

Application No : 10/00881/FULL1

**Ward:
Crystal Palace**

**Address : Land Rear Of 21 To 29 Thicket Road
Penge London**

OS Grid Ref: E: 534358 N: 170316

Applicant : Limewood Properties Ltd

Objections : NO

Description of Development:

Demolition of existing garages and erection of three storey building to provide 2 two bedroom and 2 one bedroom flats together with 4 three bedroom houses and associated off-street parking and cycle and refuse store.

Proposal

It is proposed to demolish the existing garages on the site, and construct a new residential development as follows:

- three storey building to provide 2 two bedroom and 2 one bedroom flats at first and second floor levels and 4 three bedroom houses (accommodation over three storeys)
- development of contemporary design
- block to be constructed from yellow multi stock bricks with shiplap timber and white render and will feature a slate mansard roof
- timber framed windows and timber doors
- boundary enclosures to comprise yellow multi stock walls (with privacy screen to south-eastern boundary) and metal railings, and close boarded timber fencing
- maximum height approx. 8.6m, depth approx. 11.7m and width approx. 37.5m
- block to be sited against north-western site boundary, with car parking and amenity space behind
- 8 car parking spaces to be provided at ground floor level, partially beneath the flatted accommodation
- amenity areas provided for dwellings, while flats provided with balcony areas
- pedestrian entrance and vehicular access (gated) from Lullington Road
- enclosed cycle and refuse store

The proposed development would have a density of approx. 114 units/ha.

Amended plans have been received showing a revised siting of the vehicular entrance gate.

The application is accompanied by a design and access statement, and in addition a tree report. In support of the application, the design and access statement states the following:

- proposal is based on extant approval 08/04225 and consultation with local residents
- traditional relationship of ground floor back to back gardens now proposed
- residents consultation group considered that the removal of the garages and landscaped podium (as per approved plans) was balanced by the introduction of ground floor garages that further enhances their local amenity

Location

The application site is located on the southern side of Lullington Road, and currently comprises two blocks of single storey garages located to the rear of Nos. 21-29 Thicket Road. The site slopes upwards towards the south-western boundary. The site is approx. 0.07ha in area. The immediate surrounding area comprises a mix of single dwelling houses, residential blocks and period properties which have been converted to form flats.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing the report no representations had been received.

Comments from Consultees

From the technical Highways perspective, no objections are raised in view of the amended plans provided.

The Council's Crime Prevention Design Advisor requests that the standard 'secure by design' condition be imposed on any grant of permission.

Highways Drainage raised no objection to the proposal.

Environmental Health recommended a standard condition concerning soil contamination and an informative.

Thames Water was notified of the application and raised no objection to the proposal.

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design

H9 Side Space
T3 Parking
T18 Road Safety
NE7 Development and Trees

This application has been referred to Committee as it would appear to be beyond the scheme of delegation.

Planning History

Under ref. 86/00886, planning permission was granted for two detached blocks comprising 29 single garages.

Most recently, planning permission was granted under ref. 08/04225 for the demolition of the existing garages and construction of a part one/two/three storey block comprising 4 three bedroom dwellings and 4 one bedroom flats with car parking at lower ground floor level. This proposal would have involved almost total site coverage, with the proposed dwellings and flats being accessed via a podium level.

Conclusions

Members will be aware that planning permission was granted under ref. 08/04225 for a development comprising 4 three bedroom dwellings and 4 one bedroom flats. As with the previous scheme the proposed development would have a residential density of approx. 114 units/ha, which would appear to accord with the guidance offered within Policy H7 of the Unitary Development Plan, having regard to the established character of the area and the Public Transport Accessibility Level (PTAL) rating for the site. The proposal, which includes outdoor amenity space for the proposed dwellings and balcony areas to the flats may be considered to provide a satisfactory quality of accommodation for future occupiers. On balance then, the principle of the proposed development may be considered acceptable.

As with the previous scheme, the development is considered to be a high quality design and layout and may be considered to enhance the character and appearance of the area. Again in terms of form and scale, the proposed development would be no higher than surrounding development, and would be stepped in height towards the western corner of the site and feature recessed sections to the north-western elevation, which may serve to break up the bulk and lessen the visual impact of the block. In addition, the varied palette of materials to be used for the external surfaces of the block may be considered to add visual interest in this case. While it is noted that the block would abut the north-eastern and north-western site boundaries, this relationship was previously accepted under ref. 08/04225 and indeed as with that previous scheme it may be noted that given the inconsistent building line to this part of Lullington Road that the block would appear unduly prominent within the street scene.

The proposed development now under consideration would differ from that previously approved, in that a more traditional site layout is proposed with the 'podium' level having been omitted from the plans. Although this was, on balance, considered to be acceptable in planning terms, local residents were concerned as to the impact of this element of the proposal and indeed it is on this basis that the scheme has now been revised. The removal of the podium level now allows for a more traditional relationship between the proposed development and the rear of properties on Thicket Road, with back-to-back gardens for the majority of the site and built development confined to the north-western side of the site.

With regard to the impact to the amenities of neighbouring residents, Members will note that a separation of approx. 20.5m is proposed between the block and the nearest properties on Thicket Road (with a slightly lesser separation between Nos. 27 and 29 Thicket Road). This distance, together with the favourable orientation of the block in relation to the nearest properties on Thicket Road, may serve to mitigate any potential loss of light, while it is considered that there may not be a significant visual impact given the height and design of the block.

With regard to overlooking and the potential for a loss of privacy to arise, it is noted that there would be windows serving habitable rooms to the south-eastern elevation facing towards the rear of properties on Thicket Road. However, given the separation proposed and the privacy screen proposed to the south-eastern boundary it may be considered that a significant loss of amenity would not arise. Members may wish to note the orientation of the balconies proposed which would overlook Lullington Road and the adjacent green.

To conclude, Members will note that the development now under consideration is similar to that previously approved under ref. 08/04225, although would now involve a more traditional relationship to neighbouring properties given the omission of the podium level. As with the previous scheme, Members may agree that the proposed development would make efficient use of previously developed land, and would make a positive contribution to the character and appearance of the area without resulting in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00881, 08/04225 and 86/00886, excluding exempt information.

as amended by documents received on 10.05.2010 17.05.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years

- 2 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC07 Materials as set out in application
ACC07R Reason C07
- 5 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 6 ACB02 Trees - protective fencing
ACB02R Reason B02
- 7 ACB03 Trees - no bonfires
ACB03R Reason B03
- 8 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 9 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 10 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 11 ACH12 Vis. splays (vehicular access) (2 in) 3.3 x 2.4 x 3.3m 1m
ACH12R Reason H12
- 12 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 13 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 14 ACH22 Bicycle Parking
ACH22R Reason H22
- 15 ACH32 Highway Drainage
ADH32R Reason H32
- 16 ACI12 Obscure glazing (1 insert) serving all bathrooms
ACI12R I12 reason (1 insert) BE1
- 17 ACI21 Secured By Design
ACI21R I21 reason
- 18 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 19 While the development hereby permitted is carried out, provision shall be made to accommodate operatives and construction vehicles loading, unloading, parking and turning within the site in accordance with details submitted to, and approved, in writing by, the Local Planning Authority, and such provision shall remain available for such uses to the Authorities satisfaction throughout the course of the development.
- Reason:** In the interests of conditions of safety in the highway and in order to comply with Policy T18 of the Unitary Development Plan.
- 20 Details of the finished surfaces of the access road shall be submitted to and approved in writing by the LPA before the development commences and shall be completed in accordance with the approved details before the development hereby permitted is first occupied.

Reason: In order to comply with Policy T18 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
H7 Housing Density and Design
H9 Side Space
T3 Parking
T18 Road Safety
NE7 Development and Trees

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 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 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 safety and security of the building and the spaces around it
- (i) the accessibility to the building
- (j) the housing policies of the Unitary Development Plan
- (k) the urban design policies of the Unitary Development Plan
- (l) the high quality design of the proposed building
- (m) the visual improvement to the area

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RD126 Highways Act – doors overhanging highway
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 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

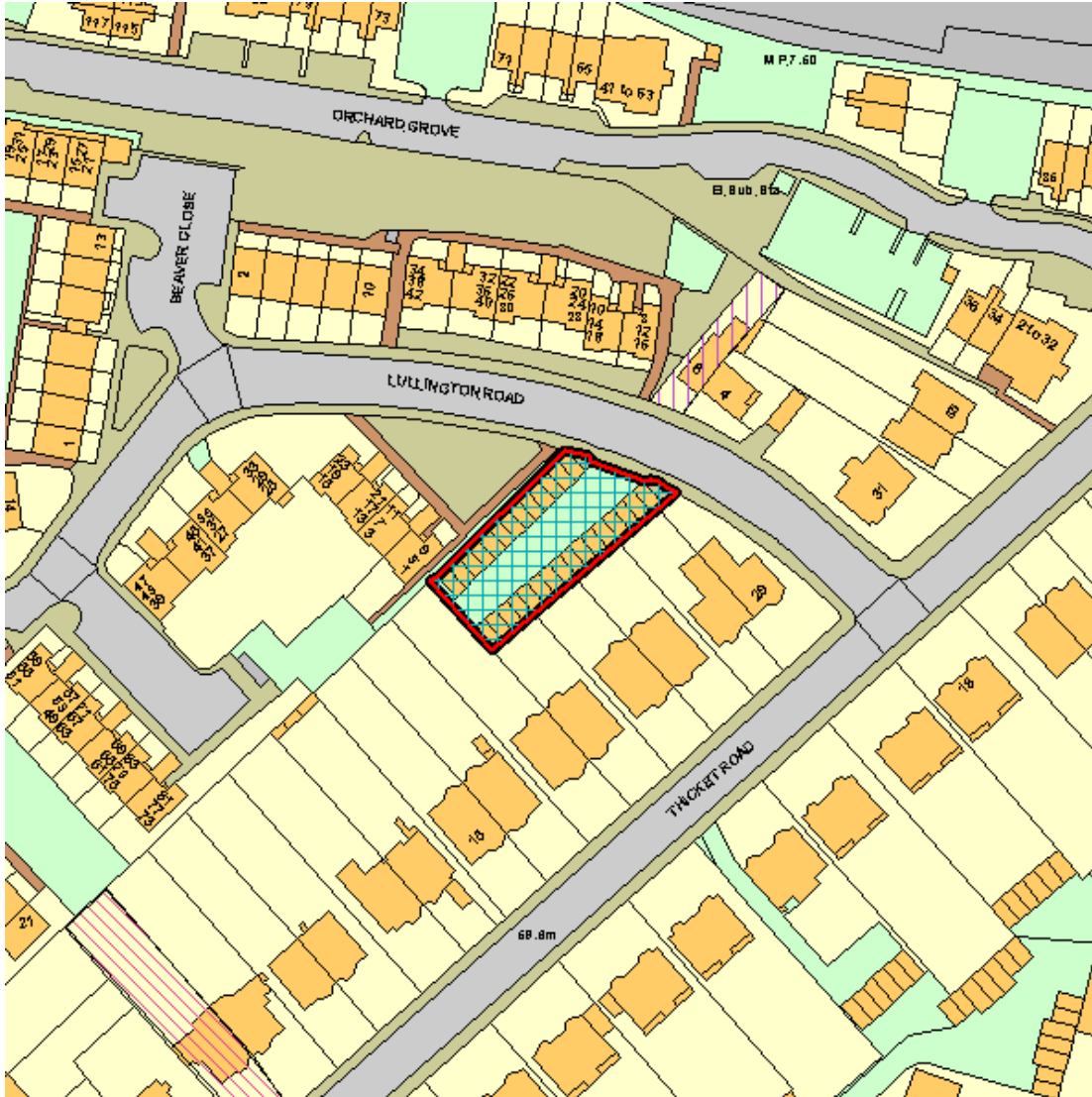
the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 4 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

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