

Croham Valley Residents' Association

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10th January 2021

Dear Fellow Resident,

Re: Planning Application No. 20/06710/FUL - Erection of a Terrace of 4 Two Storey 3 Bedroom Houses with Accommodation in the Roof Space in the Rear Garden of 55 Crest Road, South Croydon CR2 7JR, Fronting on to Croham Valley Road.

To view all documents in connection with this application, go to the following link entering the application number in the search box:

<https://publicaccess3.croydon.gov.uk/online-applications/>

I'm advising you of a new Planning Application as detailed above. A good number of your fellow residents will be objecting to this new Application, as will your Residents' Association and hopefully one of our local Councillors will raise a referral.

However, it also needs other residents to do the same, I would add that you do not have to be one of the directly affected residents to Object to this Planning Application and that you only need to write a few lines or take one of the points listing below to Object to an application. Also every member of a household age 18 and over can separately Object to the same Planning Application.

You can object to this Planning Application in 3 different ways as follows:

- Online: Using the link above after entering the application number, on the page under Make a Public Comment you object together with your reasons / comments etc
- By Email: dmcomments@croydon.gov.uk or development.management@croydon.gov.uk
- By Letter: Development Management, Place Dept, London Borough of Croydon, 6th Floor, Bernard Weatherill House, 8 Mint Walk, Croydon CRO 1EA

Letters and emails should be marked for the attention of Hayley Crabb who is the case officer.

The deadline for the Council to receive objections to this application is the 31st January 2021.

This new Planning Application can be Objected to on the following basis:

- 1.** The proposed development of a terrace of 4 houses is a back garden development that is in the rear garden of 55 Crest Road and **of additional concern is that this borders directly on to the pending development at 1 The Ruffetts for 5 flats and a pair of semi-detached houses.**
- 2.** This is a massive overdevelopment of the site due to its bulk and mass that will create large incompatible terrace that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene which will add 12 bedrooms and potentially 20 persons.
- 3.** The proposed terrace of houses does not respect and is totally out of character with all surrounding properties in Crest Road, Croham Valley Road and The Ruffetts where there are no terrace properties and it will create a very cramped development.

4. The proposed development has no off road parking which will mean additional parking on Croham Valley Road and possibly other nearby streets.
5. A number of existing properties surrounding this proposed development on Crest Road, The Ruffetts and Croham Valley Road will suffer loss of privacy and visual intrusion to varying extents.

Please help protect your Croham Valley area from these Developers; it's important that you Object to this particular Planning Application because of the risk of establishing a dangerous precedent, the strength of local opinion does count in many cases.

If I don't already have your email address, please kindly provide it, as it will make future communications much easier for me, also if you would like me to send you this document electronically in order that you can cut and paste any of the information, just email me.

Thanks & best regards,

On behalf of the Croham Valley Residents' Association,
David Rutherford, CVRA Committee Member
Responsible for Planning Related Matters

CC: CVRA Committee Members