

ATTENTION: ACTION REQUIRED!

Do you recognise this road?

This is how the owners of 57 Welcomes Road presented the road to sell the plot for development into 7 x 2 bed flats.

Surely it shows that they recognise that the actual road is inappropriate for the level of development being proposed?

The outline planning application received 110 objections but was granted permission.



The application for full planning permission for the flats at 57 Welcomes Road has now been submitted. Closing dates for comments is 12th February but comments should be made as soon as possible.

If you objected before, please do so again, and if not support your neighbours by adding your own voice now.

<http://publicaccess2.croydon.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=P15OZRJLK3Z00>

Grounds for objection include:

- Incomplete plans – elevations show basement, ground, first and second floors yet the floor plans do not even include a layout for the top floor.
- Inaccurate information – the reports refer to the building as 2 storey; in fact, as the elevation shows, it is 3 storey as the basement is visible from the road. In addition, the road width is incorrect, documented as 5m when in fact it is on average 4.2m, 16% narrower.
- Overbearing design and massing – a 3 storey building plus loft on an elevated plot where nearby buildings are bungalows will look completely dominating.
- Inadequate access and parking – 7 extremely tight spaces for 7 flats which supposedly include a disabled space do not allow for door opening. The Swept Path Analysis does not account for the actual road width on approach and even shows paths which overlap neighbouring slots and a vehicle virtually touching the building. The car park will slope upwards from Welcomes Road and the mass of cars parked in front will be seriously out of keeping with the existing street scene.
- Safety considerations – the lack of parking space will inevitably cause on-street parking on a narrow and dimly lit road, endangering lives of all road users. Welcomes Road is a designated footpath where the long-standing parking policy prevents non-resident parking and restricts resident parking as there are no pavements. Pedestrians are already at risk from the existing traffic levels. Even now, vehicles are almost always required to stop and pull over to pass each other.
- Construction considerations - the construction will involve a huge amount of earth moving and concrete pouring. As the plot has foul drains running along it is not even clear whether this is possible.
- The scale of the proposal means a significant increase in the property footprint & hard landscaping on the plot, increasing water run-off which is already a problem on Welcomes Road.

Note that every adult at each address can submit their own objection.

The total number of objections will count.

If the URL above isn't working for you, get to the right page by doing the following:

- www.croydon.gov.uk
- click on 'planning applications – view and search'
- click on 'planning applications' under 'Find It' on the right of the page
- enter the reference 17/06240/FUL and click 'search'
- objections can be lodged in the 'comments' tab

Online comments are limited to 2000 characters. If you wish to raise a fuller objection or do not have online access, you can send a letter to:

Georgina Betts
Case Officer
London Borough of Croydon,
Bernard Weatherill House
8 Mint Walk
CR0 1EA

Please make sure you include the application reference 17/06240/FUL prominently and ensure that it arrives at the Council before 10th February.

IF THIS APPLICATION IS APPROVED IT WILL CREATE A PRECEDENT FOR MORE FLATS.
IT IS IN YOUR OWN INTEREST TO HELP STOP THIS DEVELOPMENT.

What is WURA doing?

WURA is putting together a complaint to the Local Government Ombudsman on the grounds that the process of review for the outline planning permission was inadequate for the following reasons, which are documented as acceptable for the LGO to recognise the case:

- the council made a decision based on incomplete and inaccurate information
- the council did not take objections into account
- the council did not provide sufficient reasoning

The letter is currently under review by the committee, Mr Chris Philp (our MP) and Mr Steve O'Connell (our local councillor) and has to be submitted by the deadline on January 10th.

A large number of objections to the current proposal by this date will substantiate our case and it will be more difficult for the Council to keep ignoring us as they have done so far. The case for a much smaller development is overwhelming.

People who have registered their email address with WURA will receive a copy of the complaint by email.

To register your email address, or if you wish to receive a printed copy of the complaint, please contact the WURA secretary, by email on Weluplandsroads@aol.com or on 02086687293.