

Gregg Chapman – Case Officer
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**Monks Orchard Residents'
Association Planning**

28th June 2024

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Reference:	24/01879/FUL
Application Received:	Thu 30 May 2024
Application Validated:	Thu 30 May 2024
Address:	116 Orchard Way Croydon CR0 7NN
Proposal:	Conversion of public house on ground floor of building to facilitate 1 x 2-bedroom flat and 1 x 3-bedroom flat with integral cycle and waste storage.
Status:	Awaiting decision
Consultation Expiry:	Thu 04 Jul 2024
Determination:	Thu 25 Jul 2024
Case Officer:	Gregg Chapman

Dear Gregg Chapman – Case Officer,

Please accept this letter as a formal 'comment' to **Application Ref: 23/04385/FUL** for Change of use of the public house on ground floor to create **2 flats**, with associated site alterations and integral cycle and waste storage.

Planning History:

Application Ref: 20/05960/FUL – Permission Granted.

- Retention of the Public House on the ground floor and creation of an additional storey with rear extensions and associated alterations to provide 4 flats on the upper floors.
- Application Received Tue 17 Nov 2020
- Application Validated Tue 17 Nov 2020
- Decision Permission Granted
- Decision Issued Date Wed 12 May 2021

Application Ref: 23/00569/FUL – Permission Refused & Dismissed on Appeal 5/10/23.

- Change of use of the public house on ground floor to create 2 flats, with associated site alterations and integral cycle and waste storage.
- Application Received Fri 10 Feb 2023;
- Application Validated Fri 10 Feb 2023;
- Decision Permission Refused;

- Decision Issued Date Wed 05 Apr 2023;
- Appealed 20/03/2023;
- Appeal Dismissed 5/10/23.



Site Photo taken on 22nd December 2023 illustrates that the proposal Ref: 20/05960/FUL has not yet been implemented.

Proposal in consideration of App Ref: 20/05960/FUL

The Application Ref: 23/04385/FUL shares the site with the approved Application Ref: 20/05960/FUL. However, as of the time of preparing this submission the approved Application Ref: 20/05960/FUL has yet to be implemented. Presumably, the approved proposal is planned to be implemented when, and if, this new application Ref: 24/01879/FUL is approved?

Conditional Applications:

However, is the Approved Application Ref: 20/05960/FUL conditional on the **Ground Floor Premises remaining a Public House** as stated in the **Para 5.3 of Case Officers Report for Approval?**

Does this Application therefore negate the Case Officer's decision for Ref: 20/05960/FUL?

Growth – “ Incremental Intensification.”

London Plan Policy H2 Small sites

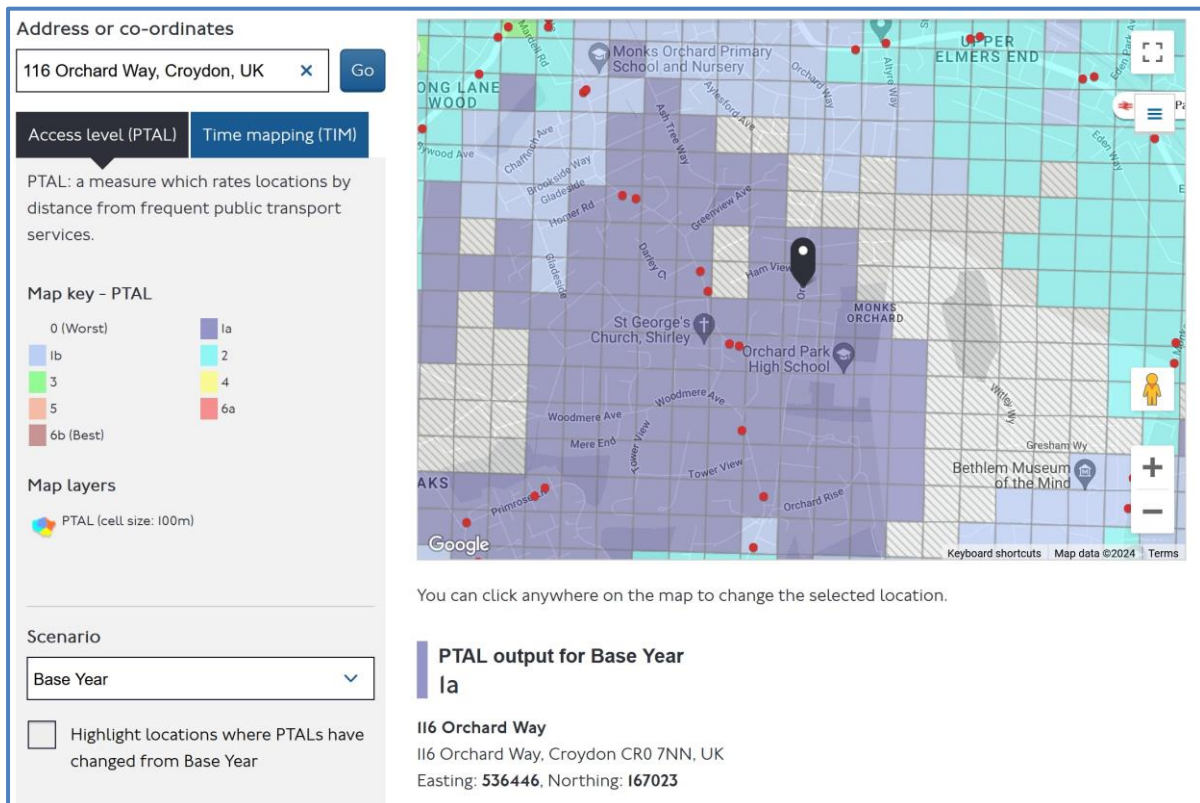
Para 4.2.1 states: “For London to deliver more of the housing it needs, small sites (below **0.25 hectares** in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions and plan-making.”

However, **Para 4.2.4 states: “Incremental intensification** of existing residential areas within **PTALs 3-6** or within **800m distance of a station**⁴⁷ or **town centre boundary**⁴⁸ is expected to play an important role in contributing towards the housing targets for small sites set out in **Table 4.2**. This can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, were these results in net additional housing provision. These developments should generally, be supported where they provide well-designed additional housing to meet London’s needs.”

The presumption of this **London Plan Policy H2** for “**Incremental Intensification**” is that it is limited to **Area Types** with a **PTAL ≥3** and within **800m of a Tram/Train Station or District Centre**. If the proposed development is in an **Area Type PTAL <3** and greater than **>800m of a Tram/Train Station or District Centre**, ‘**Incremental Intensification**’ would be **inappropriate**.

This is interpreted to mean any proposed development should be within the existing ‘**Area Type**’ of the **Locality**.

The TfL WebCAT returns a **PTAL of 1a** for the **Application Site** and thus the **Site is inappropriate** for “**Incremental Intensification**” from that as defined by the proposal’s local ‘**Area Type**’.



TfL WebCAT return for 116 Orchard Way (CR0 7NN)

The Google Earth analysis for 116 Orchard Way, illustrates that the Site is greater than 800m from any Tram/Train Stations or District Centre. Shirley is a **Local Centre**, NOT a District Centre. (Revised Local Plan Policy SP3.6 c) page 78).



Google Earth Image for 116 Orchard Way showing ≈800m radius which does NOT include any Tram/Train Stations or District Centres.

The above analysis clearly proves that **‘Growth’** and **‘Incremental Intensification’** at 116 Orchard Way location would be **inappropriate** as defined by the current adopted London Plan Policy H2 Small sites.

‘Area Type’ setting Analysis.

The determination of ‘Area Type’ design code needs an assessment of a representational Area reflecting the localities ‘Design Code’¹ parameters.

The simplest methodology is to assess the local **Post Code Area** for such an assessment as we know of no other ‘Area’ designation for which an appropriate parameter or data is defined or available. Parameters can be determined by research, the **Number of Dwellings**² and **Occupants**³ and the **Post Code Area** can be reasonably estimated by use of **Goole Earth Polygon** feature.

The Area for the Post Code (CR0 7NN) is not contiguous and spreads over a wide area. In order to evaluate the Post Code Area, it is necessary to assess each site attributed to the Post Code separately and sum the totals to arrive at the Area Type parameter.

¹ <https://www.google.com/search?client=firefox-b-d&q=national+model+design+code>

² <https://www.gov.uk/government/organisations/valuation-office-agency>

³ https://www.postcodearea.co.uk/#google_vignette

The following Table provides this assessment.

CR0 7NN Statistics					
Address	Dwellings	Council Tax band	Local Authority	Area	
				ha	sq.m.
106 ORCHARD WAY, Croydon, CR0 7NN	1	F	Croydon	0.1089	1088.57
116 ORCHARD WAY, Croydon, CR0 7NN	1	D	Croydon	0.0593	592.66
128B to 128M ORCHARD WAY, Croydon,	12	C	Croydon	0.1388	1388.12
138 ORCHARD WAY, Croydon, CR0 7NN	1	E	Croydon	0.0138	138.05
164 ORCHARD WAY, Croydon, CR0 7NN	1	F	Croydon	0.1724	1723.98
166 ORCHARD WAY, Croydon, CR0 7NN	1	E	Croydon		
168 ORCHARD WAY, Croydon, CR0 7NN	1	E	Croydon		
1 to 12 CHASELEY GREEN COURT 114, ORCHARD WAY, Croydon, CR0 7NN	12	D	Croydon	0.1175	1174.66
Total	30			0.6106	6106.04

Assessment of Local 'Area Type' Design Code for Post Code (CR0 7NN).

As the 'Area Type' is a 'Ratio' of Units/ha, the proposed application can be directly compared with the Local 'Area Type' of the Post Code to establish a compliant comparison to the Local 'Area Type' setting.

Cumulative Design Code Parameters of Post Code 'CR0 7NN'					
Post Code Design Code Parameters (Cumulative)	Original	Approved 20/05960/FUL	Option 1	Option 2	
			20/05960/FUL and 24/01879/FUL	Original and 24/01879/FUL	
Area of Post Code (ha)	0.6106	0.6106	0.6106	0.6106	hectares
Number of Dwellings (Units)	30	33	35	32	Units
Number of Occupants (Persons)	54	58	66	62	Persons
Post Code Housing Density	49.13	54.05	57.32	52.41	Units/ha
Post Code Residential Density	88.44	94.99	108.09	101.54	Beds paces/ha
P TAL Required for Residential Density	-0.15	0.02	0.35	0.18	PTAL Required
Area Type Setting (NMDC)	Suburban	Suburban	Suburban	Suburban	Area Type
Equivalent ¹ Residential Density (Persons/ha)	Outer Suburban	Suburban	Suburban	Suburban	Area Type

¹ Based on National Occupancy (2022) persons/Unit

As the Site Area of 0.0285ha is shared over all the recent proposals, it is necessary to assess the Area Type for 116 Orchard Way over the recent applications, using an assessment of each application and option as shown below.

Application Parameters					
	Original	Approved 20/05960/FUL	Option 1	Option 2	
			20/05960/FUL and 24/01879/FUL	Original and 24/01879/ful	
Site Area (ha)	0.0285	0.0285	0.0285	0.0285	ha
Site Area (sq.m.)	285.00	285.00	285.00	285.00	sq.m.
Units (Dwellings)	1	4	6	3	Units
Bedrooms	4	5	10	9	Bedrooms
Bedspaces	6	10	18	14	Persons
Housing Density	35.09	140.35	210.53	105.26	Units/ha
Residential Density	210.53	350.88	631.58	491.23	bs/ha
Occupancy	6.00	2.50	3.00	4.67	bs/unit
Gross Internal Area (GIA) offered	116.75	222.90	285.35	285.35	sq.m.
Floor Area Ratio	0.41	0.78	1.00	1.00	#
Area Type Setting (Units/ha)	Outer Suburban	Central	Central	Urban	
Area Type Setting (Bedspaces/ha)	Urban	Central	Central	Central	

Other than the Original Pub configuration, all the subsequent application proposals exceed the **Site Capacity** for the Local **Area Type** Setting of '**Suburban**' as defined the **Post Code CR0 7NN** (Suburban).

Site Capacity - London Plan Policy D3

This proposal clearly **fails to meet** the **London Plan Policy D3 - Optimising site capacity through the design-led approach**, as all the Application proposals subsequent to the original, significantly exceed the **Site Capacity available of 0.0285ha by varying degrees and would require Area Types "Central" or "Urban" when the actual Local Area Type as defined by the local Post Code CR0 7NN is clearly a "Suburban" Area Type.**

Private outside space, Amenity Space & Play Space for Children.

The conversion from an existing Pub premises to residential accommodation, has significant limitations which creates difficulties for use as residential dwellings. There is no additional Site Capacity for easily meeting the London Plan Policy D6 - Housing quality and standards amenity requirements or play space for children.

Where there are no higher local standards in the borough Development Plan Documents, a minimum of **5 sq.m.** of private outdoor space should be provided for **1-2 person** dwellings and an extra **1 sq.m.** should be provided for each additional occupant, and it must achieve a minimum depth and width of **1.5m.** This does not count towards the minimum **Gross Internal Area (GIA)** space standards required in **Table 3.1**

Formal play provision should normally be made **on-site** and provide at least **10 square metres per child** to address child occupancy and play space requirements generated by a development proposal. Supplementary Planning Guidance will provide additional detail on the application of this benchmark and other implementation issues.

The proposal would probably have accommodation for four adults and four children for whom 40sq.m. of Play Space would be required.

Summary & Conclusions

We understand the need for additional homes and that the applicant has attempted to market the Pub for sale but without success. The option for conversion to Residential is an obvious option worth considering to make better use of the land.

We understand that a previous Application for this Site: Application Ref: 20/05960/FUL – Permission Granted; is conditional of the Ground Floor premises being retained as a Public House and are therefore concerned that this application will have repercussions on the validity of this previous approval.

However, we have conclusively illustrated that the proposal offered is much too dense for the local **Area Type** and that the applicant is attempting to squeeze much too much accommodation into a very small and restricted **site capacity** which is extremely inappropriate for the locality.

We have clearly shown that the location CR0 7NN is inappropriate for "**Incremental Intensification**" and unsuitable for "**Growth**" beyond the existing **Suburban Area Type** setting without the offer of significant infrastructure improvement.

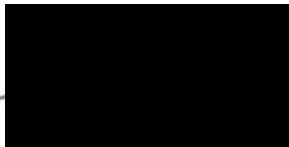


The proposal would not provide adequate Play Space for the probable 4 children accommodated by this proposal.

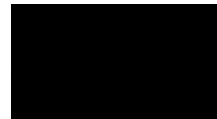
We therefore suggest that this proposal is refused and that a new proposal is presented which is less dense and more appropriate for the Local Area Type Setting as defined by the local character parameters of the Post Code CR0 7NN.

Kind regards

Derek



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MORA Executive Committee, Local Affected Residents', Interested Parties