

SECTION '2' – Applications meriting special consideration

Application No : 11/02580/FULL6

Ward:
Kelsey And Eden Park

Address : 30 Abbots Way Beckenham BR3 3RL

OS Grid Ref: E: 536228 N: 167830

Applicant : Mr J Simpson

Objections : YES

Description of Development:

Demolition of existing garage and shed and erection of single storey garage to rear.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Ravensbourne FZ2 and FZ3

Proposal

- Demolition of existing garage and shed
- Detached garage at rear measuring 5.5m in width x 9m in length x 2.5m in height with a flat roof
- Garage would fill the full width of the application site

Location

The application site comprises a two storey mid-terrace dwellinghouse with shared private access road to the rear.

Comments from Local Residents

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

- adverse visual impact on all adjoining properties
- possible garage could be used commercially for car repair
- could cause excessive noise and adverse environmental impact
- cars awaiting repairs could block right of way preventing access by neighbouring houses
- eyesore and highly visible from neighbouring gardens
- larger garage would be impossible to shield from view

- spoil enjoyment of garden
- increase in noise levels
- residential are not suitable for this business venture

The Council's Highways Development Engineers were consulted. Any comments received will be reported verbally at the meeting.

Network Rail was consulted and had no observations in respect of the proposal.

Planning Considerations

The application site is within Flood Zone 2.

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

London Plan

5.12 Flood Risk Management

PPS1 Delivering Sustainable Development
PPS: Planning and Climate Change - Supplement to PPS1
PPS25 Development and Flood Risk

Planning History

Planning permission was refused under ref. 11/01202 for the demolition of existing garage and shed and erection of single storey garage to rear. The reason for refusal was:

The proposed garage building by reason of its size and height would result in a excessively large outbuilding out of proportion and scale with the host property and neighbouring development, detrimental to visual amenity and the character of the area in general, contrary to Policy BE1 of the Unitary Development Plan.

The current proposal has been amended since the ref. 11/01202 application was refused by the replacement of the proposed pitched roof with a flat roof. Otherwise, the dimensions of the proposed garage remain the same.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The area is predominantly residential in character and many properties within the vicinity of the site have detached rear sheds and garages at the rear of their gardens. The principle of a replacement garage would not therefore be out of character.

The height of the garage has been significantly reduced since the previous proposal (from 4.5m to 2.5m) but the proposed garage would still extend the full width of the garden.

With regard to the impact upon residential amenity, whilst the proposed garage would still be clearly visible from neighbouring sites, there are existing garages at the rear of most of the houses in the vicinity and, given the reduced height now proposed, it is not considered that the visual impact would be significantly detrimental to warrant refusal on this basis. Concerns have been raised over the garage being used as a car repair business and the noise and disturbance with which this would result. However, no application has been made for any change of use and the current proposal must be considered on its merits, as an ancillary building to the dwellinghouse.

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. Having had regard to the above, it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents, nor impact significantly on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02580 and 11/01202, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area.

- 4 Details of flood proofing and resilience measures for the extension hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: The property is located in an area at risk from flooding as defined by the Environment Agency, and to accord with Policy 5.12 of the London Plan.

Reasons for granting permission:

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

BE1 Design of New Development
H8 Residential Extensions

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

- (a) the appearance of the development in the street scene
- (b) the relationship of development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised including neighbours concerns.

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