

**From:** Cllr Lynne Hale  
**Sent:** 16 June 2022 10:48  
**To:** Development Management <[Development.Management@croydon.gov.uk](mailto:Development.Management@croydon.gov.uk)>  
**Subject:** FW: 22/00085/CONR – 54 Arkwright Road, South Croydon CR2 7LL

Dear Sir/Madam,

Re: [REDACTED]

Please find below email correspondence received from [REDACTED] regarding application ref 22/00085/CONR – 54 Arkwright Road.

I would be grateful if you could confirm that the application is referable, as suggested by [REDACTED]

In the meantime, I would like to object to this application on the following grounds:

1. Bed 2 in Unit 3 – the single 3 bed unit – fails to meet the required space standards and thus the application fails to adequately replace the lost original 3 bed dwelling – DM 1.2 CLP
2. It would be harmful to local character due to its scale and design, massing, excessive hard standing at the frontage and poor quality soft landscaping
3. Detrimental to amenity of adjacent occupiers – the second floor roof windows on the side elevations are not obscure causing issues of overlooking
4. Inadequate accessibility – no step free access to ground floor units – fails to provide require accessible accommodation
5. Poor quality living conditions – two of the units have below minimum living space and none comply fully with minimum ceiling heights
6. Refuse storage arrangements unacceptable as they are not integral with the building – no waste management plan
7. The drainage built fails to comply with the sustainable drainage strategy which was approved

Overall the application requires significant amendments and what has been built is in breach of the details of the consent given, differing materially and significantly to the approved documents. If it is referable I request that should the planning officer be minded to grant the application, then it be referred for the above 7 reasons.

In the circumstances, this retrospective application should be refused and the applicant invited to submit a full fresh application which would be referable.

Kind regards

Lynne  
Cllr Lynne Hale

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**From:** [REDACTED]  
**Sent:** 01 June 2022 09:21  
**To:** Cllr Lynne Hale <[Lynne.Hale@croydon.gov.uk](mailto:Lynne.Hale@croydon.gov.uk)>; Cllr Helen Redfern <[Helen.Redfern@croydon.gov.uk](mailto:Helen.Redfern@croydon.gov.uk)>  
**Subject:** 22/00085/CONR – 54 Arkwright Road, South Croydon CR2 7LL

Dear Councillors,

I note that according to the Council's website, on 20 May 2022 (9 weeks after validation) councillors were notified that the above application is now (as it should always have been) **referable**. Please confirm that there **will be** a councillor referral in this case.

The submitted Planning Statement (12) dated 8 March 2022 tells us that "*The proposed new layout was sent to Councillor Hopley on 1st July 2021, who replied on the same day without objection to these proposals*". In the circumstances, I do not think it would be appropriate for Councillor Hopley to be involved further.

For information, I attach the Petition submitted on 18 May 2022, which highlights some of the problems encountered here and about which residents have been complaining almost since the works began. The lack of enforcement meanwhile has been scandalous and we are left with an unsustainable, over-intensification of a site, which, despite contact with local Environmental

Health agencies, continues to regularly smell of sewage, courtesy of the unauthorised drainage system.

This application should be refused and the building demolished.

Yours sincerely,

