

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

**Application No :** 11/02760/FULL1

**Ward:**  
**Clock House**

**Address :** 86 Ravenscroft Road Beckenham BR3  
4TR

**OS Grid Ref:** E: 535690 N: 169576

**Applicant :** Ravenscroft Developments

**Objections :** YES

**Description of Development:**

Three storey block comprising 2 one bedroom and 4 two bedroom flats with access road, car parking, refuse and cycle storage on land to the rear of 84 and 86 and 88 Ravenscroft Road (amendment to scheme permitted under 10/02225 to increase the width of building, decrease the depth of building and alteration to layout of car parking spaces and cycle storage)

**Proposal**

The proposal seeks permission for a residential scheme which involves the demolition of the existing block of vacant lock-up garages, various small outbuildings and construction of a three storey building comprising 2 one bedroom and 4 two bedroom flats together with an access road, on site car parking, refuse storage and cycle storage.

The current proposal is an amendment to a previously approved scheme granted under ref. 10/02225. The main difference with this application is an increase in the width of the proposed building, a reduction in the depth of the proposed building, and an alteration to the layout of the on-site car parking spaces and cycle storage.

The flat roofed building would be three storeys in height, measuring approximately 8.4 metres when scaled from the submitted drawings. This height is the same as the previously approved building under application ref. 10/02225.

The principal windows to the flats will serve bedrooms on the front elevation, kitchen and living room areas along the rear elevation, and the windows in the flank elevations at ground and first floor levels will serve will serve wc/shower rooms and bathrooms. There will be no windows in the flank elevations at second floor/roof level. The position of windows and layout of the rooms that the windows will serve does not differ from those proposed in the previously approved scheme.

Each property will have off-street parking for 1 car with 2 visitor spaces remaining on site. Communal amenity space is provided to the sides and rear of the building.

In terms of the layout of the car parking spaces, the current layout differs from that previously approved. Under the application ref. 10/02225, 4 car parking spaces were located along the north-eastern property boundary to the rear of the rear boundary of Number 84 Ravenscroft Road, and 4 car parking spaces were located directly opposite, adjacent to the south-western property boundary of the site and the rear property boundary of Number 86 and 88 Ravenscroft Road, with the bicycle parking spaces directly behind. The current scheme has been altered so that 5 of the 8 car parking spaces are directly adjacent to the rear property boundary of Number 86 and 88 Ravenscroft Road, with one space directly adjacent to the front of the proposed new building and the 2 remaining spaces adjacent to the north-eastern boundary of the site.

The location of the bicycle storage has also been altered, moving it from behind some of the car parking to alongside the north-eastern elevation of the proposed building.

The location of the refuse storage has not changed when compared with the previously approved scheme, remaining along the south-western edge of the access road.

The access road will be widened by removing the single storey extension to No.86 and the flank boundaries adjacent to the access at Nos. 84 and 86 which leads from Ravenscroft Road. This was also proposed and agreed under application ref. 10/02225.

The rear gardens of Numbers 86 and 88 will be reduced and as a result, the proposed building will be set back approximately 13.8 metres from the rear boundaries of Numbers 84 – 88, approximately 3 metres from the boundary with the rear parking area to Toli Court (No.71) in Avenue Road (which is a reduction of 0.4 metres when compared with the previously approved scheme due to the slight repositioning of the building) and approximately 3 metres to the rear boundary with Number 94 to the south- west, approximately 5.2 metres to the flank rear boundary of Number 82 to the east and 5.6 – 8.6 metre separation to the rear boundary with Royston Hall (when scaled from the submitted drawings).

## **Location**

The application site comprises an area of land approx. 0.14 hectares which provides a small vegetable garden (to No.88) a dilapidated block of 8 lock up garages, large area of hardstanding and various small outbuildings. The garages and land appears to be unused for its original purpose and is unkept and overgrown. There are a couple of small trees on the site adjacent to the boundary fence with No.86 and at the rear on the south western boundary.

To the north of the site lies Royston Hall (occupied by the Penge & District Trade Union and Social Club) which is a substantially large Victorian detached building with a two storey annexe building attached known as The Cottage (occupied by the Steward of the social club). The area is predominantly residential in character comprising a mix of two storey houses, converted and purpose built blocks of flats.

## **Comments from Local Residents**

Nearby owners/occupiers were consulted regarding the application and letters of objection have been received in respect of the plans which are summarised as follows:

- the setting of the car parking next to existing rear gardens of houses along Ravenscroft Road will affect the enjoyment of those gardens for householders;
- the car park will cause nuisance in noise of running engines as well as the exhaust fumes;
- the boundary of the car park is proposed to be a close boarded timber fence which will not prevent fumes from penetrating the adjacent gardens;
- could be particularly unpleasant if sitting in the nearby gardens or carrying out gardening tasks;
- a timber close boarded fence is considered to be an inadequate barrier between moving cars and people in their own gardens – should be brick or concrete wall with concrete bollards;
- aware that accidents happen in car parks where cars go out of control due to driver error and a timber fence would not be an adequate preventative measure with possible devastating results;
- the building would overlook the rear patio of the club and garden area of the cottage, thereby invading privacy of club members and residents of the cottage to the rear of the site;
- building will be opposite and backing onto the designated smoking area of the club;
- the club to the rear of the site is a licensed place of entertainment for the local community and there will obviously be a noise issue for the new building to contend with;
- object to trees being placed along the boundary as they will take light from the patio and damage the wall;
- when looking at the revised plans, there does not appear to be a difference to the ground plans.

All copies of correspondence can be found in full on the application file, and any further representations received will be reported verbally at the meeting.

## **Comments from Consultees**

The Council Waste Services advised that more recycling bins are required. The applicant's attention has been drawn to the technical advice regarding refuse storage and collection.

No technical objections are raised from Highways point of view with regard to the access, car parking provision, bicycle parking provision or position of refuse storage. Standard conditions regarding parking layout, refuse storage, bicycle parking, a construction management plan and highway drainage are suggested.

From an Environmental Health point of view no objections are raised in principle to the development however it is recommended that should permission be granted a condition regarding land contamination be imposed.

No objections were raised by the Council Highways Drainage Section or by Thames Water.

The Crime Prevention Officer stated that whilst the application makes no reference to crime prevention measures, it will be possible for the applicant to achieve secured by design accreditation in respect of physical security by incorporating accredited, tested, certified products. As such, should permission be granted, a condition relating to 'Secured by Design' should be attached.

At the time of compiling the report, the Environment Agency (EA) had not provided comments. However under the previous application, the EA raised no technical objections in principle to the development, subject to the imposition of safeguarding conditions in view of the close proximity of the site to a culvert. As such, any further comments received prior to the committee meeting will be reported verbally.

### **Planning Considerations**

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

BE1 Design of New Development  
H7 Housing Density and Design  
T3 Parking  
T18 Road Safety  
NE7 Development and Trees

London Plan Policy 3A.1 Increasing London's supply of housing  
Policy 3A.3 Maximising the potential of sites

PPS 3 Housing

### **Planning History**

In 1969, permission was granted for the construction of 8 lock up garage on land to the rear of 84 Ravenscroft Road.

More recently, permission was granted under ref. 10/02225 for the construction of a three storey block comprising 2 one bedroom and 4 two bedroom flats with access road, car parking, refuse and cycle storage on land to the rear of 84, 86 and 88 Ravenscroft Road.

The current application is seeking amendments to the previously approved scheme.

### **Conclusions**

Members will appreciate that the principle of a 3-storey residential development has already been agreed under ref. 10/02225. As such, they may consider that the main issues in this case are whether the proposed alterations to the current scheme when compared to the previously approved scheme would have a detrimental impact upon the character of the surrounding area or upon the amenities of adjoining and nearby residential properties.

The application site is a parcel of land set behind residential houses in Ravenscroft Road. Within it are a block of garages and areas of hardstanding for a vehicle turning area. As such this may be considered to be previously developed land. However part of the application site also comprises a small vegetable garden serving No.88 and a number of dilapidated outbuildings. It is clearly evident that the site as a whole is not used or managed and access to the land is unrestricted. The proposal to clear the site and redevelop it for residential purposes would introduce residential development at 3 storeys in height where none currently exists, however this principle has already been accepted by way of application ref. 10/02225.

The proposed three storey block would have a flat roof design which will minimise the height of the building. Snap shot views of the block could be seen from Ravenscroft Road and from the side of No.71 Avenue Road to the west. Views of the building would clearly be seen from the rear of properties in Ravenscroft Road and Avenue Road however it would be seen against the backdrop of Royston Hall, a large, tall Victorian building. In light of the location of the site and the mixed building heights of development in proximity to it, the block is considered to reflect the scale of Royston Hall to the rear, however the adjacent development, particularly along Ravenscroft Road is largely only two storeys in height.

With regard to the impact upon the amenities of neighbouring properties, the building will be located approximately 25.2 metres from the rear elevation of Numbers 86 and 88 Ravenscroft Road and there will be more than 16 metres between the rear of the building and The Cottage (next to Royston Hall) (when scaled from the submitted plans and ordnance survey map). These dimensions have not decreased when compared with the previously approved scheme under ref. 10/02225, as such Members may consider that the building would continue to be reasonably sited away from properties at the rear and in Ravenscroft Road to not adversely affect the amenities of the occupiers of these properties by reason of natural daylight, privacy and prospect.

The three storey height of the block and its siting on land to the rear of the properties in Ravenscroft Road has already been approved, however the layout of the car parking spaces has been amended. Whilst there would remain an adequate degree of separation between the development and the rear of properties in Ravenscroft Road, Members will need to consider whether the relationship with the adjoining properties would be sufficient to ensure that the amenities of the occupiers of these properties would not be seriously affected. In an attempt to reduce the impact of the proposal, new planting along the boundaries to the site is proposed to improve the seclusion of existing rear gardens to those properties adjacent to the site boundary.

The concerns of residents relating to highway matters are acknowledged however no technical objections are raised by the Highway Engineers. The access to the site will be as previously permitted under ref. 10/02225, and it will be modified and widened by realigning the flank boundaries to Numbers 84 and 86 and the removal of a single storey rear extension to Number 86 which will provide sufficient width for vehicular use. Given the presence of lock-up garages on this site, it is considered that the proposed use would not intensify the use of the access any further and indeed provides an opportunity to improve visibility splays. A total of 8 parking spaces are shown on the submitted plans, providing 1 space per flat with 2 visitor spaces which would accord with the Councils maximum parking standards in the UDP.

As the principle of development has been accepted under ref. 10/02225, Members will need to consider whether the proposed alterations to the layout of the car parking spaces and bicycle spaces, along with the reduction of depth of the building and increase in width of the building, would still result in a scheme that would not have a detrimental impact upon the character of the area of local visual and residential amenity, leading to an acceptable alteration to the previously approved scheme in order to warrant permitting the current scheme.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02225 and 11/02760, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |  |                  |
|----|--------|--|------------------|
| 1  | ACA01  | Commencement of development within 3 yrs |                  |
|    | ACA01R | A01 Reason 3 years                       |                  |
| 2  | ACA04  | Landscaping Scheme - full app no details |                  |
|    | ACA04R | Reason A04                               |                  |
| 3  | ACA07  | Boundary enclosure - no detail submitted |                  |
|    | ACA07R | Reason A07                               |                  |
| 4  | ACC01  | Satisfactory materials (ext'nl surfaces) |                  |
|    | ACC01R | Reason C01                               |                  |
| 5  | ACH02  | Satisfactory parking - no details submit |                  |
|    | ACH02R | Reason H02                               |                  |
| 6  | ACH12  | Vis. splays (vehicular access) (2 in)    | 3.3 x 2.4 x 3.3m |
|    |        | 1m                                       |                  |
|    | ACH12R | Reason H12                               |                  |
| 7  | ACH18  | Refuse storage - no details submitted    |                  |
|    | ACH18R | Reason H18                               |                  |
| 8  | ACH22  | Bicycle Parking                          |                  |
|    | ACH22R | Reason H22                               |                  |
| 9  | ACH29  | Construction Management Plan             |                  |
|    | ACH29R | Reason H29                               |                  |
| 10 | ACH32  | Highway Drainage                         |                  |
|    | ADH32R | Reason H32                               |                  |

- 11 ACI12 Obscure glazing (1 insert) at first floor level in the flank elevations of the building  
ACI12R I12 reason (1 insert) H7 and BE1
- 12 ACI21 Secured By Design  
ACI21R I21 reason
- 13 ACK09 Soil survey - contaminated land  
ACK09R K09 reason
- 14 There shall be no storage of materials within 5 metres of the culverted river Pool during development. This must be suitably marked and protected during development, ideally with fencing erected on the landward side of the buffer zone and there shall be no access during development within this area. There shall be no fires, dumping or tracking or machinery within this area.

**Reason:** To reduce the impact of the proposed development on the culverted River Pool and to protect its construction.

- 15 A permanent buffer zone with a minimum width of 5 metres shall be established alongside the culverted River Pool in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

This buffer zone shall be measured from the nearest edge of the culvert and shall be free of structures, hard standing and fences. There must be no planting of trees within this buffer zone. The buffer zone should be retained in perpetuity.

**Reason:** To protect construction and stability of the culvert.

- 16 Prior to the commencement of development of a scheme for the provision and management of a buffer zone alongside the culverted River Pool shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- plans showing the extent and layout of the buffer zone
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term. The buffer zone should be retained in perpetuity.

**Reason:** To protect the construction and stability of the culvert.

- 17 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

**Reason:** In order to comply with Policies BE1 and T3 of the Unitary Development Plan.

### INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification/alteration of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & 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.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 4 The applicant is advised that 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 Ground Water. 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.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 5 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Waters ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.



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