

**Application No : 10/00162/FULL1**

**Ward:  
Petts Wood And Knoll**

**Address : 11 Station Square Petts Wood  
Orpington BR5 1LY**

**OS Grid Ref: E: 544511 N: 167672**

**Applicant : Sainsbury's Supermarkets Ltd.**

**Objections : YES**

**Description of Development:**

Alterations to shopfront including installation of ATM machine, air conditioning units and plant on rear elevation and bin store to rear.

Key designations:

Conservation Area: Station Square Petts Wood

Primary Shopping Frontage

**Proposal**

This application was deferred from committee on 18th March to request further details of the air conditioning units, including the hours of operation, decibel levels and to consider the provision of screening. The applicant has now carried out a noise survey, and submitted a further noise report which includes details of the specification and operating hours. The plans have also been revised to show a security fence enclosing the plant.

I repeat the earlier report, suitably updated.

- It is proposed to make alterations to the shopfront of these premises, which would include the installation of an ATM, and the bringing forward of the main entrance doors to come in line with the front elevation.
- It is also proposed to install wall-mounted air conditioning units on the rear wall of the premises facing the rear access road, and a plant unit at right angles to the rear wall. These will be enclosed by security fencing.
- Bin stores would be provided adjacent to the northern side wall at the rear of the premises
- The agent has responded to a request by a local councillor to provide information on the proposed opening hours and likely delivery times to the store as follows:

Opening hours: 7am to 11pm every day

5 daily deliveries to the store (1 main Sainsbury's delivery at approximately 7am, 2 bread deliveries, 1 milk delivery and 1 cigarettes delivery).

- An application for shop signs has been submitted under ref.10/000163, and will be considered elsewhere on the agenda.

## **Location**

The application site comprises a vacant retail unit on the eastern side of Station Square which was previously used as an off licence, falling within Class A1 retail use. It falls within Station Square Petts Wood Conservation Area and is designated as part of a Primary Shopping Frontage within Petts Wood District Centre.

## **Comments from Local Residents**

Local objections have been received to the proposals as originally submitted, including one from Petts Wood and District Residents' Association, and the concerns raised are summarised as follows:

- loss of window blinds and inset entrance door would be detrimental to the character of the Square
- conditions should be imposed to prevent noise pollution from air conditioning units, and to restrict hours of deliveries and the emptying of bins
- possible problems with unauthorised parking in the rear access road
- materials should be in keeping with the Conservation Area.

Any further comments received with regard to the revised proposals will be reported verbally at the meeting.

## **Comments from Consultees**

The Council's Waste advisors have raised no objections to the proposal refuse storage area.

The Advisory Panel for Conservation Areas raises no objections to the proposals.

Any comments received from the Council's Environmental Health Officer regarding the additional noise survey submitted, will be reported verbally at the meeting.

## **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development  
BE11 Conservation Areas  
BE19 Shopfronts

SPG Station Square Petts Wood

This application has been called in by a Ward Member.

## **Conclusions**

The main issues relating to the application are the impact of the proposals on the character and appearance of Station Square, Petts Wood Conservation Area, and the impact on the amenities of the occupants of nearby residential properties.

The proposed changes to the shopfront would be fairly minimal, and are not considered to have a detrimental impact on the overall appearance of the building, nor on the character and appearance of this part of the Conservation Area. Furthermore, the air conditioning units, plant unit and bin stores are contained at the rear of the building and would not have an adverse impact on the Conservation Area.

Subject to the views of the Environmental Health Officer with regard to likely noise levels from the air conditioning units and plant unit, the proposals are not considered to have an adverse impact on the amenities of neighbouring residential properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00162 and 10/00163, excluding exempt information.

as amended by documents received on 16.02.2010 26.04.2010

## **RECOMMENDATION: PERMISSION**

### **Subject to the following conditions:**

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |

### **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  
BE11 Conservation Areas  
BE19 Shopfronts

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

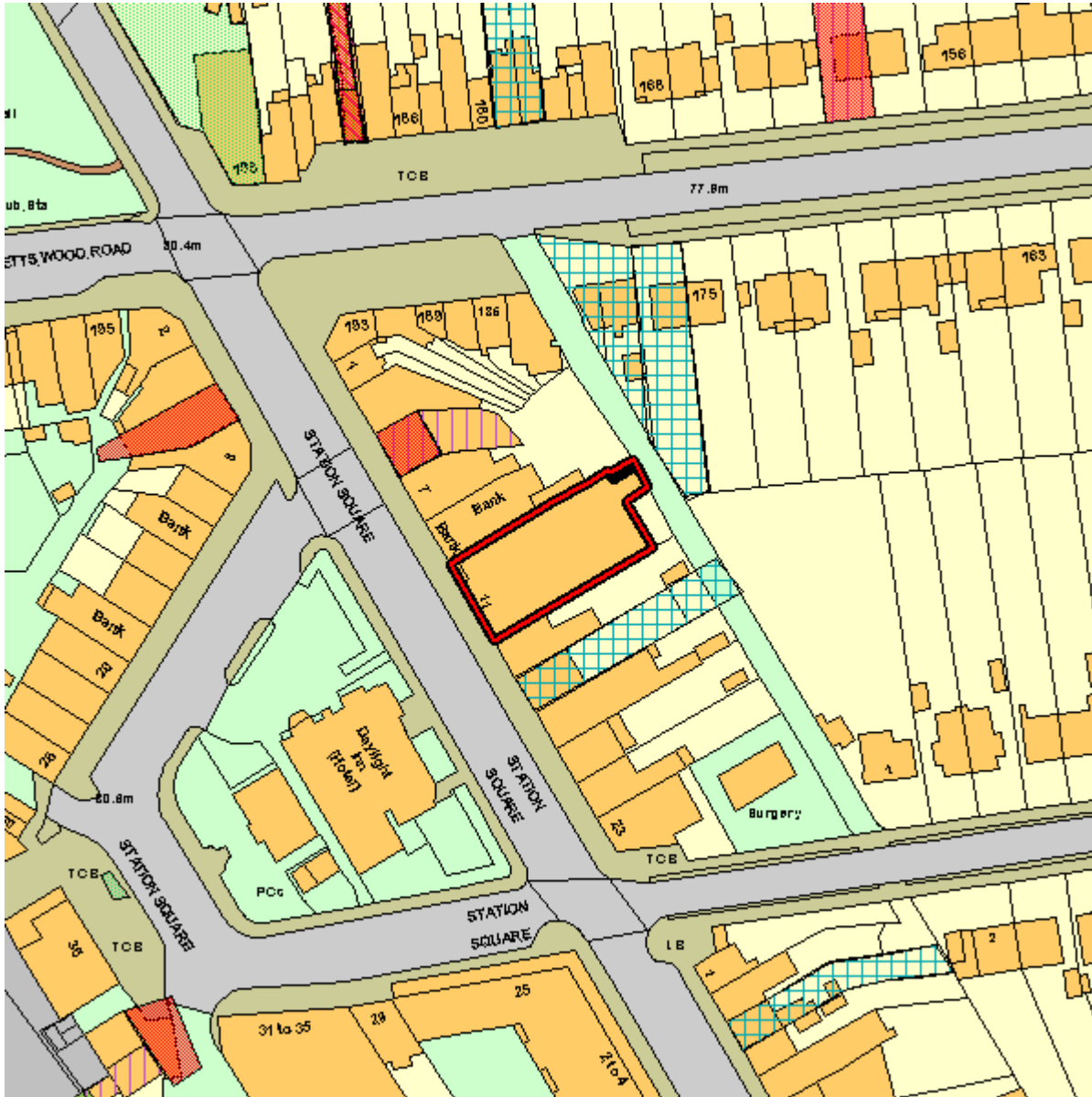
- (a) the visual impact on the Conservation Area
- (b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised.

Reference: 10/00162/FULL1

Address: 11B Station Square Petts Wood Orpington BR5 1LY

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