

Development Management  
Sustainable Communities, Regeneration and  
Economic Recovery Department  
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Please ask for/reply to: Yvette Ralston  
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Minicom: 020 8760 5797  
Email: development.management@croydon.gov.uk

Your ref: JOANNA JOHNSON  
Our ref: P/PC/Central Area Team/DCYR

Date: 20th May 2024

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

**Application Number:** 23/03424/FUL

**Applicant:** MS JOANNA JOHNSON

**Refusal of planning permission**

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

Construction of single storey rear extension with rear decking area and steps into garden with storage space below the rear extension  
at:

Garden Flat, 54 Heathfield Road, Croydon, CR0 1EW,

**Reason(s) for Refusal:**

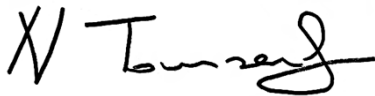
- 1 The proposed development, by virtue of the width and depth of the rear extension, and the height and depth of the rear decking, would appear as an incongruous addition to the rear of the dwelling that would not be in keeping with the prevailing pattern of development along the street. The proposed development fails to comply with Policy D3 of the London Plan (2021) and Policies SP4 and DM10 of the Croydon Local Plan (2018).
- 2 The proposed development, by virtue of the depth of the rear extension and its proximity to the boundary with number 56 Heathfield Gardens, and the height and depth of the rear decking, would have an overbearing impact on number 56 and would lead to direct overlooking to the rear windows and gardens of numbers 52 and 56 Heathfield Gardens. The proposed

development fails to comply with Policy D6 of the London Plan (2021) and Policy DM10 of the Croydon Local Plan (2018).

- 3 The proposed full width nature of the rear extension would lead to an unacceptable loss of light to the bedroom window of the host dwelling, and the creation of an overshadowed courtyard space, which would represent sub-standard living accommodation. The proposed development fails to comply with Policy D6 of the London Plan (2021) and Policies SP2 and DM10 of the Croydon Local Plan (2018).
- 4 The applicant has failed to demonstrate whether any land excavation is required and whether the proposed lower ground floor level storage space would have an acceptable impact on the Archaeological Priority Area. The proposed development fails to comply with Policy HC1 of the London Plan (2021) and Policies SP4 and DM18 of the Croydon Local Plan (2018).
- 5 The applicant has failed to demonstrate that the proposed development would have an acceptable impact on surface water flood risk. The proposed development fails to comply with Policy SI13 of the London Plan (2021) and Policies SP6 and DM25 of the Croydon Local Plan (2018).

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:

Yours faithfully,



**Nicola Townsend**

Head of Development Management

Drawing No's:

### **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.

(C) Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

(D) 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.

(E) 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.

(F) 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.

(G) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

### **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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