

SECTION '2' – Applications meriting special consideration

Application No : 12/00116/FULL1

Ward:
Hayes And Coney Hall

Address : South Gate Layhams Road West
Wickham BR4 9HQ

OS Grid Ref: E: 539151 N: 164663

Applicant : Ms Margaret Eason

Objections : NO

Description of Development:

Demolition of Nos 1 and 2 South Gate and erection of two storey building comprising 5 two bedroom maisonettes with 5 car parking spaces to front, single storey grounds maintenance building and removal of existing car parking area.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

- Demolition of existing two storey Sister's accommodation and associated outbuildings
- Erection of two storey building comprising 5 two bedroom maisonettes
- 5 car parking spaces to front
- Vehicular access via an existing crossover from Layhams Road
- Single storey grounds maintenance building, including garage, to rear measuring approximately 17.8m in length x 5.5m in depth x 4.3 (max.) height with a mono-pitched roof
- Removal of 3 car parking spaces from western car park.

Location

- To the front of the site is a two storey building containing 4 maisonettes and a single storey outbuilding.
- To the rear are a collection of single storey outbuildings and beyond that is woodland.
- To the east of the residential block is a car park and green space.

- To the west is a large communal car park serving Coloma Court, The Convent and Southgate.
- Further to the west is Coloma Court, a 68 bedroom nursing and residential care home and beyond that is a five-storey Chapel and three-storey Convent building.
- The site is situated to the southeast of the local high ground on which is located medieval church of St John the Baptist.
- The area to the east of the application site is medium density residential development.
- To the north, south and west is predominantly open Green Belt land.

Comments from Local Residents

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

Comments from Consultees

The Council's Highways Development Engineers have raised no objections in principle to the development.

The Council's Environmental Health Officer has raised no objections provided that the development meets or exceeds full Building Regulations standards for means of escape in case of fire, fire separation between units, sound insulation and improved thermal efficiency of buildings.

Thames Water has raised no objections with regard to sewerage infrastructure. 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. Thames Water has raised no objections with regard to water infrastructure.

English Heritage has stated that, given the current level of archaeological information from the area, there is a discernable archaeological potential for archaeology to be present on the site. A condition is therefore recommended that no development shall take place until the applicant has secured the implementation of a programme of archaeological work.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development. A 'Secured by Design' condition is therefore recommended should permission be given so that the development achieves full SBD accreditation.

Planning Considerations

The site lies within the Green Belt where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Furthermore, the openness and visual amenity of the Green Belt shall not be injured by any proposals for development within or conspicuous from the

Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

The site is located in an area with low Public Transport Accessibility Level (PTAL) of 1b (on a scale of 1 – 6 where 6 is the most accessible).

With regard to trees, no significant trees would be affected by this proposal.

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

- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology
- G1 Green Belt
- G5 Replacement Dwellings in the Green Belt
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road Safety

In strategic terms the most relevant London Plan 2011 policies are:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Development
- 3.6 Children and Young People's Play and Informal Recreation
- 3.8 Housing Choice
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture

Mayor's Supplementary Planning Guidance – Providing for Children and Young People's Play and Informal Recreation

There are a number of national policy documents that are relevant to the consideration of this application. These include:

- PPS1: Delivering Sustainable Development
- PPG2: Green Belts
- PPS3: Housing
- PPG13: Transport

Planning History

There is currently an application pending consideration for the demolition of existing chapel and convent at The Convent site to the west of the application site, and replacement with chapel and 19 bedrooms Sister's home including associated accommodation including offices, kitchens and dining areas under ref. 11/03995.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the openness and visual amenities of the Green Belt and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The construction of new buildings within the Green Belt will be inappropriate unless it is for "limited extension, alteration or replacement of existing dwellings" (Policy G1, UDP). Furthermore, the resultant dwelling should not result in a material net increase in floor area compared with the existing dwelling as ascertained by external measurement.

In this instance the proposed residential building, by reason of its material net increase in floor area above that of the existing dwellings would constitute inappropriate development within the Green Belt, as would the proposed new grounds maintenance building. The applicant has submitted the following information to try and demonstrate that very special circumstances exist to justify the proposal:

- Overall built volume reduced by 38% over whole site (including at the adjacent site, The Convent, when taking into account the currently pending application re.11/03995) greatly improving openness of Green Belt
- only 14% increase in building footprint on the Southgate site, very close to the 10% outlined in Policy G5
- compacting of building group on site
- residential building will be set further back into the Southgate site allowing more planting to front of site and improving Green Belt openness
- changing needs of the Sister's requires an upgrade in residential accommodation to better suit current energy savings and age of Sisters who live there
- short-term accommodation for Sister's while works on Convent site are carried out
- proposed ground worker's building consolidated existing buildings into one and allows the grounds men to more effectively manage the site
- proposed garage is critical for effective management at site
- snow plough has had to be purchased to ensure ambulance access, etc.

Having regard to the above, although the proposed residential accommodation would have a significantly larger floor area than the existing residential accommodation, overall, the built development on the site would be less spread out than at present and the proposed workshop building and maisonettes would only represent a 14% increase in floor area of built development on the Southgate

site. Furthermore, should the application be permitted at the adjacent site, The Convent, there would be a significant reduction in building footprint across the whole site.

In terms of the proposed workshop building, given its proposed use is for maintaining the woodland to the rear and managing the site, Members may agree that this use is essential and would help continue to preserve the openness and visual amenities of the Green Belt. Furthermore, the proposed workshop building would represent a visual improvement to the existing array of buildings currently used for this purpose. Overall, Members may therefore consider that very special circumstances exist to justify the proposals. However, Members will need to consider the application together with the proposals across the rest of the site as part of the justification for very special circumstances.

With regard to the size, siting, materials and design of the development, the proposed residential building would measure approximately 5m longer than the existing residential building but would be similar in height and form with a pitched gable-ended roof design. Furthermore, given that it would be set further back into the site by around 4m, it is not considered that it would appear unduly prominent when compared to the existing maisonettes, nor would it harm the visual amenities or the open character of the locality.

The proposed outbuilding would be positioned at the rear of the site, abutting the northern site boundary. Beyond this is woodland. Whilst the proposed outbuilding would extend further along the northern boundary than current development at the site, it would consolidate the existing cluster of building into one and would open up views along the western site boundary where there is currently a large garage.

Overall it is therefore considered that the proposed scale, siting and design of the development is acceptable in that it would not detract from the existing street scene, would respect the scale of adjacent buildings and areas, would allow space about buildings for providing attractive hard and soft landscaping and would not result in a detrimental impact on the openness and visual amenities of the Green Belt.

With regard to the relationship of the development on nearby residential buildings, the proposed maisonettes would retain greater separation than currently to the nearby dwellings along Layhams Road, in particular No.4, and given the proposed height and positioning of windows, there is unlikely to be a significant impact on the amenities of the occupiers of these dwellings. The proposed balconies on the rear elevation would not result in any significant loss of amenity to occupiers of neighbouring sites.

All the dwellings should be built to Lifetime Homes Standards and a condition is recommended to that effect.

Five car parking spaces are proposed to the front of the maisonette building, which is considered acceptable. Although 3 car parking spaces would be lost in the western car park, an additional garage would be created for grounds-man and, on

balance, the impact is considered acceptable in terms of the impact it would have on parking and road safety in the local road network.

Bicycle storage for the development should be provided at a rate of one cycle store/unit to comply with the Council's minimum requirements for bicycle parking/unit as set out in the UDP. A condition is recommended to that effect.

No details have been provided as to what security measures will be incorporated in the development to meet the 'Secured By Design' (SBD) standards to reduce and prevent criminality. A SBD condition is therefore recommended should permission be given so that the development achieves full SBD accreditation in respect of design and layout.

In conclusion and having had regard to the above, Members may consider that very special circumstances have been demonstrated to justify the development proposed within this area of Green Belt. Furthermore, the development is acceptable in that the openness and visual amenity of the Green Belt would not be injured, it would not result in a significant loss of amenity to local residents, nor would it have a significant impact on parking or road safety in the vicinity of the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00116, excluding exempt information.

as amended by documents received on 08.03.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--------|---|------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 3 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 4 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3 x 2.4 x 3.3m |
| | | 1m | |
| | ACH12R | Reason H12 | |
| 5 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 6 | ACH24 | Stopping up of access | |
| | ACH24R | Reason H24 | |
| 7 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 8 | ACI20 | Lifetime Homes Standard/wheelchair homes | |
| | ADI20R | Reason I20 | |
| 9 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |
| 10 | ACK01 | Compliance with submitted plan | |

Reason: In order to comply with Policies BE1, G1, G5 and H7 of the Unitary Development Plan and in the interest of the appearance of the building, the visual and residential amenities of the area and the openness and visual amenities of the Green Belt.

11 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: The site is of archaeological interest and detailed investigations should be undertaken to enable consideration to be given to preservation in situ and/or recording of items in compliance with Policy BE16 of the Unitary Development Plan.

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
- BE16 Ancient Monuments and Archaeology
- G1 Green Belt
- G5 Replacement Dwellings in the Green Belt
- H1 Housing Supply
- H7 Housing Density and design
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- NE7 Development and Trees
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- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- 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 light and outlook of occupiers of adjacent and nearby properties
- (d) the privacy of occupiers of adjacent and nearby properties
- (e) the relationship of the development to trees to be retained
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the transport policies of the development plan
- (h) the recreational open space policies of the development plan
- (i) sustainability issues
- (j) the appearance of the development in the street scene

- (k) the relationship of the development to the adjacent properties
- (l) the character of the development in the surrounding area
- (m) the housing policies of the development plan
- (n) the provision of satisfactory living accommodation for future residents of the dwellings
- (o) the adjoining owners concerns raised during the consultation process

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. demolition
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI16 Contact highways re. crossover
- 4 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 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.
- 6 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 7 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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