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Development Management
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Please ask for/reply to: Justine Aldersey
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Your ref: upper selsdon
Our ref: P/PC/South Area Team/DCJXA

Date: 23rd March 2018

**Town and Country Planning Act 1990. Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Application Number: 18/00648/HSE

Applicant: Mr C Mott

Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

Retention of existing raised patio and children's play equipment
at:
175 Upper Selsdon Road, South Croydon, CR2 0DW, ,

Subject to the following condition(s) and reason(s) for condition(s) :-

- 1 The development shall be carried out entirely in accordance with the following documents and approved drawings: 1748-4, 1748-1, 1748-3, 1748-2, 1748-10,

Reason: To ensure an acceptable standard of development.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has

been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

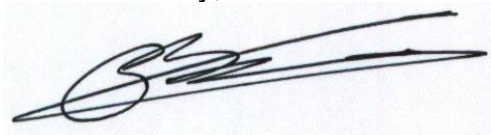
- 1 The raised rear patio has a height of 838 mm at its highest point and 685 mm at the lowest point from ground level and projects a further 3 metres from the original patio and has a total depth of 6.3 metres. The patio is located along the boundary with 177 Upper Selsdon Road and maintains the 1.39 metre boundary setback with 173 Upper Selsdon Road. The patio is well screened to 177 Upper Selsdon Road which is considered to be appropriate in size and scale. The existing screening to 173 Upper Selsdon Road is considered to be satisfactory with regards to prevention of unacceptable degrees of overlooking and maintains sufficient privacy for both the host property and the neighbour. The inclusion of the additional panelling above the fencing to 173 Upper Selsdon was undertaken at that owner's discretion to provide additional privacy. The patio is well setback from the boundary with 173 Upper Selsdon Road, which provides for privacy and reduces ability of any potential overlooking.

The play structure is centrally located at the rear of the garden. While the structure protrudes above the fence heights of the neighbouring boundary fences, the garden is surrounded by a number of well-established trees which partially screen the structure from view. Given the distance to neighbouring boundaries, the play structure is not considered to be visually intrusive to the rear garden of neighbouring properties. Given the platform with the play structure to access the slides and indoor cubby, it is not considered that the play structure would contribute to increased overlooking than standing in the rear of the garden. The play structure is designed for the use of small children and is unlikely to be used for extensive periods of time. It is considered that any potential views from the structure would be unlikely to be detrimentally to neighbouring properties.

While there are trees within proximity to the play structure, the structure isn't considered to impact the trees given its light weight.

The proposed scheme therefore complies with Policies SP4, DM10, DM28 of the Croydon Local Plan 2018.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Pete Smith', written over a light blue horizontal line.

Pete Smith
Head of Development Management

Drawing No's:

Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.

Appeals to the Secretary of State - Notes for applicants

Applicants for Planning Permission.

(A) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate.

The Planning Inspectorate has introduced an online appeals service that you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of the appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way. If you supply personal information belonging to someone else, please ensure that you have their permission. More detailed information about data protection and privacy matters is available in the Planning Portal.

Forms are also available from the Planning Inspectorate at Room 315A(E), Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

(C) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(D) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(E) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices.

(A) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

(B) In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

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