

Development Management
Place Department
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8 Mint Walk
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Mr Naresh Sambanthamoorthy
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Please ask for/reply to: Louise Tucker
Tel/Typetalk: 020 8726 6000 Ext 62960
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Email: development.management@croydon.gov.uk

Your ref: 130 Coombe Lane - Side Extens...
Our ref: P/PC/South Area Team/DCLXT

Date: 20th April 2018

**Town and Country Planning Act 1990. Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Application Number: 18/00963/HSE

Applicant: Mr Kavinda Pelpola

Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

Demolition of existing side garage; erection of single storey side/rear extension
at:
130 Coombe Lane, Croydon, CR0 5RF, ,

Subject to the following condition(s) and reason(s) for condition(s) :-

- 1 The development shall be carried out entirely in accordance with the documents and approved drawings listed on this decision notice:

E101 01, E102 01, P101 01, E103, 01, P103 01, P102 01, P104 01, E100, 01

Reason: To ensure an acceptable standard of development.

- 2 All new external work and work of making good shall be carried out in materials to match the existing.

Reason: To ensure that alterations are completed with regard to the character and appearance of the existing building and the visual amenity of the area.

- 3 The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

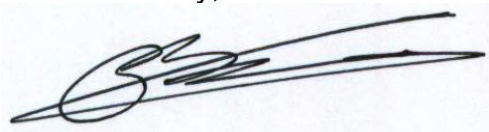
- 1 The development comprises an infill side/rear extension, adjoining an existing garage and rear projection. There would be no visibility in the streetscene (from Coombe Lane) and the scale and massing of the extension would be consistent with surrounding development and subservient to the dwelling. The impact on character would be acceptable.

Given the spacing to the neighbouring building it is not considered there would be any harm to the neighbouring occupiers through loss of light, outlook or privacy.

The development is considered acceptable and in accordance with policy DM10 of the Croydon Local Plan (2018) and Supplementary Planning Document 2 'Residential Extensions and Alterations'.

- 2 Any policies referred to on this decision notice are the policies of the Croydon Local Plan (2018) and the London Plan (consolidated with amendments since 2011). The CLP can be viewed on the Council's Website, at www.Croydon.gov.uk and the London Plan can be viewed at www.London.gov.uk

Yours faithfully,



Pete Smith
Head of Development Management

Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.

Appeals to the Secretary of State - Notes for applicants

Applicants for Planning Permission.

(A) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate.

The Planning Inspectorate has introduced an online appeals service that you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of the appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way. If you supply personal information belonging to someone else, please ensure that you have their permission. More detailed information about data protection and privacy matters is available in the Planning Portal.

Forms are also available from the Planning Inspectorate at Room 315A(E), Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

(C) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(D) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(E) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices.

(A) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

(B) In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

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