

Application No : 10/00512/FULL1

Ward:
Shortlands

Address : 143 Westmoreland Road Bromley BR2
0TY

OS Grid Ref: E: 539354 N: 167795

Applicant : Group Sigma Ltd (Mr M Safey)

Objections : YES

Description of Development:

Retention of storage container
RETROSPECTIVE APPLICATION

Proposal

The proposal is for a retrospective application for the retention of a storage container for the storage of paper based questionnaires.

The container is made of steel and painted to match the adjacent brickwork it measures 12.19 m x 2.44m and is 2.59 m in height. It is situated to the side/rear of the property, close to the side boundary wall which abuts the pedestrian footway on Woodlea Drive.

The application has been presented to Plans sub Committee due to the level of local interest.

Location

The application site is situated on the southern side of Westmoreland Road at the junction with Woodlea Drive. The property consists of a ground floor commercial use with residential above.

Comments from Local Residents

- The container is not in keeping with the residential area and should be parked in a proper designated industrial area.
- The container is oversized for the yard, unsightly and degrades the immediate area
- The container looks like it should be stored in a dockyard, residents have worked hard to improve the area, the storage container gives the area a shabby feel.
- The container looks unsightly and is not in keeping with the residential area, if allowed to remain would set a precedent for more shipping containers to be placed in the locality.

- Big brown sea container out of character with residential properties
- The container is not in keeping with the properties in Woodlea Drive and has a negative effect on this pleasant road.
- It is unsightly, large and detracts from the ambience of the area

Comments from Consultees

There were no consultees.

Planning Considerations

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 relevant to this application Policy BE1 which seeks to ensure that development proposals are of a high standard of design and layout and do not detract from the existing landscape nor harm the amenity of occupiers of neighbouring buildings.

Planning History

Planning permission has previously been granted for First floor rear extension (ref. 01/01140). Single storey side and part two storey /first floor rear extension (ref. 01/02694) and a single storey and first floor side and rear extensions (ref. 02/03337)

Permission was refused, for - Part first floor rear and two storey side/rear extensions (ref. 02/01525).

Conclusions

The application site is situated at the end of a terrace of properties facing onto Westmoreland Road, the terrace comprises of commercial units, many of which are retail use with residential properties above and car parking spaces at the rear.

The container has been sited to the side and rear of the property, close to the side boundary wall which abuts the pedestrian footway facing onto Woodlea Drive, although the container has been painted to 'match' the adjacent walls and is partially obscured behind a brick wall r due to the containers size it appears as a prominent structure.

The area surrounding the property is a mix of commercial and residential properties; Woodlea Drive is an established residential road of detached properties.

In this case, it is clear that there is an impact on the street scene and local amenities as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the works

carried out and the comments made by residents during the consultation period. Bearing in mind these issues, this application is presented for Members' views.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00512, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

- 1 ACE01 Limited period - buildings (1 insert) 17.06.2013.
ACE01R Reason E01
- 2 The storage container hereby permitted shall only be used for storage purposes ancillary to the activities of Group Sigma Ltd and no other purpose.
ACE04R Reason E04
- 3 AJ02B Justification UNIQUE reason OTHER apps

Policy (UDP)

BE1 Design of New Development

- D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The storage container, by reason of its size, siting and appearance, is seriously detrimental to the visual amenities of the area, contrary to Policy BE1 of the Unitary Development Plan.

Further Recommendation:

Enforcement Action Authorised to seek the removal of the container.

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