

Application No : 10/00880/FULL1

Ward:
Copers Cope

Address : St Clare Court Foxgrove Avenue
Beckenham BR3 5BG

OS Grid Ref: E: 537996 N: 170154

Applicant : Platinum Estates (Mr P Sengupta)

Objections : YES

Description of Development:

Conversion of existing basement storage area into 2 two bedroom flats and installation of new windows and doors to rear and side elevation. Formation of new storage cellar/communal store room/bicycle and bin store (at No.1- 8 St. Clare Court)

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The development proposes the conversion of the existing communal basement / ground floor areas of flats 1- 8 into 2 two bedroom flats. The area is currently used for storage for the existing flats located at Nos. 1- 8.

The proposal is essentially a modification to the recently approved application for 2 one bedroom flats. The proposed changes to the approved scheme involve the reconfiguration of the internal floor layout with the addition of 23 sq. m of floor space to provide an extra bedroom for each of the flats and an en-suite bathroom. This area was previously to be the proposed communal store room. The communal store room is now proposed to be relocated in a previously unused undercroft area. This new storage area will provide 3 sq. m of secure storage for each of the flats at Nos. 1 -8. The remaining layout of the flat will be the same as that approved.

To provide adequate natural light to the new flats new windows are proposed to the side and rear elevations. A new bicycle and bin store is also proposed.

Location

The application site is located at Nos. 1 – 8 St Clare Court and is within the Area of Special Residential Character.

St Clare Court currently consists of three blocks of two storey buildings adjacent to each other which accommodate a total of 10 residential flats.

The land slopes steeply towards the east where a communal garden is provided which is accessed through a steeply sloping shared driveway. This drive also provides access to the existing garages and store rooms located underneath the existing flats. The external doors to these garages are located in the flank walls adjacent to the driveway. There are 2 small external doors and windows located on the side and rear elevations of both existing blocks which provide light and access to the store rooms.

Comments from Local Residents

- The street is already congested with vehicles parking this proposal would increase parking congestion in the road and area
- The patio doors would result in the loss of privacy and amenity to existing residents
- The areas proposed for storage and keeping of bins and bikes is part of the area allocated to leaseholders and any storage of bins or bikes here would block access
- There are access points in the undercroft area for use of gas, water etc. Also, main sewage pipes and electricity cables are just above head height. How are the residents to safely access this area with all these danger points?
- It is mentioned on the plans that bin/bicycle stores are to be formed within the demise of the leaseholder's area. It must be known that again, the developer did not buy and does not own these spaces, they belong solely to the leaseholder and therefore, he/whoever has no right to form any type of bin store/bicycle store for anyone – these areas belong solely to the leaseholder - besides, 2 bicycle spaces for 10 flats is inadequate.

Comments from Consultees

With regards to the standard of accommodation from an environmental health perspective no technical objections are raised.

From a planning highways perspective, no technical objections are raised.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- H10 Areas of Special Residential Character
- T3 Parking
- T6 Pedestrians
- T11 New Accesses

T12 Residential Roads
T18 Road Safety
BE1 Design of New Development

London Plan

3A.3 Maximising the Potential of Sites
4A.3 Sustainable Design and Construction
4A.14 Sustainable drainage
4B.1 Design principles for a compact city
4B.8 Respect local context and communities

Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area

Due to the previous application being considered at Committee and the amount of public interest in the previous proposals it is considered appropriate for a decision to be made by a Committee.

Planning History

Under planning application ref. 09/02167, planning permission was granted for the conversion of existing basement storage area into 2 one bedroom flats and installation of new windows to rear and side elevation, formation of new storage cellar/communal store room/bicycle and bin store.

Conclusions

The principle planning issues in this case are whether the current amendments to the approved development proposals would harm the character and appearance of the host building and the street scene in general; and whether they would significantly impact on the living conditions and amenities of the neighbouring residents and whether the reconfigured floor layout provides an acceptable standard of accommodation for the future occupiers of the proposed flats.

The 10 existing flats located within the three blocks were constructed during the 1930's and the basement areas below flats 1 – 8 were originally used for the storage of coal and now form part of a large storage area for residents of these flats. The proposed flats are formed by using this volume of storage space underneath both blocks of flats at 1 -8. The replacement storage area is formed in an unused undercroft area.

The majority of the proposed alterations are internal only with the external alterations proposed being the replacement of existing windows on the rear and flank elevations

with larger windows to provide adequate means of escape in the event of a fire. A new kitchen and bedroom window is proposed on each side elevation of both blocks and a new external door on the rear elevation is proposed to provide access to the storage areas.

The location of these new windows and doors are not considered on balance to result in any significant overlooking or loss of privacy to surrounding properties.

PPS3 'Housing' seeks more efficient use of land whilst at the same time not compromising the quality of the environment. The application is clearly a case that needs to be assessed in the light of this guidance.

The proposed units of accommodation provide reasonably acceptable internal room layouts with adequate room sizes. The proposed minor changes to the elevations are of acceptable design and scale and the site itself accommodates adequately the provision of two new flats with reasonable amenity for future occupiers.

No additional parking has been provided and this is considered on balance to be acceptable as it is in accordance with the standards in the UDP given the sites location and no technical concerns are raised with regard to this.

In terms of the amenity of the local residents, the proposal appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

Accordingly, on balance, the amended proposal when taking into account the alterations proposed and the similar scheme approved would appear to be acceptable without resulting in unduly harmful detriment to the local residential and visual amenities of the area or, highway safety in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02167 and 10/00880 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

Reasons for granting permission:

In granting permission the Local planning Authority had regard to the following policies

of the Unitary Development Plan:

- H1 Housing Supply
- H7 Housing density and Design
- H10 Areas of Special Residential Character
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T12 Residential Roads
- T18 Road Safety
- BE1 Design of New Development

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
- (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) the housing policies of the development plan
- (i) the urban design policies of the development plan

and having regard to all other matters raised.

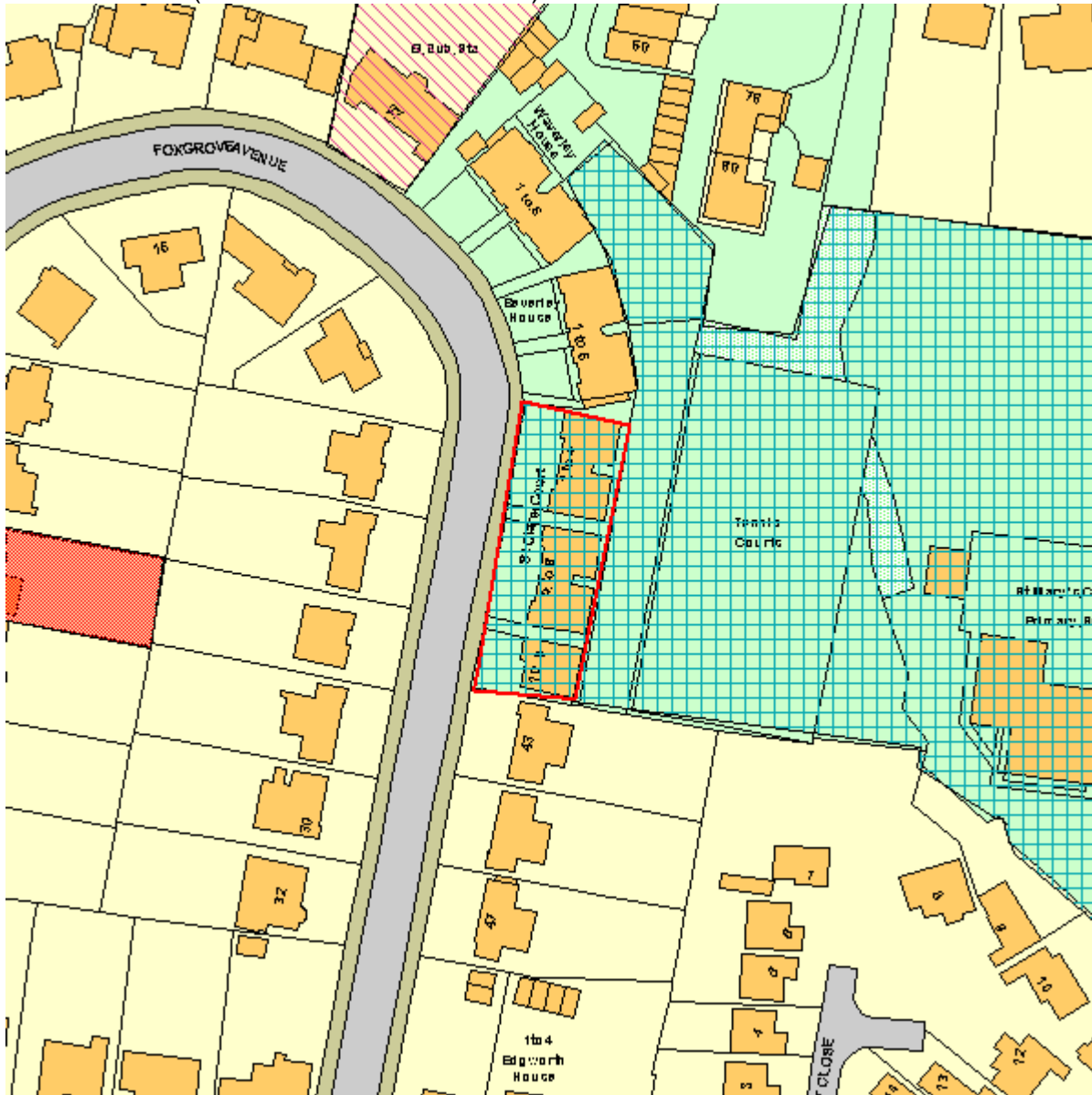
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering

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