

Application No : 10/00756/FULL1

Ward:
Bromley Town

Address : Sussex House 8-10 Homesdale Road
Bromley BR2 9LZ

OS Grid Ref: E: 541170 N: 168284

Applicant : Taylor Wimpey East London

Objections : YES

Description of Development:

Six storey block comprising 12 one bedroom, 19 two bedroom and 1 three bedroom flats (including bicycle parking and refuse/ recycling storage within block) and 20 car parking spaces

Proposal

This application relates to Sussex House, Homesdale Road, which is an office block dating from the 1980s. It is adjacent to Garrard House, an office block dating from the 1960s, which is currently being demolished. Garrard House lies adjacent to a Conservation Area. This application is essentially 'Phase 2' (solely relating to Sussex House) of a comprehensive scheme to redevelop both Garrard House and Sussex House. The planning history for this site is somewhat complex, but overall 105 units have already been permitted across both sites, with a mix of one, two and three bedroom flats. A financial payment in lieu rather than on-site provision of affordable housing has also previously been agreed; financial payments have already been made in this respect.

Outline permission has previously been granted under ref. DC/09/01137/OUT on 7th August 2009 for the demolition of the existing office building at the adjacent site at Garrard House and the erection of 69 flats together with a services building, refuse store, car parking spaces and cycle parking, a landscaped area and the retention of the existing vehicular access from Fielding Lane. All detailed matters were reserved for subsequent determination apart from means of access. Application Ref 09/03314/DET approved details in relation to appearance, layout and scale (condition 1 of DC/09/01137/OUT) earlier this year on 22nd February 2010. The approved details showed a reduction in units from 69 to 68.

Full permission was also previously granted for a combined scheme comprising the redevelopment of both Garrard House and Sussex House under Ref DC/08/00833, for a total of 105 units on 18th September 2009. This application involved the retention of part of the sub-structure at basement and ground floor level at Garrard House and the full demolition of Sussex House. However the applicants are proposing to implement DC/09/01137/OUT and DC/09/03314/DET, combined with this current scheme, if granted.

These earlier permissions established the residential use and amount of development across both sites. This latest application maintains the principles established by the existing permission for Phase 1 for Garrard House and continues and replicates the design approach adopted in the detailed approval (DC/09/03314) for this Sussex House site. The height and massing is that established by previous applications: five storeys of residential accommodation, with a lower ground floor level, used principally for car parking. Thus, as with the previously approved scheme at Garrard House, the building would read as six storeys including the lower ground floor level. It proposes 32 units, which combined with the 68 units approved under DC/09/03314/DET results in a total of 100 units. The approved details scheme DC/09/3314 (for Garrard) House showed 59 parking spaces for 68 flats. This scheme comprises an additional 20 spaces totalling 79 spaces for 100 units, equating to a provision of 79%.

The main elevation facing Homesdale Road would be a mix of brickwork and coloured panels, with balconies facing on to the Street and the top storey is set back from the main elevation. The rear also uses a similar mix of render and brickwork, and also steps back on the top floor.

The application was accompanied by various technical reports as follows: Design and Access Statement; Ground Investigation Report, Transport Statement, Green Travel Plan, Arboricultural Implications Assessment, and a Foul and Surface Water Drainage Strategy. These are available on file for Members' inspection.

Location

The application site comprises Sussex House on the south eastern side of Homesdale Road, Bromley, and is a 1980s brick faced office block, with an area of car parking behind. Adjacent is Garrard House, an office building dating from the 1960s and opposite is the Currys retail warehouse. Currently under construction is the recently permitted residential scheme (DC/08/01469/FULL) on the site of the former 'Enterprise House', on the opposite side of Homesdale Road.

Comments from Local Residents

A number of local objections have been received which raise the following points:

- concerns about the building works themselves – heavily loaded trucks / machinery could cause damage to nearby property
- loss of privacy / increase in overlooking
- reduction in outlook and light because of the proposals
- extra traffic caused by development will increase noise and air pollution
- balconies must be fitted with frosted glass panels to protect privacy
- concerns about parking – especially visitor parking
- concerns about additional cars that will use Fielding Lane
- concerns over loss of privacy and outlook
- devaluation of properties in the vicinity

- overdevelopment of the site
- already have objected to previous developments that have been granted

Comments from Consultees

Highways – various detailed comments are made, although no overall objections are raised.

Environmental Health – no objections raised, subject to the imposition of conditions.

Waste – no objections raised.

Crime Prevention Officer – no objections raised, subject to the imposition of a condition.

Drainage – no objections raised, subject to the imposition of a condition.

Thames Water – no objections raised.

Planning Considerations

The application should be determined in accordance with the following policies of the Unitary Development Plan 2006:

- H1 Housing supply
- H2 & H3 Affordable housing
- H7 Housing density and design
- BE1 Design of new development
- BE13 Development adjacent to a conservation area
- T3 Parking
- T18 Road Safety
- IMP1 Planning obligations

Applications must also accord with the London Plan 2004 (as updated). Of particular relevance is:

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough Housing Targets
- 3A.3 Maximising potential of sites
- 3A.5 Housing choice
- 4B.1 Design principles for a compact city
- 4B.3 Maximising the potential of sites
- 4B.7 Respect local context and communities

Government guidance is also relevant:

PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport

Planning History

Planning permission has been previously granted for residential developments on this site as follows:

DC/04/00235/OUT - the redevelopment of Garrard House for residential use involving the partial demolition of the existing building and the erection of a four/five/six storey building comprising 69 flats with parking at lower ground floor. Granted 14th August 2006. This permission has now expired.

DC/08/0833/FULL1 – granted permission on 4th December 2008 subject to completion of a legal agreement for a scheme comprising both Garrard House and Sussex House. This application proposed the retention of part of the structure at Nos.2-6 (Garrard House) at semi-basement/ground floor level and the demolition of No.8 (Sussex House) and the erection of a part one to five storey building (with semi basement parking) for 105 flats.

DC/09/01137/OUT – outline permission for 69 flats on Garrard House: - details approved under DC/09/03314 on 22nd February 2010.

On adjacent sites close to the application site, residential development has also been granted permission:

DC/08/01469/FULL - the redevelopment of Enterprise House for a block between two and six storeys for 82 flats, granted subject to the completion of a legal agreement - currently under construction.

Conclusions

The main issues relate to the impact of the proposal on (i) the character and appearance of the area; (ii) the amenities of local residents; and (iii) on highway safety.

In terms of character and appearance, the principle of a sizeable residential development has already been established on this site by the previous permissions outlined above. The applicants have submitted much detailed information including a Design and Access Statement, other detailed technical documentation as well as detailed plans/elevations. The detailed permission on the adjacent Garrard House has already set and established the overall design parameters for the site and established various design principles. The design of the elevations for this application follows the principles established by the previous detailed permission on the adjacent site. Elevations are given articulation through the use of brickwork, render and

coloured panels. The building sought under this application, when built together with Phase 1, would form a 'T' shape with the main elevation facing Homesdale Road. There are five storeys of residential accommodation set above the undercroft parking at lower ground level. The scheme proposes a maximum height of 16.7m, as permitted on the adjacent site. Although some trees to the rear of the site will be removed, these are not considered to contribute to public amenity, and no objections have been raised to their loss. Overall, the design approach, already accepted by the existing permissions on the adjacent site, is considered to be acceptable, and is not considered to harm the character and appearance of the area, nor the conservation area adjacent to Garrard House.

Members will need to have careful regard to the impact on the living conditions of local residents. In terms of the impact on the amenities of local residents, it should be noted that this scheme merely continues and replicates that which has been permitted on the adjacent Garrard House site. The leg of the 'T' shape of the whole building, combining both Phases 1 and 2, would project towards the rear boundary, and would step down to respect the adjacent residential properties. Windows or balconies are so placed to avoid direct overlooking of adjacent properties. Attempts have been made by the applicants to mitigate any adverse effects on amenity. Thus the overall effect in terms of amenities of local residents is considered acceptable.

In terms of highway safety, no overall objections have been raised. Parking provision is not 1:1, but set at 79% - 79 spaces for 100 units. Government Guidance and London Plan Policy supports such an approach, and so it would be difficult to raise or substantiate an objection based on under-provision of parking.

Overall, the application is considered acceptable. Accordingly, it is recommended that it be granted permission. Should Members be minded to approve the scheme, the following conditions are suggested.

The aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site have been taken into account in the assessment of the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/00235, 08/00833, 09/01137 and 09/03314, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |

- ACA04R Reason A04
- 3 ACC08 Satisfactory materials (all surfaces)
ACC08R Reason C08
- 4 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 5 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 6 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 7 ACI20 Lifetime Homes Standard/wheelchair homes
ADI20R Reason I20
- 8 ACI21 Secured By Design
ACI21R I21 reason
- 9 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 10 While the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles loading, off-loading, parking and turning within the site, in accordance with details to be submitted to and approved in writing by or on behalf of the Local Planning Authority and such provision shall remain available for such use to the Authority's satisfaction throughout the course of the development.
ACH12R Reason H12
- 11 Details of the privacy screens including height, location and a sample of their material shall be submitted to and approved by or on behalf of the Local Planning Authority prior to first occupation of the building and the screens shall be erected in accordance with the approved details and permanently retained thereafter.
ACC01R Reason C01
- 12 Before works commence a noise survey shall be carried out in order to determine the Noise Exposure Category as defined in PPG24 and a scheme of sound insulation submitted to the local planning authority for approval. The scheme shall be implemented before first occupation of the building and permanently maintained thereafter.
ADI15R Reason I15
- 13 No development shall commence until a Deed of Variation has been completed ensuring all the planning obligations made by agreement dated 11th September 2009 made pursuant to Section 106 of the Town and Country Planning Act in relation to permission Ref DC/08/00833 are transferred to this permission hereby agreed.
- Reason:** To comply with Policy IMP1 of the Unitary Development Plan and to accord with the terms of the application.
- 14 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- H2 Affordable Housing
H5 Accessible Housing

H7 Housing Density & Design
BE1 Design of New Development
T3 Parking
T18 Road Safety
IMP1 Planning Obligations

The following London Plan policies are relevant:

3A.1 Increasing London's Supply of Housing
3A.2 Borough Housing Targets
3A.3 Maximising potential of sites
3A.5 Housing Choice
4B.1 Design principles for a compact city
4B.8 Respect local context and communities

National Guidance as follows is also relevant, in particular the following:

PPS1 – Delivering Sustainable Development
PPS3 – Housing

Reference: 10/00756/FULL1

Address: Garrard House 2 - 6 Homesdale Road Bromley BR2 9LZ

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