

SECTION '2' – Applications meriting special consideration

Application No : 11/03210/FULL2

Ward:
Crystal Palace

Address : 182 Anerley Road Penge London SE20
8BL

OS Grid Ref: E: 534622 N: 169746

Applicant : Dr K Davda

Objections : NO

Description of Development:

Change of use from doctors surgery (Class D1) to 3 one bedroom flats (Class C3)

Key designations:

London Distributor Roads

Proposal

The application proposes to convert the existing redundant doctors surgery into 3 one bedroom flats. Two flats are to be located at ground floor and one at first floor. No elevational alterations are proposed.

Location

The application site is a two storey semi detached property which fronts Anerley Road. The property has a large area of hardstanding to the front which accommodates off street car parking.

The adjacent properties are predominantly a mixture of semi detached and terraced family dwellings. Opposite the site are larger properties the majority of which consist of commercial properties at ground floor and flats above.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

From a highway planning perspective, no technical objections are raised.

With regards to the standard of accommodation proposed no objections are raised from an environmental health perspective.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community facilities
- T1 Transport demand
- T3 Parking
- T18 Road safety

London Plan

- 3.3 Increasing Housing Supply,
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

Planning History

Under planning application ref. 90/01049, planning permission was granted for change of use from residential to doctor's surgery and single storey rear extension and 3 car parking spaces.

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.

Policy C4 concerning health facilities states within the subtext that some existing converted residential properties are no longer suitable for the new style general practices which support a wider range of patient facilities. The existing surgery which is no longer in use is not able to provide the type of facilities which are now required by the NHS and Primary Care Trust.

The Applicants have provided with their submitted design and access statement details of other newer general practices located a short distance away in Anerley Road. The Primary Care Trust are responsible for the provision of high quality health care in the area and manage the patient list for this particular surgery. They took the decision to close this surgery following the retirement of the current GP who owns the property as explained within the applicants design and access statement.

Policy C1 concerning community facilities stipulates that permission will not normally be granted for the loss of such uses unless it can be demonstrated that there is no longer a need for them or alternative provision is to be made in an equally accessible location. In this case the applicants have demonstrated within their submitted documents that there is no longer a need for this particular surgery as much more improved facilities exist in an equally accessible location close to the site.

No external alterations are proposed and overall the flats provide acceptable room layouts, natural light and amenity space, and are also in a reasonably accessible location in terms of public transport availability. The proposal is therefore considered to respect the scale, form and layout of the area, as required by Policy BE1 although consideration also needs to be given to the impact of the conversion on the amenities of the adjoining property.

PPS3 and London Planning Advisory Committee (LPAC) advice suggest that buildings formerly in non residential uses can be a potential important source of extra housing. Policy H12 of the Unitary Development Plan states that the Council will normally permit the conversion of genuinely redundant office buildings to other uses subject to achieving a satisfactory quality of accommodation and amenity for future occupiers.

The existing site has a large hard standing area to the front of the property with an existing vehicular access. The proposal would therefore on balance not result in any significant harm to the area in terms of on street parking demand or highway and pedestrian safety.

Members will therefore need to consider whether the provision of additional residential accommodation in the manner proposed is acceptable in this case given that the property was originally a family house and shares a common party wall with a family house. On balance, it is recommended that permission be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 90/01049 and 11/03210, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |

Reasons for permission:

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

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 the 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
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering

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