

# HARTLEY & DISTRICT RESIDENTS' ASSOCIATION

Protecting and advancing the common interest of the area  
Colin Etheridge, Planning Representative, 2 Haydn Avenue, Purley, Surrey CR8 4AE  
Tel: 020 8668 3707 email: [planning@hadra.org](mailto:planning@hadra.org)



29 June 2021.

Dear Resident,

**RE: Planning Application No. 21/02876/FUL:**

**24 Coulsdon Court Road CR5 2LL**

**Demolition of existing building; erection of a terrace of 6 three/four bedroom houses of two-storeys with roof space accommodation; provision of 6 car parking spaces and refuse storage structures.**

The Hartley and District Residents' Association (HADRA) advises you that another planning application has been submitted by Macar Developments to Croydon Council, proposing to demolish the existing 5 bedroom house and build 6 three story three/four bedroom houses in addition to the 7 flats and 2 semi-detached house under construction granted under planning application 19/04535/FUL.

Details of this planning application and can be seen on Croydon Council's Public Access Register <https://publicaccess3.croydon.gov.uk/online-applications/> where you can view the documents submitted. You can make online objections or comments on this application by clicking on "make a public comment." Alternatively you can send written objections to:-

Head of Development Management, Croydon Council,  
6th Floor, Bernard Weatherill House, 8 Mint Walk, Croydon.CR0 1EA, or by email to [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk)

This should be done before the neighbour consultation expiry date of Monday 19 July 2021; however the case officer will consider comments before the determination deadline which is currently Tuesday 27 July 2021.

HADRA will support our residents in objecting to this planning application and will refer it to the Planning Committee where we can voice our objections before a decision is made. HADRA will also request our Local Councillor Margaret Bird to also refer it to the Planning Committee and request the support of our local MP Chris Philp.

Yours faithfully,

Colin Etheridge.  
HADRA Committee Member for Planning.

HADRA will be making the following representations. You may use these points as the basis for your own comments, but we suggest that you adapt them to your particular circumstances or put them into your own words.

1. The following documents have not been published on the online public Access register or submitted by the applicant:-

*Environment • Planning • Road Safety • Crime • Public Transport • Social*  
*Go to our website [www.hadra.org](http://www.hadra.org) to sign up for our facebook & Eblast Updates*

- 1.1 Pre-application advice as stated in Design Development Part 4 for meetings held on 22 February and 7 May 2021.
- 1.2 Tree survey.
- 1.3 Ecological Survey.
- 1.4 Detailed proposed landscaping plan and boundary treatment.
- 1.5 Flood risk assessment and sustainable drainage plan.
- 1.6 Demolition and construction logistic plans.
2. This terrace of 6 houses to accommodate 40 people will be over dominant on the adjacent properties. This will result in an unacceptable loss of privacy and amenities and will result in additional noise and disturbance for existing residents.
3. This is an over development of the site with front gardens being paved over for parking and refuse bins, which is out of character for this road.
4. 6 parking spaces for 6 houses is inadequate which will result in more on street parking. No robust parking stress survey to justify additional on street parking.
5. The houses are not disabled compliant.
6. Having cycle storage in gardens accessed through the house via the hall and kitchen/diner is undesirable.
7. Refuse and cycle storage facilities have not been fully detailed.
8. Despite a total of 15 units now being proposed for this site the developer is not prepared to provide or contribute to affordable housing.
9. Cumulative impact on an area where no extra infrastructure has been provided for extra population (e.g. schools, medical and community facilities, road and drainage improvements). CIL money is not being spent in this area and existing facilities like the Purley swimming pool are not being maintained.
10. No Demolition and Construction Logistics Plan has been submitted this should be compliant with the CLOCS standard before decision is made. It should include a communications protocol with the local residents.

**Note.**

The following are valid planning reasons for objecting to planning applications:

- Conflict with planning policies • Loss of light or overshadowing
- Overlooking or loss of privacy • Loss of trees
- Layout and density of buildings • Noise, smells and disturbance from use
- Traffic generation, highway safety or adequacy of parking
- Visual appearance (e.g. design, appearance, materials)
- Effect on listed buildings or conservation areas