

Application No : 09/03307/FULL1

Ward:
Crystal Palace

Address : 43 Selby Road Penge London SE20 8ST

OS Grid Ref: E: 534419 N: 169080

Applicant : Miss Fiona Ly

Objections : YES

Description of Development:

Single storey rear extension and conversion to form 3 two bedroom flats with forecourt parking and cycle and refuse stores

Key designations:

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

Proposal

It is proposed to extend and convert the host building to provide flatted accommodation. The works would involve the following:

- single storey rear extension (max. depth 3.5m)
- conversion of ground floor to form 2 two bedroom flats
- conversion of first floor to provide 1 two bedroom flat
- two off-street parking spaces on forecourt together with soft landscaping
- rear amenity area with communal access for all flats

The application is accompanied by a Design and Access Statement and a Parking Stress Survey.

Members may wish to note that a similar proposal concerning No. 40 Selby Road is currently under consideration (ref. 10/00269) and is also to be found on this agenda.

Location

The application property is located on the western side of Selby Road, Penge, and comprises a linked semi-detached property which is currently vacant, having previously been used as a single dwelling house.

The immediate surrounding area comprises a mix of single dwelling houses and flatted accommodation, including properties which have been converted to form flats. The site is opposite a car workshop.

Comments from Local Residents

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

- concerns regarding parking provision and increased pressure in vicinity
- amenity space not sufficient
- concerns regarding refuse storage arrangements
- deterioration in living environment as a result of other conversions
- increased congestion and noise and disturbance (including from communal garden)
- overdevelopment
- overlooking
- poor design
- reduction in number of family dwellings
- devaluation of adjacent properties
- concerns regarding drainage

Comments from Consultees

From the technical Highways perspective no objections are raised.

From the Environmental Health (housing) perspective, it is advised that the means of escape from the bedrooms to flats 1 and 2 is unsatisfactory unless the bedrooms are provided with a secondary means of escape, such as an escape window. This matter would be controlled under the Building Regulations.

Planning Considerations

The main planning policies of relevance to this application are as follows:

BE1 Design of New Development
H11 Residential Conversions
T18 Road Safety

The application has been called-in to Committee by a local ward Member.

Planning History

While there is no recent planning history of relevance to this application, Members will be aware that both Nos. 39 and 40 Selby Road have recently been the subject of applications seeking planning permission for their extension and conversion to flats. While no grant of permission has been forthcoming for either to date, No 39 has in fact been extended by way of a substantial two storey rear addition and been converted to form 5 flats and is currently the subject of on-going enforcement proceedings.

Of recent interest and of particular relevance to this application is the recent appeal decision concerning No. 40, following the Council's refusal to grant planning permission for a single storey rear extension and conversion to form 2 two bedroom and 1 one bedroom flats under ref. 08/03948. The appeal was dismissed on the basis that the amenity space provision would not satisfactorily meet the needs of future occupiers, particularly given that the occupiers of the first floor flat would have no access to the rear amenity area. Nevertheless the Inspector did not consider that the provision of two additional households would result in unacceptable noise and disturbance above existing conditions, nor indeed that the proposed conversion would harm the character/appearance of the area.

Conclusions

The proposed extension to the host property is within the generally accepted tolerances for a property of this type, and would not result in a significant loss of amenity to local residents. The proposed conversion to flats would result in two additional units on the site, which may not be significantly intensive nor result in a significant increase in comings and goings to give rise to a loss of amenity to adjacent residents. Members will note that the increase of two units in the case of No. 40 was not found to be of concern at appeal in this respect. With regard to the provision of amenity space, the rear garden would be made available to the occupiers of all three flats via a communal access. It is considered that this communal area would adequately meet the needs of the future occupiers of the proposed dwellings.

Two off-street parking spaces are proposed and, in view of the information submitted concerning parking stress, no technical objections have been raised from the Highways perspective with regard to parking and road safety.

While concerns have been raised locally with regard to the potential for noise and disturbance arising from the use of the amenity area, it is not considered that the net increase in two households would be likely to result in an unacceptable increase above existing conditions. In addition, concerns have been raised regarding the siting of the proposed refuse store within the rear amenity area, however Members may wish to note that an alternative siting may be secured by the imposition of a standard planning condition.

On balance, Members may agree that the proposed extension and conversion of the dwelling to form flatted accommodation is acceptable in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03948 and 09/03307, 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 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 6 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |

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
H11 Residential Conversions
T18 Road Safety

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

- (a) the density of the proposed development and the provision of additional housing on a previously developed site
- (b) the relationship of the development to adjacent properties
- (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 proposed parking provision and the impact to conditions of road safety
- (f) the housing policies of the Unitary Development Plan
- (g) the transport policies of the Unitary Development Plan
- (h) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

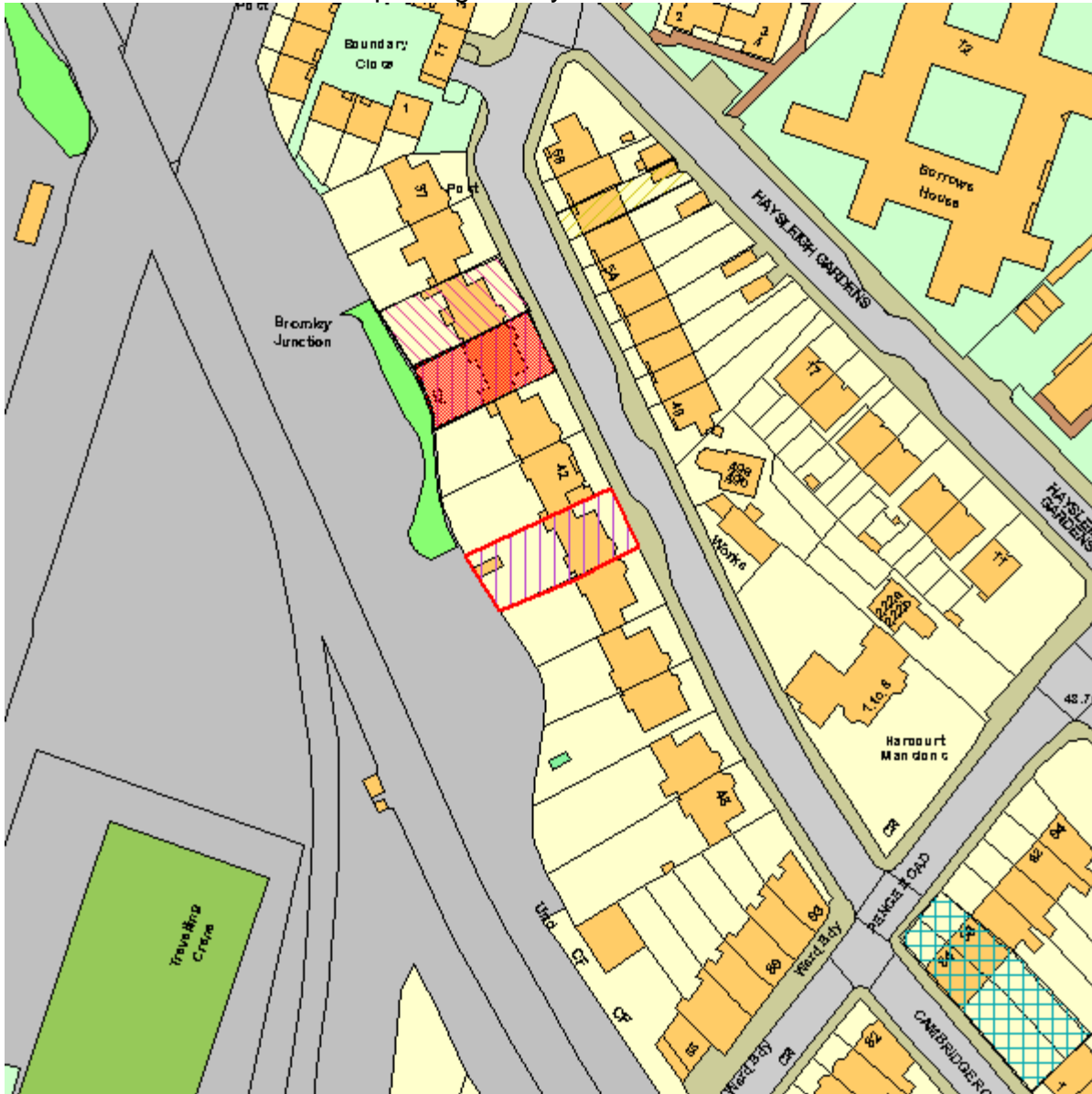
| | | |
|---|-------|---|
| 1 | RDI10 | Consult Land Charges/Street Numbering |
| 2 | RDI15 | Highways Act – overhanging vehicles |
| 3 | RDI16 | Contact Highways re. crossover |
| 4 | | Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered 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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