

SECTION '2' – Applications meriting special consideration

Application No : 11/03856/FULL1

Ward:
**Bromley Common And
Keston**

Address : 5 Narrow Way Bromley BR2 8JB

OS Grid Ref: E: 542348 N: 167189

Applicant : Mr Richard Halliday

Objections : NO

Description of Development:

Conversion of dwelling into 2 one bedroom self-contained flats PART
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

Retrospective permission is sought for the conversion of the dwelling into 2 one bedroom self-contained flats.

Location

- The application site comprises a two storey end of terrace building set within a large estate.
- The surrounding area is residential in character and comprises mainly of terraced dwellinghouses.

Comments from Local Residents

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

Comments from Consultees

The Council's Environmental Health Officer initially raised concerns over the means of escape from both flats; fire separation between units; sound insulation and thermal efficiency. Further to revised plans being received (dated 21/02/12) the Environmental Health Officer has removed his concerns over means of escape but is still concerned about bedroom size and inadequate clothes drying facilities.

The Council's Highways Development Engineer has raised no objections to the application.

The Council's Waste Advisors have raised no objections to the refuse arrangements

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H11 Residential Conversions
- T3 Parking
- T18 Road Safety

Planning History

03/00041/FULL1 - Three bedroom end of terrace house - PERMITTED

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. The standard of accommodation resulting from the conversion is also a material accommodation as well as the impact on highways conditions.

The proposal has resulted in minimal alterations to the external appearance of the building. Revised plans show that the external appearance will remain unaltered whereas previously a new entrance to the ground floor flat was proposed at the side. The proposal would therefore have minimal visual impact on the locality.

The area appears to be characterised predominantly by small-medium sized single dwellinghouses. Whilst the proposal for flats is not inherently characteristic of properties in this area, given that the scheme is small-scale, it is not considered that the conversion would unduly harm the character of the area nor lead to the shortage of medium or small sized family dwellings in the area. Furthermore, it is unlikely that the conversion has had a significant impact on adjacent residential amenities.

Although concerns have been raised regarding bedroom size in the first floor flat which is 8.1 square metres, the preferred size is 10 square metres and, on balance, this is considered acceptable in that a reasonable standard of accommodation has been provided.

With regard to Highways considerations, there are 3 parking spaces available on the frontage. The conversion therefore has minimal impact on parking and highways safety in the local road network.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the conversion is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

as amended by documents received on 21st February 2012

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03856, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
|---|-----------------|---|

Reasons for granting permission:

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H11 Residential Conversions
- T3 Parking
- T18 Road Safety

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

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the transport policies of the development plan
- (d) the housing policies of the development plan
- (e) the provision of satisfactory living accommodation for future residents of the dwellings
- (f) the adjoining owners concerns raised during the consultation process

and having regard to all other matters raised.

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Address: 5 Narrow Way Bromley BR2 8JB

Proposal: Conversion of dwelling into 2 one bedroom self-contained flats
PART RETROSPECTIVE APPLICATION

