



Development Management
Planning and Strategic Transport
Place Department, 6th Floor, Zone A
Bernard Weatherill House
8 Mint Walk
Croydon
CRO 1EA

Attention: Ms Sissi Yang Case Officer

3rd July 2020

Ref 20/02159/PIP

Dear Ms Yang

Re: Proposed development at 2 Kearton Close, Kenley CR8 5EN : Demolition of garage, erection of a 1.5 storey building of 4 flats Ref. No: 20/02159/PIP

WURA requests that this PiP application is REFUSED.

To have applied for a development of this scope under the Permission in Principle seems incongruous. Accepting that the application falls within the letter of law, it doesn't seem to fall within the underlying intention of the process. Between 2 and 4 flats within a so-called "windfall" garden site is not a minor development and although the rules have changed this is not a brownfield site. We understand that a grant of the technical details will be required before any work can commence but the level of information supplied with this application is minimal to say the least.

1. Poor Quality Information

The minimal information provided appears to be inconsistent and potentially incorrect. On this basis alone the application should be refused.

There is no real indication of size on the drawings, although the application form states 0.086 hectares. The overall scale of the drawing appears incorrect as the parking bays are too short for the given scale of 1:500 and the adjoining property is shown significantly smaller than it actually is. Can a building of the scale proposed actually fit in this space without affecting the neighbouring properties? Can four independent units of habitable quality actually be fitted into that area in a 1.5 storey building?

2. Road Safety, Access and Insufficient Parking Capacity

Access is extremely restricted. We doubt if an emergency vehicle would be able to get close to the proposed dwellings, especially if there are cars parked in the proposed parking areas. There is insufficient space for turning, which would result in vehicles having to reverse down a narrow, long drive. Such dangerous manoeuvres should not be acceptable at the planning stage. There is no capacity for visitors, deliveries or tradesmen vehicles and there is no accounting for any disabled access.



3. Waste Management and Environment

There is no capacity for the recycling being made available for collection at the roadside, which would block the road and severely harm the amenity of the occupants of the neighbouring properties.

In terms of the environment, existing mature hedging will have to be removed and there will be a significant loss of greenery to the building footprint and hard landscaping.

WURA cannot let yet another planning application go by without a reference to the cumulative impact on the roads in the immediate area. Croydon Council must acknowledge the cumulative impact of so many multiple dwelling applications on such a small area as Kenley with its already congested streets. Approving this PiP application would create an extremely bad precedent for even more inappropriate developments.

We trust that as appointed Case Officer you will acknowledge the gravity with which this application is regarded by the surrounding neighbours and would appreciate confirmation that the above points will be given due weight before a decision is ultimately reached.

WURA requests that the application be REFUSED.

Yours sincerely

Richard Russell
Secretary

Colin Brown
Chairman

Cc (by email): - Nicola Townsend, Head of Development Management
Heather Cheesbrough, Director of Planning and Strategic Transport
Steve O'Connell – Councillor
Jan Buttinger – Councillor
Chris Philp - MP
KENDRA