

# Property Potential with Planda's Reports



**Councils Partnered**

We have partnered with 350+ councils

## 1 billion+

### Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

## 99%

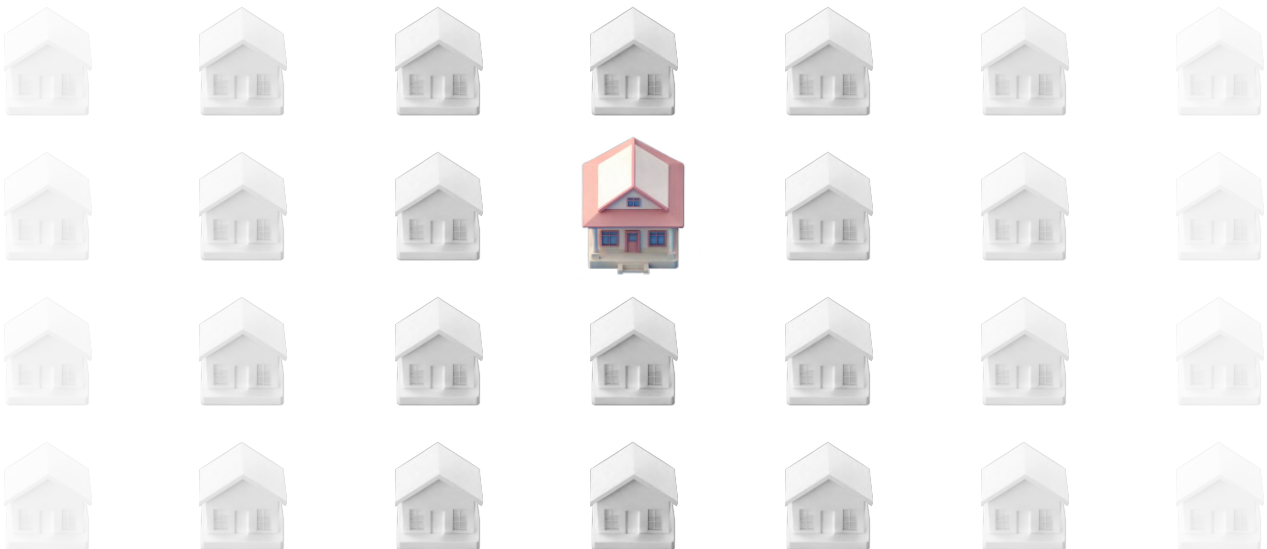
### Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

## 17 mil+

### Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



#### Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

#### Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

#### Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

#### Comply with Regulations

Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

# What can I build at my new home?

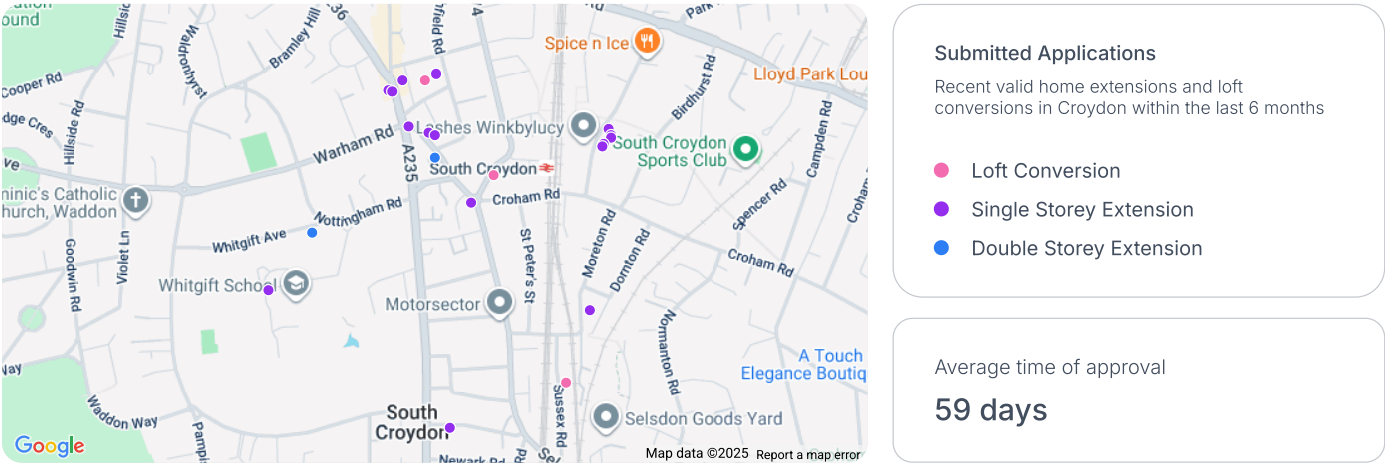
3, Drovers Road, South Croydon, CR2 6PR

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

## A snapshot of your chances of approval:



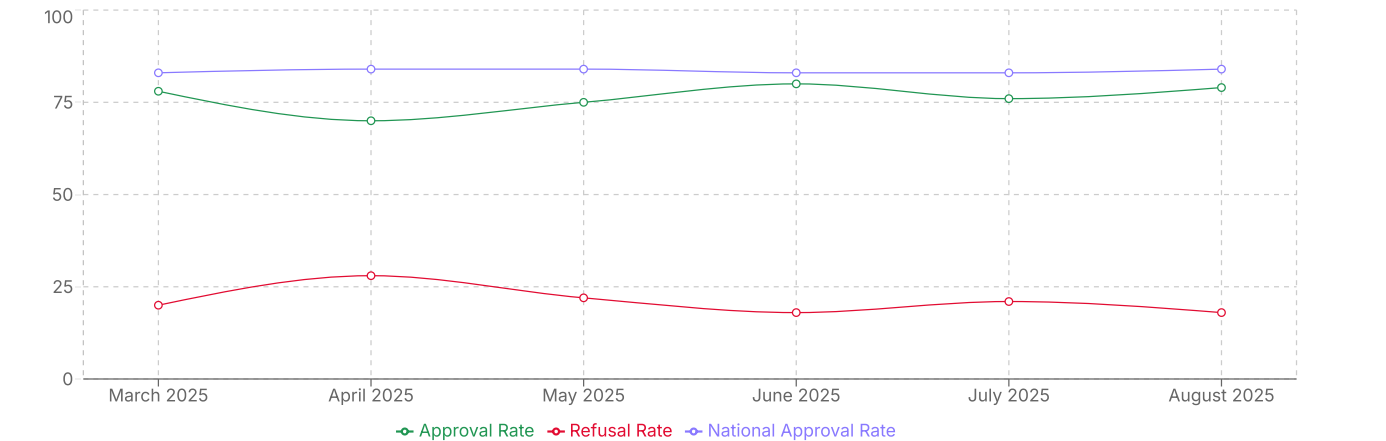
## Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

## Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



\*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

## Local Planning Insights for Loft Conversions

### Predicted Chances for Approval

Our analysis indicates that you have a **87% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

**181**

#### The number of loft conversions

that have been approved in the last 6 months in Croydon council

**2**

#### The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

**43 days**

#### An estimated timeline

for decisions to be made, based on historical data and current trends

### Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Croydon. Here are our recommendations based on common refusal points to consider when preparing your application.

- Clearly demonstrate compliance with fire safety regulations within the application to address safety concerns and enhance approval potential.
- Provide adequate private amenity space as part of the application, in line with local housing standards, to create acceptable living conditions.
- Submit details showing how the proposal will address any potential flood risks in line with local drainage policies to reassure the planning authority.

## Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



#### Loft Conversion

12 Cliffe Road South Croydon 6PQ CR2

● 36 meters away

[ref 17/00031/FUL](#)

10.03.2017

Approved



#### Loft Conversion

11 Upland Road South Croydon 6RD CR2

● 76 meters away

[ref 20/02947/LP](#)

07.08.2020

Approved



#### Loft Conversion

20 Upland Road South Croydon 6RD CR2

● 94 meters away

[ref 17/03462/LP](#)

06.09.2017

Approved

## Local Planning Insights for Single Storey Extension

### Predicted Chances for Approval

Our analysis indicates that you have a **87% chance** of obtaining planning permission for a single storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

**341**

#### The number of single storey extensions

that have been approved in the last 6 months in Croydon council

**7**

#### The number of single storey extensions

that have been approved within a 500m radius to you in the last 6 months

**52 days**

#### An estimated timeline

for decisions to be made, based on historical data and current trends

### Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Croydon. Here are our recommendations based on common refusal points to consider when preparing your application.

- Provide accurate and detailed plans with clear dimensions that adhere to established design standards, to facilitate proper evaluation by planning authorities.
- Be mindful of the impacts on private and communal outdoor amenity space to align with standards of livability and quality accommodation set by local policies.
- Ensure that any proposed works do not result in direct overlooking of neighboring properties to maintain privacy standards.

### Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



#### Single Storey Extension

Approved

7 Drovers Road South Croydon 6PR CR2

● 14 meters away

[ref 18/02822/HSE](#)

16.08.2018



#### Single Storey Extension

Approved

8 Drovers Road South Croydon 6PR CR2

● 19 meters away

[ref 16/03051/LE](#)

21.07.2016



#### Single Storey Extension

Approved

Basement And Ground Floor 21 Brighton Road South Croydon 6EA...

● 36 meters away

[ref 15/01660/P](#)

15.07.2015

## Local Planning Insights for Double Storey Extension

### Predicted Chances for Approval

Our analysis indicates that you have a **74% chance** of obtaining planning permission for a double storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

**49**

#### The number of double storey extensions

that have been approved in the last 6 months in Croydon council

**1**

#### The number of double storey extensions

that have been approved within a 500m radius to you in the last 6 months

**81  
days**

#### An estimated timeline

for decisions to be made, based on historical data and current trends

### Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Croydon. Here are our recommendations based on common refusal points to consider when preparing your application.

- Provide sufficient information about vehicle access and ensure it does not negatively impact highway safety or impede the maneuverability of vehicles on-site.
- Avoid designs that create an overbearing mass or fail to be subservient to the existing building, particularly for double storey extensions.
- Design spaces to maximize natural light in habitable rooms of the proposed extension to meet amenity standards and compliance with local policies.

### Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



#### Double Storey Extension

31 Selsdon Road South Croydon 6PY CR2

● 118 meters away

[ref 16/04703/HSE](#)

29.12.2016

Approved



#### Double Storey Extension

21 Selsdon Road South Croydon 6PY CR2

● 129 meters away

[ref 13/02766/P](#)

18.02.2014

Approved



#### Double Storey Extension

1 A Brighton Road South Croydon 6EA CR2

● 174 meters away

[ref 21/04322/PAD](#)

27.09.2021

Approved

## Previous Applications Overview

3 Drovers Road, South Croydon, CR2 6PR

### Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

### Past Planning Applications at 3 Drovers Road

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



#### No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

### Other Applications at 3 Drovers Road

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



#### No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

## Developments in the Local Area

### Council Development Activity

Council development rate compared to the national average

High



### 182 New Applications submitted

within 500m in the last year.

### 555 Planning Applications approved

within 500m in the last 8 years.

### Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

#### 2 Bedroom Flat Conversion with Terrace

Conversion of first and second floors to form two bedroom flat and creation of terrace at rear first floor level with asso...

23 Brighton Road South Croydon 6EA CR2

● 13 meters away

[ref 18/01041/FUL](#)

Refused

01.05.2018

#### Single Storey Wrap-Around Extension (Alterations)

Erection of a single storey infill extension and alterations to existing single storey rear addition to form a wrap-around ...

7 Drovers Road South Croydon 6PR CR2

● 14 meters away

[ref 18/02822/HSE](#)

Approved

16.08.2018

#### Two Bedroom Maisonnette (Conversion)

Use of first and second floors as a two bedroom maisonnette

23 A Brighton Road South Croydon 6EA CR2

● 32 meters away

[ref 17/04962/GPDO](#)

Approved

27.11.2017

#### 2 Flats (Extension/Conversion)

Alterations; Erection of storm porch, first floor rear extension and dormer extension in rear roof slope; Conversion to f...

12 Cliffe Road South Croydon 6PQ CR2

● 36 meters away

[ref 17/00031/FUL](#)

Approved

10.03.2017

#### House Extension (Single Storey)

Alterations and erection of a single storey side extension

15 Cliffe Road South Croydon 6PQ CR2

● 62 meters away

[ref 19/05570/FUL](#)

Approved

11.03.2020

#### Outbuilding Construction

Erection of an outbuilding

19 Drovers Road South Croydon 6PR CR2

● 62 meters away

[ref 23/02290/HSE](#)

Approved

21.09.2023

#### Loft Conversion & Internal Alterations

Proposed loft conversion with rear dormer, alterations to the internal layout and all other associated works.

11 Upland Road South Croydon 6RD CR2

● 76 meters away

[ref 20/02947/LP](#)

Approved

07.08.2020

## Wider Area Overview

### Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

<b>4 Flats (Conversion)</b> Change of use of first and second floor from office (Use Class E) to residential (Use Class C3) to provide 4 no. flats un... 33 Brighton Road South Croydon 6EB CR2	● 43 meters away	<a href="#">ref 24/00941/GPDO</a>	Approved 13.09.2024
<b>3 Flats (Extension)</b> Erection of a three storey extension to the east elevation of the building fronting onto Bartlett Street to provide 3 one b... Wandle Apartments 19 Bartlett Street South Croydon 6TB CR2	● 124 meters away	<a href="#">ref 18/03369/FUL</a>	Approved 26.10.2018
<b>4 Flats (Extension/Conversion)</b> Erection of a single storey lower ground front floor extension and three storey rear/side extension, alterations to the ro... 64 Selsdon Road South Croydon 6PE CR2	● 129 meters away	<a href="#">ref 19/03416/FUL</a>	Approved 12.08.2021
<b>6 Flats &amp; Commercial Space</b> Demolition of the existing building, erection of four storey building comprising A1/A2 commercial use on ground floor a... Classic Free House 3 Brighton Road South Croydon 6EA CR2	● 173 meters away	<a href="#">ref 17/02465/FUL</a>	Approved 15.09.2017
<b>9 Flats &amp; Commercial Space</b> Demolition of the existing showroom and erection of a three/four storey development consisting of 321sqm ground flo... 1 A Brighton Road South Croydon 6EA CR2	● 174 meters away	<a href="#">ref 18/05384/FUL</a>	Approved 18.04.2019
<b>3 Flats (Conversion/Extension)</b> Conversion of existing pub to 3no. flats; erection of single storey rear extension (following removal of existing rear add... Earl Of Eldon 63 Brighton Road South Croydon 6ED CR2	● 191 meters away	<a href="#">ref 22/00682/PRE</a>	Pending 28.02.2022
<b>7 Apartments (New Development)</b> Demolition of the existing Building and erection of a 3-storey building containing 7 apartments (2 × 3-bed and 5 × 1-b... 19 A Junction Road South Croydon 6RA CR2	● 209 meters away	<a href="#">ref 21/01136/OUT</a>	Approved 09.11.2021
<b>8 Apartments (New Development)</b> Demolition of existing house. Erection of a three / four storey building containing 1 x studio, 1 x one bedroom and 6 x t... 10 Blunt Road South Croydon 7PA CR2	● 255 meters away	<a href="#">ref 17/00941/FUL</a>	Approved 25.09.2017
<b>Single Storey Building (1 Bedroom Unit)</b> Alterations; demolition of existing outbuilding and erection of single storey building for use as a one bedroom unit. The Beeches 6 Blunt Road South Croydon 7PA CR2	● 258 meters away	<a href="#">ref 17/04185/FUL</a>	Approved 27.10.2017



## Wider Area Overview

### Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

<b>13 Flats (New Build)</b> Demolition of existing building and erection of a 5 storey building of 13 flats comprising 3× 1-bed 1 person, 5× 1-bed 2 ... 5 Blunt Road South Croydon 7PA CR2	● 278 meters away	<a href="#">ref 19/01243/FUL</a>	08.07.2020	Approved
<b>31 Apartments (New Development)</b> Demolition of existing dwelling. Construction of 31no. apartments in two blocks, with associated parking, refuse stores... Land To The Rear Of 24 42 30 Moreton Road South Croydon 7DL ...	● 299 meters away	<a href="#">ref 19/04350/FUL</a>	24.03.2020	Approved
<b>24 Residential Units Development</b> Demolition of car dealership and erection of a part 3, part 4 storey building comprising 24 residential units with associ... 111 113 Brighton Road South Croydon 6EE CR2	● 331 meters away	<a href="#">ref 22/03825/FUL</a>	27.09.2024	Approved
<b>10 Flats (New/Amendment)</b> Erection of two storey building with accommodation in roofspace comprising 8 one bedroom flats (Amendment to Pl... Land Between 200 To 220 Selsdon Road South Croydon 6PL CR2	● 616 meters away	<a href="#">ref 18/01186/FUL</a>	17.08.2018	Approved
<b>16 Flats (Extension/Conversion)</b> Erection of mansard roof over whole building converting 2 × 1-bed flats into 4 x studio flats. Erection of 4-storey rear e... Lavendar Apartments 1 A Mulgrave Road Croydon 1BL CR0	● 810 meters away	<a href="#">ref 19/05011/FUL</a>	24.07.2020	Approved
<b>16 Flats (New Construction)</b> Demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth... Car Showroom And Premises 139 Sanderstead Road South Croydon...	● 1296 meters away	<a href="#">ref 20/05098/FUL</a>	26.02.2021	Approved
<b>30 Flats &amp; Commercial Space (Mixed-Use Development)</b> Demolition of existing building and redevelopment of a mixed-use 6 storey building comprising commercial at ground ... 3 7 Park Street Croydon 1YD CR0	● 1328 meters away	<a href="#">ref 22/04098/PRE</a>	10.10.2022	Pending
<b>44 Flats (New Development)</b> Demolition of existing buildings and the erection of part four/ part six storey building with basement comprising 11 one ... 28 30 Fairfield Road Croydon 5LH CR0	● 1339 meters away	<a href="#">ref 17/02696/FUL</a>	23.10.2018	Approved