

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/02642/FULL6

Ward:
Chislehurst

Address : 51 Marlings Park Avenue Chislehurst
BR7 6RD

OS Grid Ref: E: 545504 N: 168478

Applicant : Mr G Kitchen

Objections : YES

Description of Development:

Two storey and first floor rear extensions. Elevational alterations

Key designations:

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

Proposal

- This residential property is currently vacant, but was previously used as a small care home accommodating up to 5 elderly residents on the first floor, and 2 resident carers/managers on the ground floor, which fell within Use Class C3 (dwellinghouses)
- It is proposed to extend the dwelling to the rear by providing a two storey infill extension, and a first floor rear extension over the existing rear lounge extension
- The total number of bedrooms provided on the first floor would increase from 5 to 6 and would, therefore, be able to accommodate up to 6 elderly residents
- A small staff bedroom provided on the ground floor would accommodate a night warden who would stay there on a rotation basis, and would not be a permanent presence
- Revised plans were received which deleted reference to a second staff bedroom on the ground floor which will now be used as a quiet room for residents.

Location

This detached two storey property occupies a corner plot on the corner of Marlings Park Avenue and Berens Way within a wholly residential area. It is bounded to the south by No.53, and to the rear by "Whitecroft", Berens Way.

Comments from Local Residents

A number of letters of objection have been received from local residents, including The Chislehurst Society, and the main points of concern are summarised as follows:

- a commercial care home use is unacceptable in a residential area
- the care home use would intensify thus changing it from a Class C3 use to a Class C2 use
- increased traffic from visitors to the property, resulting in increased noise and disturbance to nearby residents
- increased parking in adjacent roads
- overdevelopment of this already subdivided plot.

A Ward Member lives close by and reiterates the objections received from residents. It is, therefore, appropriate for the decision to be made by a Committee.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

This property was extended to the side during the 1980s (ref.83/01516), and to the front in 1998 (ref. 97/03252).

Application ref. 11/00318 was submitted in February 2011 for the retrospective change of use of the property from a dwelling house (Class C3) to a residential care home (Class C2). However, the applicants were advised by the Council to withdraw the application as the use of the property at that time was not considered to constitute a material change of use from Class C3 to Class C2. It was considered that the care home use existing at that time fell within Class C3 (Dwellinghouses) which allows for the use of a property as a small community care home accommodating up to 6 people living together as a single household, where care was provided for residents.

Conclusions

The main issues in this case are the impact of the proposed extensions on the amenities of neighbouring residents, and on the character and appearance of the surrounding area, and whether the care home use of the property would, as a result of the extensions proposed, intensify such that it would now fall within Use Class C2 (Residential Institutions) rather than Class C3 (Dwellinghouses).

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

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties

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

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