the nearest smaller window did not serve a **habitable room** and indicated that the **45° projection** from the main French door windows did not intersect the adjacent proposed dwelling. **This assumption was incorrect.** The nearest adjacent ground floor window of **54 Woodmere Avenue** has been confirmed by the owner to serve the **Dining Room** of that dwelling which is by definition a **habitable room**.



Rear aspect of 54 Woodmere Avenue





These projections are based upon the provided plans with dimensions scaled off when magnified at **112%** which gives 1cm = 1m. This illustrates an overbearing nature of the proposed development on the adjacent property at **54 Woodmere Avenue**.

This is the best approximation that can be achieved with the available drawings but it is suggested that the case officer request the applicant to provide confirmation drawings of the 45° Rule prior to making a determination or recommendation in his report to confirm the actual intersect of the 45° Rule projection.

Please acknowledge receipt of this **Addendum 1** to our objection letter of 17<sup>th</sup> September to confirm your acceptance prior to close of consultation on 25<sup>th</sup> September, to ensure you have considered this additional information prior to making a determination or recommendation.

Please list our representation on the on-line public register as **Monks Orchard Residents' Association (Objects)** such that our local affected residents are aware of our support.

Please inform us at [planning@mo-ra.co](mailto:planning@mo-ra.co) of your decision in due course.

Yours sincerely



Derek C. Ritson - I. Eng. M.I.E.T. (MORA Planning).



Sony Nair – Chairman, Monks Orchard Residents' Association.  
On behalf of the Executive Committee, MORA members and local residents.

**Cc:**

Sarah Jones MP

Mr. Pete Smith

Steve O'Connell

Cllr. Sue Bennet

Cllr. Richard Chatterjee

Cllr. Gareth Streeter

Croydon Central

Head of Development Management (LPA)

GLA Member (Croydon & Sutton)

Shirley North Ward Councillor

Shirley North Ward Councillor

Shirley North Ward Councillor

**Bcc:**

MORA

Local Residents & Interested Parties

Executive Committee