

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/02841/FULL1

Ward:
**Chelsfield And Pratts
Bottom**

Address : 62 Windsor Drive Orpington BR6 6HD

OS Grid Ref: E: 546551 N: 163978

Applicant : Chelsfield Surgery (Dr J Sharif)

Objections : YES

Description of Development:

Two cabins to rear to provide two additional consulting rooms, office and WC and connecting corridor to 62 Windsor Drive.

Key designations:

Local Distributor Roads

Proposal

- The proposal is for two cabins connected by a corridor to the rear of 62 Windsor Drive.
- The cabins are to provide additional health care facilities to the doctors surgery at the property.
- The cabin closest to the property measures approximately 10.1 metres in depth, 3.1 metres in width and a maximum of 3.7 metres in height.
- The cabin furthest away from the property measures approximately 2.6 metres in depth, 2.9 metres in width and a maximum of 3.9 metres in height.
- The cabins are linked by a corridor which runs the full length - a total of 14.3 metres from the rear of the property.
- There are steps and a platform both immediately to the rear of the property and to the rear of the cabins

Location

- The application site is located to the north west of Winsor Drive and is on the corner Windsor Drive and Woodside.
- The site is a doctor's surgery and is surrounded by mainly residential properties.

Comments from Local Residents

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

- cabins run almost full length of boundary with my property at over 3.5 metres in height
- more development than described in application has taken place
- planning permission for a more suitable single storey extension was granted in 2009 – not against this development.
- development is completely out of place
- excessive height
- light pollution
- on site car parking reduced
- increase in number of people at the site everyday
- further cars on surrounding roads resulting in risk of accidents
- concreted parking area will lead to high levels of run-off water on to adjacent properties
- overlooking
- loss of visual amenity
- loss of greenery
- 'living wall' does not provide sufficient screening
- misleading references in planning application
- completely inappropriate for residential environment
- serious harm to privacy
- improvement for patients of surgery
- expansion will provide more effective service for local community
- better access for disabled patients
- as part owners of the property, disturbed to discover that a retrospective application has been made – if committee feels the cabin should be removed would not be in disagreement.

Comments from Consultees

The Highways Engineers have commented that the indicates no increase in the number of staff or patients and on this basis no objections are raised.

Thames Water have commented 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.

Drainage has made no comments on the application.

Environmental Health has raised no objections to the proposal.

Planning Considerations

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
C4 Health Facilities
T18 Road Safety

Planning History

Planning permission was granted for single storey side and rear extensions in 1989 under ref. 89/03617.

Planning permission was granted for a single storey side extension in 1999 under ref. 99/03577.

Planning permission was granted for a single storey rear extension for a consultation room in 2009 under ref. 09/02823.

Conclusions

The main issues relating to this proposal are the impact of the development on the amenities of neighbouring residential properties given the proposed extension of the premises outside town centre, district centre, local centre or local neighbourhood centre, and the impact on traffic and road safety in and around the surrounding area.

The development to which this application relates is existing and does not benefit from having planning permission. A previous planning application was granted for a single storey extension which was relatively modest and had an acceptable impact on the amenities of neighbouring properties. The current application proposes two cabins connected by a covered walkway in a similar position to the approved extension but extending a further 9.3 metres to the rear on a raised platform.

Members may consider that the cabins, due to their depth, height and flank windows have a seriously harmful impact on the amenities of the neighbouring properties, No. 64 Windsor Drive and No. 1 Woodside. The development is unattractive in design and is out of character with the surrounding residential area. The cabins when viewed from the neighbouring property, No. 64 are obtrusive and dominant. The windows are considered to result in a severe loss of privacy, mainly to the rear garden but the cabin is also clearly harmful to the whole of the rear of the property. The screening in place is inadequate to prevent overlooking or loss of visual amenity and creates an enclosed environment.

The cabins and connecting corridor are clearly visible from Woodside and the public vantage point. The cabins are considered to be out of character with the surrounding area and harmful to the amenities of surrounding residential properties and the streetscene. Whilst it is stated that no changes are proposed to parking on

the site, alterations have been made which include a large area of concrete to the rear and this may have a harmful impact on the surface water drainage in this area.

Whilst it is appreciated that the development may create an improved surgery for local residents, the harmful impact on the amenities of local residents, road safety and the character of the residential area are considered to outweigh the benefits of this proposal and Members may be minded to refuse planning permission for this development for these reasons.

Background papers referred to during production of this report comprise all correspondence on files refs. 89/03617, 99/03577, 09/02823 and 11/02841, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The cabins by reason of their excessive depth and close proximity to residential properties result in a severe impact on the privacy and visual amenity currently enjoyed by neighbouring properties, contrary to Policy BE1 of the Unitary Development Plan.
- 2 The cabins by reason of their overall size and visibility from the public realm are out of character with the residential nature of the area and are detrimental to the amenities of surrounding residential properties and the streetscene in general, contrary to Policies BE1 and C4 of the Unitary Development Plan.

FURTHER RECOMMENDATION: Enforcement Action be authorised to seek removal of the development.

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