

Planning and Transportation Department
Taberner House
Park Lane
Croydon CR9 1JT

Please ask for/reply to: South Admin Support
Tel/Typetalk: 020 8726 6000
Fax: 020 8760 5406
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Philip Stone
Philip Stone Developments (Guildford) Ltd
Unit 1 Alford Business Centre
Loxwood Road
Alford
Surrey
GU6 8HP

DX 136016 Croydon 17

Your ref:
Our ref: P/PC/South
Date: 22 May 2008

Town and Country Planning Act 1990.
Town and Country Planning (General Development Procedure) Order 1995

Application No:- 08/00956/P

Applicant:- Philip Stone Developments
(Guildford) Ltd

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby refuse planning permission for :-

Erection of three bedroom detached chalet bungalow at rear fronting Woodcrest Road with integral garage; formation of vehicular access onto Woodcrest Road and provision of associated parking

at:

16 Smitham Downs Road, Purley, CR8 4NB

Reason(s) for refusal :-

1. The proposal would result in a cramped form of development out of keeping with the spacing of buildings in the locality and would have an inappropriate design, therefore being detrimental to the area character and visual street scene amenity and conflicting with Policies UD2 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would be detrimental to the amenities of the occupiers of the host property by reason of its size and siting causing visual intrusion and would thereby conflict with Policies UD2, UD3 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Document No 2 on Residential Extensions and Alterations

Signed



Rory Macleod

Head of Planning Control

Drawing No(s): 2557-101, 2557-102 and 2557-103 (rec.25/03/08)

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 for the Environment under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal, 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.

(C) The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, the provisions of the development order and to any directions given under the order.

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

Purchase Notices.

(A) If either the local planning authority of the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he 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 his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation.

(A) In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him

(B) These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.
