

**List of Neighbours/Comments for Application Number: 22/00085/CONR (as at 12th September 2023)**

**Site Notice Posted Date: 04.11.2022 - Expiry Date 25.11.2022**

**Case Officer:** Joe Sales **Proposal:** Retrospective planning permission for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping. **at:** Ark Apartments  
54 Arkwright Road  
South Croydon

<u>ADDRESS</u>	<u>DATE</u>	<u>EXP DATE</u>	<u>RECVD DATE</u>	<u>HOW RECVD</u>	<u>TYPE OF REPLY &amp; COMMENTS</u>
	28/06/22	21/07/22		Public Access	Objects to the Application

I wish to object to the proposal to relocate the refuse storage area to the front of the carpark.

The current arrangements are an open skip which is already attracting vermin and leading to food waste and takeaway boxes being scattered over the road and in neighbouring properties. Locating refuse facilities in the same area with an established vermin problem will exacerbate this problem.

This proposal is detrimental to the street scene. No other properties including the block of flats developed further up the road at the same time have refuse storage facilities located at the front of the property.

The proposal is obtrusive by design in that the bins are commercially sized bins rather than the individual residential bins supplied to every other property and this means a substantial structure to house them again to the detriment of the street scene.

The space would be better used as an additional parking space as residents are already parking in the road outside neighbouring properties despite spaces being available within the development's boundaries.

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Petition Objecting Received X74 Signatures	28/06/22	21/07/22		Petition Objecting received	Objects to the Application
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\*\*COPY IN THE PLANNING REGISTER\*\*

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	28/06/22	21/07/22	31/05/23	Public Access	Objects to the Application
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15/08/23

Public Access

Objects to the Application

Hello,

██████████ There has been a sewage leak in the building as a direct result of the changes made during construction for which planning permission had not been granted.

Sewage had been leaking into the foundations of the building for upwards of an entire year before any attempts to correct the issue were made. There is still sewage within the foundations. This cannot be cleared while the building is still standing. The septic tank frequently overflows and needs to be manually drained, causing a mist of sewage to blow across the area with at least a 20m radius. As a resident, I have had to deal with the smell both from the communal areas and from the contaminated tap water that the landlord has not made any attempts to correct since they were first notified in March of this year.

It is such a travesty that this has been allowed to take place in what was otherwise a peaceful and idyllic part of Croydon. As someone with first-hand experience of both living in the property and having to deal with the private landlord I cannot stress enough that absolution of their poor conduct should not be given.

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15/11/22

Public Access

Objects to the Application

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I wish to oppose this application on the following grounds:

Bedroom 2 in the 3-bedroom flat does not meet the required space standards and the development does not therefore adequately replace the family home demolished to make way for it.

The submitted drawings have been changed and no longer accurately reflect the relationship to adjacent properties.

The submitted front elevation does not show the proposed refuse storage.

The scale and design and the overspill parking is harmful to the character of the locality and detrimental to the streetscene. The mass of the building, the excessive hardstanding to the front and the limited and poor quality of the soft landscaping is detrimental to the verdant surrounding area.

The second floor roof windows have not been obscured and directly overlook neighbouring properties.

At least two of the flats do not provide the minimum living space required and none have a minimum floor to ceiling height of 2.5m for at least 75% of the GIA.

Cycle storage is not easily accessible and not in line with what was approved.

The proposed refuse area is no longer integral with the building and the proposed space is too small leading to obstructed access to the proposed refuse storage area

The drainage fails to comply with with the original approved application and as a result it is likely that much of the site's surface water is discharged into the public (foul only) sewer.

The drainage does not mitigate flood risk from the site.

The development has resulted in unacceptable levels of overspill parking with associated detriment to the safety of road users and pedestrians.

The built development differs significantly from that submitted in the approved documents and is therefore in breach of planning conditions and is therefore unlawful.

This application should be refused on the above grounds and a new full referable application submitted.

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20/11/22	Public Access	Objects to the Application
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This building is totally out of character on this road. Parking is already an issue and the smell of sewage is apparent, especially in the hot summer. It's making our lives very uncomfortable, and tenants in the basement have already had sewage flooding into the property . The rubbish bins are often overflowing which presents a possible vermin problem, and they are unsightly at the border of the property and pavement.

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15/11/22	Public Access	Objects to the Application
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22/11/22

Public Access

Objects to the Application

Damage to street tree due to lack of adequate enforcement.

Smell of sewage from a low vent close to pavement when walking past the site.

Extremely poor and dangerous layout of rear garden

Flooding in basement flat due to drainage system which is not as approved.

Over large and out of keeping building.

Lack of building control.

Inadequate planting in both rear and front gardens some of which has already died.

The building has been built in the wrong place.

General lack of enforcement.

Refuse and recycling bins permanently in front garden and not housed in bin store.

Increased street parking.

GIA below living space standards and too low ceiling heights.

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25/11/22

Public Access

Objects to the Application

I originally objected to the building of these flats, due to the size of property and the amount of flats inside. The development is of poor quality and at risk of flooding . It also overlooks in neighbours, with non-glazed windows.

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31/05/23

Public Access

Objects to the Application

See above - not in keeping with the area, obtrusive by design, over development, risk of flooding,

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31/05/23

Public Access

Objects to the Application

VERY POOR QUALITY

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31/05/23

Public  
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Objects to the Application

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I am concerned about the increased on-street parking that has been generated by the occupation of this development. The waste bins as now used are unsightly, and do not appear to be located as was described in the proposals.

There are ongoing issues with foul drain smells emanating from a low-level vent pipe that is located very close to the border with my property. This pipe appears to be carrying sewage across the site of 54 Arkwright Road, sourced from a property at the end of Moir Close. This issue appears to be worse during very hot weather and following periods of heavy rain. One would therefore question the suitability of the drainage system that has been installed on this property.

Velux windows located on the top floor (in the roof) adjacent to my property appear to have been installed using plain glass rather than the obscure glass specified. This now compromises the privacy of my property.

I now have ongoing issues with the poor quality of construction of the fencing which is the responsibility of Nr 54. The fencing here has failed more than once, and I don't understand why this should be the case. Particularly as the ground below is now built up from a very substantial retaining wall that would surely offer a good fixing point for any fencing?  
Subject: Planning Application 22/00085/CONR

Dear Mr Sales

Committee notification on Planning Application 22/00085/CONR - 54 Arkwright Road, CR2 0LL

I wish to object again to this planning application.

I would first like to express my exasperation, that after so many months of inaction (including non-enforcement) the Council has given residents so little time to prepare for the committee meeting. This is even more annoying given that I will be out of the country on the day of the meeting. With regard to the development in question, there was a serious lack of information provided prior to its commencement and many of the concerns I raised in objecting to the first application have proved to be valid. I list some of them below.

**Drainage**

There is a persistent smell of sewage, smelt at any time of the year, which I believe comes from a very low vent situated on the forecourt of the flats by the pavement on the right hand side. This is an ongoing problem despite tankers attending often to empty the tank in the front drive. One tenant told me that his basement flat was flooded with sewage and they had to move out.

as the smell is so unpleasant and a neighbour now walks his dogs on the opposite side of the road to avoid it. Unfortunately, neighbours opposite also experience this unhygienic smell. I contacted Thames Water but was told that because the vent was on private property there was nothing they could do to help me so I have to live with this ongoing problem.

**Separation**

**Loss of privacy**

**Refuse storage**

There were skips on the front forecourt for many months which took all the refuse from the flats. This refuse was blown around and animals also spread it around the neighbourhood. Now there are 2 unsightly green bins situated by the pavement and bulky waste is also left by the side. These bins often overflow due to the inadequate size.

There is a large shed in the rear garden which has builder-type rubbish left by one side of it.

**Noise**

The construction period took in excess of two years possibly due to the original plan not being workable. The noise and vibration from heavy plant caused me to leave my property during the day to avoid it. I complained to the Council.

**Parking**

The overspill parking now extends to the road and when attempting to cross the road it is difficult to see oncoming traffic due to these vehicles. Tenants and their visitors often park [redacted] inconveniencing me and my neighbours.

The forecourt, now housing up to 7 vehicles, is predominately paved with very little vegetation. It is out of keeping with the neighbouring verdant front gardens.

These flats should never have been permitted to be built and those of us living close by are having to endure the results of many errors of the Council.

Yours sincerely

31/05/23

Public Access

Objects to the Application

The development is harmful to the character of the area due to increased on-street car parking.

The development is detrimental to the amenity of the nearby residents due to poor drainage system which allows offensive smells to escape and cause nuisance to nearby houses.

Also WHY and WHY is there people living in these apartments when the drainage system is not sorted. The smell is unbearable some days and no one is sorting it out.

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08/06/23

Public  
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received

Objects to the Application

This development is of very poor quality and is harmful to the character of the area due to building's scale, design and massing, excessive hard standing and poor quality soft landscaping to the frontage, external refuse and recycling storage. None of the units appear to have the required minimum ceiling heights, and some are below the minimum living space standards.

This development continues to be detrimental to our amenity due to:-

First floor facing windows being clear glass rather than obscure glass shown on the approved drawing BX22-S1-105B. Second floor roof windows are also clear glass (rather than obscure) and openable (even though not at least 1.7m above finished floor level).

The sewage system includes a vent close to the SW boundary corner, which allows offensive smells to escape and causes nuisance to occupants, neighbours and users of the adjacent road. The as-built drainage system is not as approved. It is contrary to adopted planning policy and has likely contributed to the exacerbation of the existing flooding issues in the local area. We are now finding that the ground invariably damp and wet, it is now mainly mud.

The quality of accommodation provided is sub-standard and unacceptable due to poor accessibility, with no step free access to/from building or communal amenity space. The standard of replacement fencing has been inadequate/hazardous, and we have noticed that residents have had to dump some of the panels at the end of the garden. At night, we are often now disturbed by unscreened car headlights

Is this an example of how local planning continues to approve and build without the due care and attention?

31/05/23

Public Access

Objects to the Application

very poor quality, scale of building, design & massing, poor quality frontage, no external refuse or recycling sheds. Drainage is poor, drains/sewers stink at times, water pours off the hard standing in to street. Developer didn't produce end product as per original planning. Too small very poor quality flats.

31/05/23

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Stroma Energy Statement ref. ATS 68950 dt. 05/01/22 was previously presented on application ref. 22/00127/DISC dt. 13/01/22 but was then withdrawn. The same version of this document now re-appears here - why? Rather than the inclusion of various extracts of how this development should, or might perform in terms of water and energy usage, we should now be able to present actual measured data to show how this building is performing in terms of its sustainability. It should also now be possible to present the various U-Value calculations for the various building elements as constructed, and hence overall compliance with the target heat loss figures.

The development is detrimental to the amenity of adjacent occupiers due to side-facing second floor roof windows being clear glass (rather than obscure) and openable (even though not at least 1.7m above finished floor level). The sewage system includes a vent close to the boundary, which can allow offensive smells to escape and causes nuisance to neighbours and users of the adjacent footway. The as-built drainage system is not as approved. It is contrary to adopted planning policy and risks exacerbation of the existing flooding issues in the area.

The quality of accommodation provided is sub-standard and unacceptable due to poor accessibility, with no step free access to/from building or communal amenity space. None of the units appear to have the required minimum ceiling heights, and some are below the minimum living space standards.

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> Dear Mr Sales

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> Further to our previous objections in November 2022, we wish to reaffirm the following points:-

>

> Drains - We continue to be disgusted by the smell of sewage coming from the drains of no. 54 and it is so bad at times [REDACTED] which is upsetting as we love fresh air.

>

> Boundary – The fence the developers erected is of very poor quality and blew down recently. [REDACTED]

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> The side wall [REDACTED] now crumbling due to the increased height of the land and weight of vehicles [REDACTED]. The developers promised to repair this but they haven't.

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[REDACTED]  
[REDACTED] trees very close to the boundary [REDACTED] are helping to screen the mass of the building next door. Our concern is that they may not survive much longer due to recent disturbance to their roots [REDACTED]  
[REDACTED]

>

> Refuse - The two refuse bins continue to be inadequate and are placed at the front of the forecourt and look very ugly and overflow regularly.

>

> Privacy – There are plain glass windows on the top floor, [REDACTED] which ought to be obscured glass, but are not. [REDACTED]  
[REDACTED]

>

> We are also concerned that there may be low-level windows at first floor level that are openable which could also allow overlooking.

>

> Light Pollution we are inconvenienced [REDACTED] by tenants' cars' headlights when they are turning and parking in their forecourt.

>

> Due to the poor quality of construction, design and non-enforcement of conditions we feel these flats should be demolished.

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> Yours sincerely

DISCLOSED UNDER EIR