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Agenda Section: 2

Application No: 09/02000 Ward: Plaistow and Sundridge

Address: St Mary's Church, 61 College Road, Bromley, BR1 3QG

OS Grid Ref: E: 540232 N: 170163

Applicant: The Vicar and PCC of St Mary's Plaistow

Objections: Yes

Conservation Area: No

Description of Development:

Single storey side/rear extension to church hall including canopy and access ramps

Proposal

- Permission is sought for of single storey extensions to the side and rear of the church hall
- A canopy and access ramp are also proposed
- The single storey rear extension will project a maximum distance of 3.5m and have a minimum depth of 2m (closest to the residents in Morgan Road
- An entrance door will be inserted to the rear (although the agent confirms that the main entrance will be retained at the side)
- Internal alterations are also proposed which result in the stage and storage area being removed and an entrance area, quiet area and children's toilet facilities.
- The application is accompanied by an arboricultural report and a design and access statement
- The Agent has confirmed that there will be no overall increase in usage and that the garden will only be used by the nursery during daytime houses

Location

The application site comprises the church to the north of the site and the community hall is located to the southern side of St Mary's Church. To the rear of the church hall is a section of garden. The church is locally listed.

There are residential properties surrounding the site, with properties in Morgan Road and No.37 Fairfield Road being situated along the boundary with the hall and rear garden area. The main access into the church is via College Road.

Comments from Local Residents

There have been local objections raised in respect of the application which are summarised below:

- objections to the removal of the drama stage
- loss of stage will detract from its entertainment use- detriment to church hall users
- concerns about opening up back wall
- will increase noise levels and disturbance
- overlooking
- loss of privacy
- loss of outlook
- impact on tree
- do not want view to be altered
- question the need to extend the hall
- if increase in functions this raises numerous issues
- lack of parking
- although plans are for the playgroup, concerns about discos and functions opening rear doors

Comments from Consultees

No objections are raised with regards to Highways issues.

The Council's Early Years co-ordinator is in support of the application.

No objections are raised in respect of the impact on trees or the setting of the locally listed church.

Planning Considerations

In determining the application the main policies are C1, C3, C7 and BE1 of the Unitary Development Plan, which relate to community facilities, access to buildings, educational and pre-school facilities, and design of new development.

In respect to education issues the Council will support applications for new or extensions of existing pre-school establishments provided that they are located

so as to maximise access by means of transport other than by car. The policy provides support for the Council's commitment to supporting the Council's commitment to improve pre-school facilities.

Planning History

The most recent planning history of the site is summarised as follows:

- 96/02090- planning permission granted for front entrance porch
- 92/00116- planning permission granted for single storey side extension
- 90/00860 and 90/02217- single store side extension granted and subsequent revisions approved

Conclusions

The main issue in this case is whether the proposed extension and alterations would lead to a detrimental impact on the residential amenities of the surrounding residents and the impact of the character of the area.

The hall is at present used for a variety of activities and functions, and the proposed extension is primarily intended to improve the facilities of the Ready, Steady, Go Nursery and to provide additional storage to the church. The uses will not change as a result of this application but Members may wish to impose a condition to restrict the use of the garden area to the nursery.

It is considered that the extension is relatively modest in size and in itself is unlikely to result in a reduction of the amenities currently enjoyed by residents in Morgan Road and Fairfield Road. However the proposal does also involve the opening up of the rear elevation in order to provide an improved transition into the garden area. It is this part of the proposal that is the main concern raised by local residents.

Policy BE1 of the Unitary Development Plan states the development should respect the amenity of occupiers of neighbouring buildings and those of future occupants to ensure their environments are not harmed by noise and disturbance. Members will need to carefully consider whether the proposal will lead to a detrimental impact on residents although the Committee will be aware that no intensification of usage is proposed.

The extensions and alterations are proposed to the rear of the hall and in terms of scale and design, the extensions are considered to be in-character with the host building and the setting of the locally listed church.

The application will result in a loss of a mature birch tree as the arboricultural report indicates that the tree would be unlikely to survive and suggests a

replacement birch elsewhere in the grounds. No tree objections are therefore raised.

Bearing in mind the concerns raised during the consultation period, this application is presented on List 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/02000 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- C1 Community Facilities
- C3 Access to Buildings
- C7 Educational and Pre-School Facilities
- BE1 Design of New Development

The development is considered to be satisfactory in relation to the following:

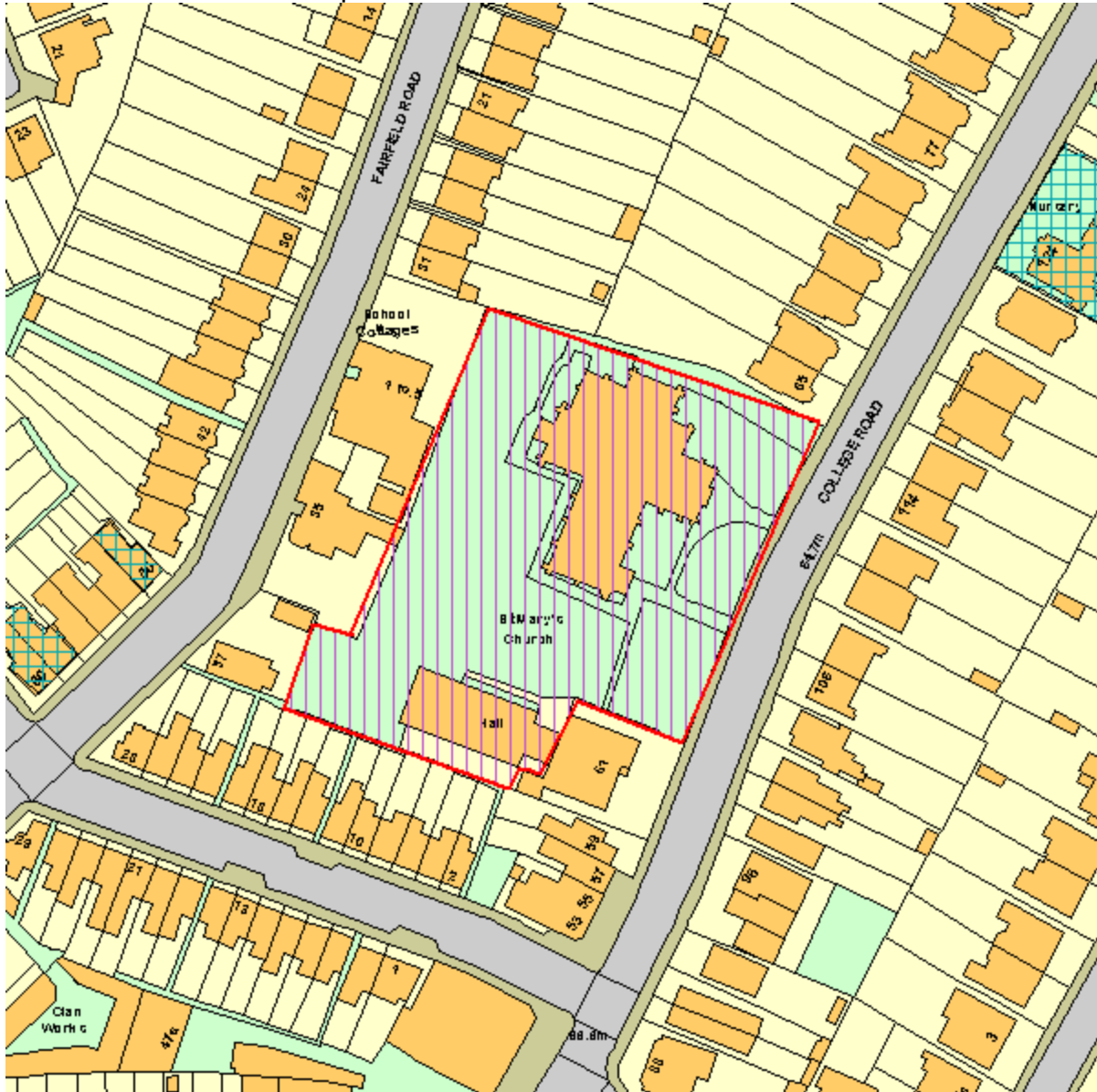
- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the outlook of the occupiers of adjacent and nearby properties
- (e) the impact to on-street parking demand in the area and on conditions of road safety
- (i) comments received during the consultation period of the application
- (j) the urban design policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 09/02000/FULL1

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