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## PLANS SUB-COMMITTEE NO. 2

**Meeting to be held on Thursday 14 August 2014**

### SUPPLEMENTARY AGENDA

The attached reportS listed below were not circulated with the published agenda and are now submitted for consideration.

Report No	Ward	Page No.	Application Number and Address
7.1	West Wickham	1 - 6	(14/00731/FULL1) - 42 High Street, West Wickham.
7.2	Penge and Cator	7 - 12	(14/01394/FULL1) - Kent House Tavern, Thesiger Road, Penge SE20.

*Copies of the documents referred to above can be obtained from*  
[www.bromley.gov.uk/meetings](http://www.bromley.gov.uk/meetings)

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**Application No :** 14/00731/FULL1

**Ward:**  
**West Wickham**

**Address :** 42 High Street West Wickham BR4 0NJ

**OS Grid Ref:** E: 538142 N: 165991

**Applicant :** Forbes Dean Associates ETAL

**Objections :** YES

## **Description of Development:**

Single storey, rear extension to Nos 44 and 46 High Street and adjoining 3 storey block to rear comprising 4 one bedroom and 2 two bedroom flats.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding  
Open Space Deficiency  
Primary Shopping Frontage  
Stat Routes

## **Proposal**

It is proposed to demolish all outbuildings and to clear the rear of 42-46 High Street and erect a three storey block comprising 4 one bedroom and 2 two bedroom flats adjacent to an existing three storey office block. There will be a central pedestrian access serving the new building and three existing residential units above the existing shops fronting the High Street. A separate access alongside the existing office building will be used for servicing the retail units which will be extended at ground floor level. The existing residential units above the shops will be largely unaffected and will be accessed via a first floor pedestrian bridge onto a communal concourse.

The application is accompanied by a Parking Assessment.

## **Location**

The site is located to the rear of shops and flats fronting 42-46 High Street, West Wickham. This site is adjacent to an existing office building to the rear of 38-40 High Street which has been granted planning permission for conversion to residential use. The site is accessed via a rear service road which adjoins a Local Authority/Sainsbury's Car Park to the north.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- overdevelopment
- out of character
- service road is already congested
- service road not equipped to accommodate the proposed volume of development
- access to other properties via service road will be impaired / inconsiderate parking will affect servicing of shops
- maintenance and upkeep of service road has not been discussed with its owners
- Japanese Knotweed in access road
- increased litter
- inadequate parking / increased demand for parking
- refuse collection problems
- loss of light, loss of outlook, visual impact and loss of privacy and at Global House (office block to rear of 38-40 High Street)
- building will abut Global House which will prevent maintenance for e.g. damp problems
- increased security risk for banks, jewellers, etc. fronting High Street.

The above includes comments received from the West Wickham Residents' Association.

### **Comments from Consultees**

There are no objections from the Metropolitan Police Crime Prevention Design Advisor.

The Council's in-house drainage consultant has no objections to the proposal.

Thames Water have no objections to the proposal.

There are no objections in terms of Environmental Health.

There are no objections in terms of highways, subject to conditions.

Any further responses to consultations will be reported verbally at the meeting.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

UDP

- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space

- T1 Transport Demand
- T3 Parking
- T7 Cyclists
- T18 Road Safety
- BE1 Design of New Development

#### London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 8.2 Planning Obligations.

Planning permission was granted in February 2014 for the change of use from class B1A (office) to use class C3 (residential) to create a 2 one bedroom flats and 3 one bedroom flats at Global House, the adjacent three storey block to the rear of 38-40 High Street (ref. 13/04032).

#### **Conclusions**

The main issues to be considered in this case are the impact of the proposal on the character of the area and the impact on the residential amenities of the occupants of nearby residential dwellings.

The rear of this shopping/commercial parade is typical of such sites and does not make a positive contribution in character terms. The building has been designed to be lower in height than the adjacent Global House (rear of 38-40 High Street), which is considered the set a precedent for a three storey building in this location. The building will have a tidier appearance from the public realm than the existing development on the site and can be considered acceptable in terms of the character of the area.

The proposal will conflict with Policy H9 of the UDP in that it will abut Global House and first and second floor level and no side space will be provided. However, the application should be considered in the context of the adjacent Global House which provides no side space to the boundary and which was developed as a commercial building for which side space policy would not have been applicable. It should also be considered in the context of its location to the rear of a commercial/shopping parade with an untidy appearance typical of such locations. It may therefore be considered that the requirement to provide side space in order to prevent a terracing effect is not relevant in view of the location of the proposed development.

Planning permission has been granted for the residential conversion of Global House, including the infilling and glazing of an inset on the western elevation at first and second floor level. The proposed development will result in a visual impact and loss of outlook affecting two living rooms within the Global House development. Members should carefully consider whether there will be undue harm to the living conditions of the occupants of the affected dwellings within Global House, having regard to the fact that the Global House conversion has not yet taken place and any future occupants of these dwellings will be aware of the standard of the living conditions prior to occupation. On balance it may be considered that the scheme will not result in undue harm in residential amenity terms and the proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/00731, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |  |
|----|--------|--|
| 1  | ACA01  | Commencement of development within 3 yrs |
|    | ACA01R | A01 Reason 3 years                       |
| 2  | ACC01  | Satisfactory materials (ext'nl surfaces) |
|    | ACC01R | Reason C01                               |
| 3  | ACC03  | Details of windows                       |
|    | ACC03R | Reason C03                               |
| 4  | ACD02  | Surface water drainage - no det. submitt |
|    | AED02R | Reason D02                               |
| 5  | ACD06  | Sustainable drainage system (SuDS)       |
|    | AED06R | Reason D06                               |
| 6  | ACH03  | Satisfactory parking - full application  |
|    | ACH03R | Reason H03                               |
| 7  | ACH22  | Bicycle Parking                          |
|    | ACH22R | Reason H22                               |
| 8  | ACK01  | Compliance with submitted plan           |
|    | ACK05R | K05 reason                               |
| 9  | ACK05  | Slab levels - no details submitted       |
|    | ACK05R | K05 reason                               |
| 10 | ACI21  | Secured By Design                        |
|    | ACI21R | I21 reason                               |

INFORMATIVE(S)

- 1 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may

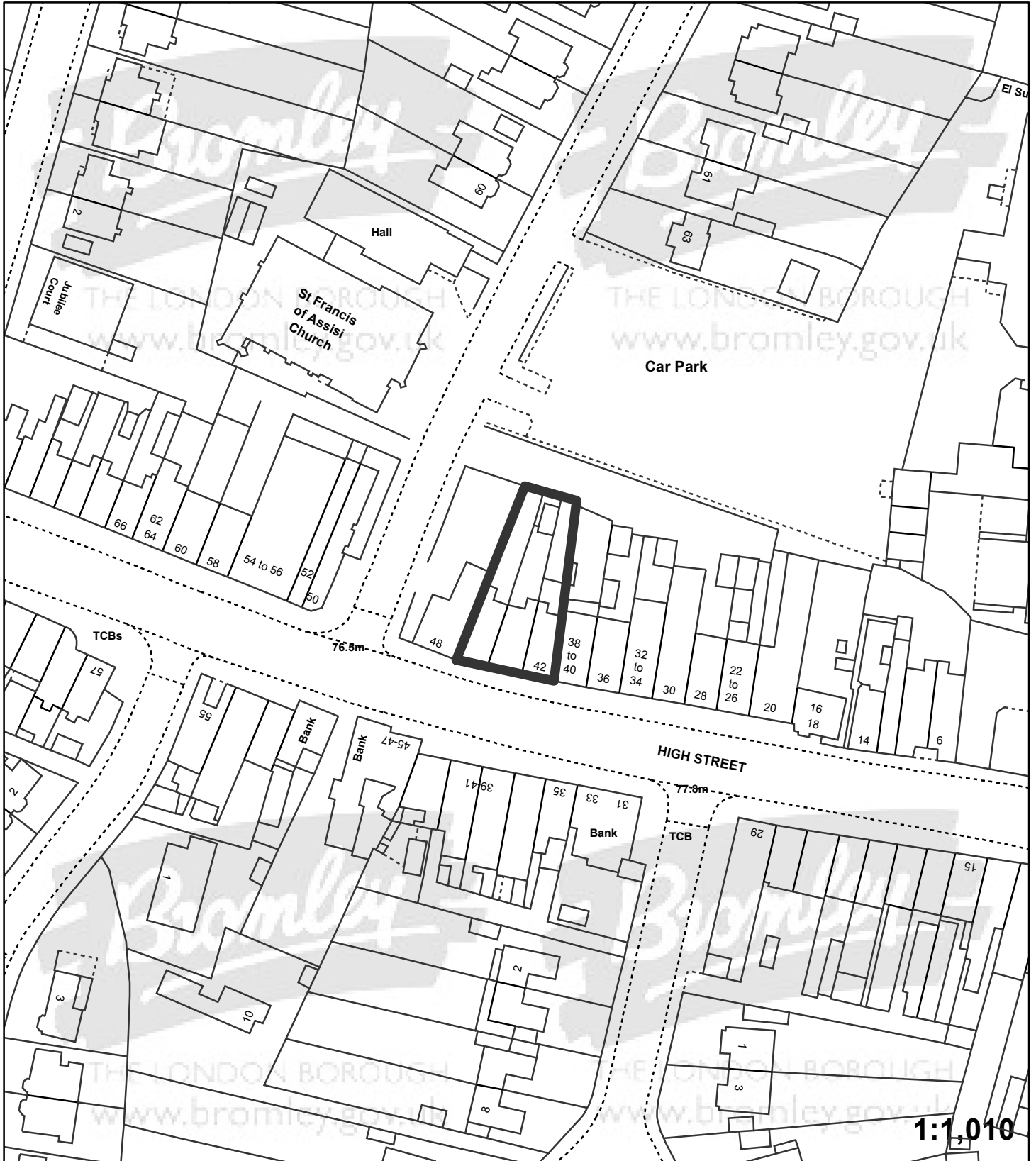
be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 3 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 4 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed an appropriate remediation scheme submitted to the Local Authority in writing.

**Application:**14/00731/FULL1

**Address:** 42 High Street West Wickham BR4 0NJ

**Proposal:** Single storey, rear extension to Nos 44 and 46 High Street and adjoining 3 storey block to rear comprising 4 one bedroom and 2 two bedroom flats.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"



**Application No :** 14/01394/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Kent House Tavern Thesiger Road  
Penge London SE20 7NQ

**OS Grid Ref:** E: 536005 N: 170423

**Applicant :** Mr A Ghufar

**Objections :** YES

## **Description of Development:**

Dormer windows to Thesiger Road and Somerville Road elevations and internal alterations to provide 8 one bedroom flats at first floor level and within the roofspace.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

## **Proposal**

The application proposes first floor alterations and the creation of accommodation within the roof space to include the introduction of dormer windows to the Thesiger Road, Somerville Road and inward facing elevations and a flat roof extension at second floor level. 8 one bedroom flats and a retail unit will be provided at ground floor level (planning permission is not required for this ground floor change of use).

The applicant has submitted a Parking Assessment in response to comments received from the Council's Highways Engineer.

## **Location**

The site is located at the fork of Thesiger and Somerville in Penge and is occupied by a public house which has been vacant since January 2013. The property is a two storey building of masonry construction. It has a clay tiled roof to the main building with flat roof sections to the rear. The property has a garage/storage area and a garden to the left hand elevation of Thesiger Road.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- overdevelopment / excessive residential density / surrounding area is already overdeveloped

- harm to character of existing building
- substandard accommodation
- inadequate sized flats / inadequate amenity space
- increased traffic / traffic already excessive
- inadequate car parking / increased demand for on-street car parking
- blocking of driveways occurs frequently / servicing of shop will cause traffic problems
- detrimental impact on highway and pedestrian safety
- loss of a valuable community asset
- no pubs remain in surrounding area
- pub closed due to poor management and could be turned around if better managed
- well run pub would be desirable / there have been expressions of interest in running the pub / it has not been sufficiently demonstrated that pub use is redundant / pubs promote social cohesion and support community groups / there is an alternative proposal for a social, recreational and cultural facility
- unclear what type of retail space is proposed and how it would operate / vacant retail units in surrounding area / difficult to establish a retail business in this area / supermarket would affect nearby shops / adequate supermarket and convenience store provision in the area
- residential use on upper floors will compromise commercial viability of ground floor unit
- increased crime and anti-social behaviour
- increased noise and disturbance
- increased litter
- inadequate cycle parking
- inadequate refuse storage provision
- increased pollution
- overlooking of No. 212 Kent House Road / mutual overlooking from proposed flats
- increased pressure on local infrastructure and services
- larger or family sized units should be provided / demographic changes have occurred in area
- tenure of flats is not clear
- flats will generate more revenue for Bromley Council
- inadequate publicity and consultation on application.

### **Comments from Consultees**

There are no objections to the proposal in terms of highways.

Any further responses to consultations, including Environmental Health (Housing) comments will be reported verbally at the meeting.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

UDP

- H8 Residential Extensions
- T1 Transport Demand
- T3 Parking
- T7 Cyclists
- T18 Road Safety
- BE1 Design of New Development

#### London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
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- 7.4 Local character
- 7.6 Architecture
- 8.2 Planning Obligations.

#### **Conclusions**

The proposal is considered acceptable in terms of the highways impact and there are no policy grounds upon which to protect the existing public house use. The main issues to be considered in this case are the impact of the proposal on the character of the area and the impact on the residential amenities of the occupants of the development and of nearby residential dwellings.

The main issue arising from the proposal in character terms is the impact of the introduction of dormer windows onto the Thesiger Road and Kent House Road elevations. It is considered that these windows will not result in undue harm to the character of the area and the proposal is therefore considered acceptable in this regard.

The proposed layout of the residential units and the arrangement of the existing first floor windows and the proposed second floor windows will result in significant mutual overlooking affecting Flats nos. 3, 4, 7 and 8. The affected windows are inward facing over a flat roof to the rear and serve the lounge/kitchen rooms to all four flats and a bathroom and bedroom to flats 4 and 8. The overlooking concerns could be satisfactorily addressed through an obscure glazing condition. The lounge/kitchen rooms are all served by other windows and the bathrooms would ordinarily be obscure glazed therefore it would appear appropriate for the bedrooms to remain clear glazed. This arrangement would ensure limited opportunities for overlooking of the nearest residential dwellings fronting Thesiger Road and Somerville Road.

The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/01394, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01       Commencement of development within 3 yrs  
      ACA01R     A01 Reason 3 years
- 2     ACC04       Matching materials  
      ACC04R     Reason C04
- 3     ACH22       Bicycle Parking  
      ACH22R     Reason H22
- 4     Before the development hereby permitted is first occupied details of obscure glazing and any openings to windows serving flats 3, 4, 7 and 8 shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

**Application:**14/01394/FULL1

**Address:** Kent House Tavern Thesiger Road Penge London SE20 7NQ

**Proposal:** Dormer windows to Thesiger Road and Somerville Road elevations and internal alterations to provide 8 one bedroom flats at first floor level and within the roofspace.



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