

SECTION '2' – Applications meriting special consideration

Application No : 11/00980/FULL2

Ward:
Clock House

Address : 1A Balgowan Road Beckenham BR3
4HJ

OS Grid Ref: E: 536547 N: 169095

Applicant : Mr Garnet Frost

Objections : YES

Description of Development:

Change of use of detached garage to ceramics studio/ workshop with office

Key designations:

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

Proposal

The application site is located on the east side of Balgowan Road, close to the northern junction with Belmont Road. The site currently comprises garage building that was formerly a site office. The surrounding area is characterised by predominantly terraced housing with Balgowan Primary School opposite the site.

The proposal seeks appears to seek permission to use the building as an art and educational facility run by The Alhambra Tiling Project, specialising in the production of ceramic tiles.

The ground floor will house the kiln, and work surfaces, with the first floor used as an associated office.

A previous application was considered at this site for Change of use of detached garage to ceramics studio/workshop with office/classroom under 08/00119. Permission was granted until March 2011.

Comments from Local Residents

Local representations have been received there have been approximately 20 letters of support for the proposed use.

There have also been objections and these comments can be summarised as follows:

- concerns in respect of noise and disturbance
- previous conditions of application at the site not adhered to
- overlooking and loss of privacy
- overintensive use of the site
- undesirable future commercial uses may result.

The full text of comments received are available to view on the file.

Comments from Consultees

No technical highways objections. However, the applicant should be advised to reinstate the drop kerb to footway level.

Environmental Health has no objections to this proposal.

Planning Considerations

The principal policies against which to assess this application are Policies BE1, C1, ER6, ER8 and T18 of the adopted Unitary Development Plan. These concern the design of new development, community facilities (particularly educational facilities), potentially-polluting development, noise pollution, ventilation and issues of highway safety.

Under ref. 03/00572, planning permission was refused for the conversion of the garage into a one bedroom dwelling.

Conclusions

The main issue of concern in this instance is the impact of the proposal on the character of the area, the amenities of the neighbouring residential properties and on aspects of highway safety.

Members will need to consider whether the proposal will be unduly detrimental to neighbouring amenities and whether the proposal is acceptable in light of the guidance set out in Policies BE1, C1 and T18.

It is noted that a similar application was previously granted planning permission in 2008 for a temporary period of time for 3 years. Members will need to consider whether the use is acceptable in this location taking into account the objections received during the notification process together with the impact the use has had on neighbours during the intervening time period. Members will also take into account the comments received in support of the proposal.

Bearing in mind the issues in this case and the concerns raised locally this application is presented on list 2 of the agenda and in this instance Members views are requested.

Background papers referred to during the production of this report comprise all correspondence on files refs. 03/00572, 08/00119 and 11/00980, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACH24 Stopping up of access
ACH24R Reason H24
- 3 ACI12 Obscure glazing (1 insert) on the northern elevation
ACI11R Reason I11 (1 insert) BE1
- 4 The use shall not operate on any Saturday, Sunday or Bank Holiday, Xmas Day or Good Friday nor before 09:00 or after 18:00 on any other day.
ACJ05R J05 reason BE1
- 5 ACJ10 Ventilation system for restaurant/take-a
Reason: In order to comply with Policy ER6 of the Unitary Development Plan and in the interest of the visual amenities of nearby residential properties.
- 6 The use hereby permitted shall be used as a ceramics studio/workshop with associated classroom and office space and for no other purpose.
Reason: In the interests of the amenities of local residents and in order to prevent overdevelopment of the site.
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
C1 Community Facilities
ER6 Potentially Polluting Development
ER8 Noise Pollution
T18 Road Safety

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

D00003 If Members are minded to refuse planning permission the following grounds are suggested

- 1 The proposal would result in a seriously detrimental impact on the amenities of nearby residential properties by reason of the likely increase in general

noise and disturbance associated with the use of the building, thereby contrary to Policy BE1 of the Unitary Development Plan.

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