

Croham Valley Residents' Association

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11th July 2023

Dear Fellow Resident,

Re: Planning Application No. 23/02472/FUL - 46 The Gallop, South Croydon, CR2 7LP; Partial Demolition and Extensions to the Existing Bungalow Upwards and to the Side and Rear to Create One 3 Bedroom Dwelling and One 5 Bedroom Dwelling, Effectively a Pair of Semi-Detached Houses in a Two Storey Building with also Accommodation in the Roof Space with One Parking Spaces for Each House

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 yet another new Planning Application as detailed above which has been submitted by **the same developer Red Banksia who have already got planning approval on this same site for a pair of semi-detached houses of one 3 Bedroom and one 2 bedroom (although because there's a study in each dwelling these could potentially one 4 bedroom and one 3 bedroom)**. 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 consider raising 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 listed below to Object to this 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 CR0 1EA

Letters and emails should be marked for the attention of Edith Leung who is the case officer.

The deadline for the Council to receive objections to this application is the 3rd August 2023.

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

1. The proposed very considerable extensions and alterations to this detached single storey bungalow are changing this property into effectively a three storey (accommodation in the roof space) pair of semi-detached houses.
2. The resultant proposed pair of semi-detached houses is an over development of the site by virtue of its bulk and mass that will create an incompatible cramped development that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site and the surrounding area.

3. There's concern that both proposed semi-detached houses have studies, in the 3 bedroom property it's on the 2nd floor which could easily be a bedroom potentially making this a 4 bedroom property, in the 5 bedroom property the study is on the ground floor but unusually there's a full bathroom next to this study which could easily be a bedroom potentially making this a 6 bedroom property.
4. Also this development towers above the next door bungalow at 48 The Gallop which is totally unacceptable.
5. A number of existing properties surrounding the proposed development in The Gallop will suffer loss of privacy and visual intrusion to varying extents due to overlooking.
6. It's unacceptable that the proposed pair semi-detached houses in the development are not having heat pumps or solar panels installed.
7. It's unacceptable that the proposed pair semi-detached houses in the development are not having vehicle electric charging points installed.

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, as has been seen recently.

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