

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

Application No : 11/03600/FULL3

Ward:
Penge And Cator

Address : 2 - 4 Raleigh Road Penge London SE20
7JB

OS Grid Ref: E: 535594 N: 170188

Applicant : Mr Daniel Jackson

Objections : YES

Description of Development:

Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.

Key designations:

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

Proposal

The proposal seeks permission for the conversion of the first and second floors of the building from a snooker club to form 6 two bedroom flats. To facilitate this conversion, a three storey side extension is to be constructed adjacent to the boundary with 1 Green Lane within what was formerly the police station yard. The extension will accommodate a new entrance hall and staircase which would be accessed from the yard. Elevational alterations are proposed (including alterations to fenestration), and a communal roof terrace is proposed to provide amenity space for the occupiers of the flats, with a pergola and lily pool.

Although the building fronts Raleigh Road, pedestrian and vehicular access is via an existing crossover from Green Lane. The crossover provides a shared access to the old stables located to the rear of the existing redundant police station. The old stable block is subject to a separate planning application for conversion into a residential dwelling.

Following concerns raised regarding the lack of car parking provision amended plans were submitted to indicate off street car parking for 4 vehicles located adjacent to the existing boundary wall of the rear garden of 1 Green Lane.

Location

The existing building is some three storeys in height. The ground floor is currently occupied by an electrical goods wholesaler accessed from Raleigh Road and this use is to remain as existing. The upper floors of the building were previously used as a snooker club and only had pedestrian access from a narrow alleyway off Penge High Street located adjacent to the old police station.

The police station building is Locally Listed and was constructed in the mid 19th Century. The site is bounded to the south by Green Lane. There is an alleyway to the west bounded by the rear of commercial and retail premises fronting Penge High Street. To the north the site abuts the rear gardens of terraced housing fronting Raleigh Road.

Comments from Local Residents

- The principle of providing affordable housing in the area is good; however the proposal would result in additional pressure for on street car parking.
- The proposed roof terrace area would result in a loss of privacy and amenity.

Comments from Consultees

With regards to highway planning issues, no technical objections are raised, subject to appropriately worded planning conditions on any approval to ensure acceptable highway and pedestrian safety.

With regards to the standard of accommodation proposed, natural ventilation should be provided to bathrooms, fire doors should be provided and balustrades may be required to the void area serving flats 2 and 5. These matters can however be resolved through the Building Regulations application and from an environmental health housing perspective the standard of accommodation provided is acceptable.

In terms of refuse collection, access through the gates must be available without the use of keys or a code to ensure acceptable collection of refuse.

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
- 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. 10/00994, planning permission was refused and dismissed at appeal for elevational alterations and conversion of first and second floors from a snooker club to form 8 one bedroom flats together with communal roof terrace and pergola. The appeal inspector concluded that the living and dining room windows to some of the flats would not provide reasonable levels of natural light and outlook and would be harmful to the living conditions of prospective occupiers. It was therefore concluded by the Inspector that as such the proposal would not provide a high quality residential environment and would be contrary to Policies BE1 and H12. The Inspector also concluded that the pedestrian access to the flats from a narrow alleyway off the High Street would not amount to an attractive residential setting and would also fail to be safe and convenient conflicting with Policies BE1, T6 and T18.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the existing Locally Listed building and the impact that it would have on the amenities of the occupants of surrounding residential properties and whether the standard of residential accommodation to be provided is considered acceptable.

The development proposed appears to be accommodated satisfactorily within the street scene. The proposed extension is of a sympathetic design and scale, subservient to the host building and is considered on balance to respect the existing character and appearance of the area, street scene and surroundings. The design of the scheme is considered to provide an appropriate solution to reuse an existing redundant building.

In terms of car parking, the development is within an area of high public transport accessibility in a town centre location. Four off street car parking spaces are to be provided and 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, compliant to Policies T3, and T18.

Members may consider that the changes which have been made since the previously refused scheme would on balance provide a more suitable pedestrian access to the proposed flats. With the reduction in the number of flats to be provided, Members may also consider that the proposed living accommodation

now appears to provide a much more suitable room layout with provision for natural light and amenity space.

With regards to the communal amenity space located on the roof and gated access, further landscaping, boundary enclosure details and screening to the roof area could be requested through an appropriately worded condition to ensure highway and pedestrian safety along with residential amenities is maintained if Members are minded to approve the application.

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 and other non residential buildings to other uses subject to achieving a satisfactory quality of accommodation and amenity for future occupiers. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider whether the provision of additional residential accommodation in the manner proposed is acceptable in this case given the previously dismissed appeal decision.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00994, 11/03525 and 11/03600, excluding exempt information.

as amended by documents received on 23.12.2011

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 | ACA08 | Boundary enclosures - implementation | | | |
| | ACA08R | Reason A08 | | | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | | | |
| | ACC01R | Reason C01 | | | |
| 5 | ACC03 | Details of windows | | | |
| | ACC03R | Reason C03 | | | |
| 6 | ACC04 | Matching materials | | | |
| | ACC04R | Reason C04 | | | |
| 7 | ACH03 | Satisfactory parking - full application | | | |
| | ACH03R | Reason H03 | | | |
| 8 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3m | x | 2.4m x |
| | 3.3m 1m | | | | |
| | ACH12R | Reason H12 | | | |
| 9 | ACH18 | Refuse storage - no details submitted | | | |
| | ACH18R | Reason H18 | | | |

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|----|--|------------------------------------|
| 10 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 11 | ACH23 | Lighting scheme for access/parking |
| | ACH23R | Reason H23 |
| 12 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 13 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 14 | No loose materials shall be used for the surfacing of the parking and turning area hereby permitted. | |

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

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
- 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 and the impact on existing buildings
- (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 safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

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| 1 | RDI10 | Consult Land Charges/Street Numbering |
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