

Croham Valley Residents' Association

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12th November 2023

Dear Fellow Resident,

**Re: Planning Application No. 23/03962/LP - 11 Chapel View, South Croydon, CR2 7LG;
Erection of Outbuilding at Back of Rear Garden Comprising Gym / Office Measuring 9
Metres by 9 Metres**

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 which has been submitted by the owner of this property. 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 James Baddeley who is the case officer.

The Council hasn't indicated as yet the deadline to receive objections to this application, however please object sooner that later and preferably before the 22nd November 2023.

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

1. The proposed outbuilding is not only enormous in size having dimensions of 9 metres by 9 metres being the size of a small bungalow and has in all probability the potential to never be used for the purpose indicated on the planning application based upon the owners track record at this property of letting rooms out.
2. The owner of this property has a history of renting accommodation out at this address; this proposed structure will in all probability be used for this very purpose.
3. The owner of this property is currently advertising multi rooms of accommodation on Airbnb at this property; this proposed structure will in all probability be used for this very purpose.

4. If this proposed outbuilding was to obtain planning approval there must be very strict enforceable restrictions imposed that will prevent this outbuilding ever being used as habitable accommodation.

Please help protect your Croham Valley area from this type of development; 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