

LONDON BOROUGH OF BROMLEY

TOWN PLANNING RENEWAL AND RECREATION DEPARTMENT

Committee (DC) on 22 July 2010

REPORT OF THE CHIEF PLANNER

Application No : 10/01069/FULL1

Ward:
Penge And Cator

Address : Anne Sutherland House Thesiger Road
Penge London SE20 7NN

OS Grid Ref: E: 535912 N: 170276

Applicant : Hanover Housing Association

Objections : YES

Description of Development:

Part one/ three storey block comprising extra care housing with communal facilities (41 one bedroom and 9 two bedroom flats) with 18 car parking spaces

Proposal

This application is for the demolition of the existing buildings, excluding Cranbrook Court, and erection of a block up to three storeys high comprising extra care housing (41 one bedroom and 9 two bedroom flats) with 18 car parking spaces. The application has been submitted by Hanover Housing Association. Various supporting documents were included with the application, including:

1. Design and Access Statement
2. Planning Policy Statement
3. Statement of Community Involvement
4. Transport statement
5. Drainage statement
6. Aborigicultural Implications Assessment
7. Report on the Use of Low and Zero Carbon Emission Technologies

This proposal in total comprises 50 'Extra Care' self contained flats for older people with communal facilities. There will be a staff presence 24 hours a day.

Revised drawings were received on 28th June and 7th July 2010, which slightly amended the design of the proposal, although no fundamental changes have been made.

Members will recall that a previous scheme was submitted under Ref 07/03009 for the demolition of the existing buildings and erection of a block up to three storeys high comprising 60 bedroom care home, and an 8 bedroom Special Care Unit (SCU) with 32 car parking spaces. This earlier application was submitted by Shaw Healthcare. Permission was granted on 29th October 2007.

The scheme will cover a greater proportion of the site than the current existing buildings and will result in the loss of a number of trees and open areas. However, Members should be aware that the principle of redeveloping the site has been established by the previous permission Ref 07/03009.

Location

The application site is an irregular shaped area which tapers down to a point at its north eastern extremity and has a section of frontage to Parish Lane on its south-eastern side. Its main access is from Thesiger Road on its north-western side which also serves the Broomleigh Housing development on the corner of Thesiger Road and Parish Lane known as Cranbrook Court. The existing buildings, which comprise a care home appear to date from the 1970s, and are of red brick construction with pitched tile roofs, and are up to three storeys in height although some parts are two storey. The existing buildings are set well back from the Parish Lane frontage along which there is an attractive open grassed area with a number of mature maple trees. This contributes to the character of the area which is predominantly urban. On the western part of the site the majority of the area between the existing care home and the Cranbrook Court is tarmac and is used for car parking, although there are a number of mature trees in this area which soften its appearance. The triangular piece of land at the north-eastern end of the site, bounded by a brick wall, is open tarmac and grass and contains garages and a group of maple trees. The surrounding area is predominantly residential with private late 19th century semi-detached properties running along the eastern boundary of the site in Kings Hall Road and post war blocks of flats along Thesiger Road on the western side.

Consultations

Comments from local residents

Nearby owners/occupiers were notified of the application and various objections have been received that raise the following issues:

- The loss of many attractive trees across the site will have a detrimental effect on the area and result in greater overlooking

- Three storey building will appear large and overbearing, and will block daylight and sunlight, especially because of the constrained nature of the site and the proximity of existing residential development
- Loss of privacy and amenity to nearby residential properties.
- Increased traffic in an already congested area
- Inadequate parking for scheme

Comments from Consultees

Thames Water has raised no objections but suggests various informatives and conditions be attached to any permission.

From a tree and landscape point of view, the proposal would have a similar impact on trees to the previously approved scheme (Ref 07/03009). It is noted that there are a number of mature trees across the site. The proposed new building occupying a greater area of the site will mean the loss of a number of the trees. Concerns are raised particularly about the trees shown to be retained along the Parish Lane frontage which are an attractive feature of the site and are important to the locality as this is an area where there are a limited number of trees. The proximity of the proposed construction works means that these trees are very unlikely to survive and their loss would be detrimental to the amenities of the area. However the principle of their loss has already been accepted by the previous permission.

From a housing point of view, the scheme is supported.

No objections have been raised from a waste point of view.

From a highways perspective, certain queries have been raised in relation to parking provision (18 spaces). A case has been made by the applicants to support the proposed parking provision, which they argue is adequate. The applicants state that in their experience, car ownership by residents in extra care schemes is low, and that staff in urban areas will often use public transport.

No objections are raised from a drainage point of view, but the applicant is advised to consult with Thames Water in order to connect with the nearest public surface water sewer in Parish Lane.

The Crime Prevention Officer has raised various issues, and suggests a standard 'Secure by Design' condition be attached to any permission.

Planning Considerations

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

BE1 Design of new development

H4 Supported Housing
NE7 Development and trees
C1 Community facilities
C2 Community facilities and development
C5 Facilities for vulnerable groups
C6 Residential proposals for people with particular accommodation requirements

Applications must also accord with the London Plan 2004 as amended (2008) and relevant Government guidance.

Planning History

As previously stated, a scheme was submitted under Ref 07/03009 for the demolition of the existing buildings and erection of a part one / two / three storey block comprising 60 bedroom care home, and an 8 bedroom Special Care Unit (SCU) with 32 car parking spaces. This earlier application was submitted by Shaw Healthcare. Permission was granted on 29th October 2007.

Conclusions

The key issues relating to this proposal are: (i) the effect that it would have on the character and appearance of the area, including the trees on site; (ii) the effect on neighbouring properties; (iii) the effect on highway safety; (iv) the need for specialist housing.

In assessing this scheme, Members should be mindful that permission has already been granted for a substantial scheme for a care home under Ref 07/03009.

The proposed development is a substantial scheme on a constrained and irregularly shaped site. It will cover a greater proportion of the site than the existing buildings and will therefore result in the loss of some of the existing green areas and trees that surround the current development. It rises to a maximum of three storeys but there are variations in height. Although large, the design attempts to break up the substantial volume of the building into smaller elements. In addition, it is proposed to employ a variety of materials which should reduce the apparent volume of the building. The development will certainly appear more prominent to the Parish Lane frontage as the proposed development is nearer this front boundary than the existing building, and would be closer to the trees shown to be retained along that frontage.

In terms of the proposal's setting, some of the grassed area to the Parish Lane frontage will be lost as well as other existing amenity space and a number of significant existing trees are to be removed. The proximity of the proposed construction works means that the trees along the Parish Lane frontage may not survive and their loss would be detrimental to the amenities of the area where there are limited trees. However, it should be stressed that the impact on these trees has already been accepted by the previous permission (Ref 07/03009).

In terms of the neighbouring properties, the proposed building would also be closer to residential development than the existing current building, so it will be necessary for Members to carefully assess its impact and ensure that that it will not harm the amenity of occupiers of neighbouring buildings. The applicants refer to the fact that the proposal aims to reduce the amount of overlooking by facing a number of the flats into the courtyard areas, rather than directly overlooking adjacent residential properties.

In terms of highways, Members will need to be satisfied that the level of parking is appropriate for the scheme, taking into account the comments of the applicants.

Adopted development plan policy also recognises that there are local needs for specialist housing accommodation. Such proposals will normally be permitted subject to satisfactory design standards to ensure that a satisfactory quality environment is created for the intended occupants and to safeguard local residential amenity standards. Members will need to take this policy into account in their assessment of this scheme.

In conclusion, under Ref 07/03009 Members granted permission for a substantial building on this site for a care home and special care unit. The current scheme is similarly significant in terms of scale, bulk and massing. However, it may be considered that the design of the current proposal better breaks up the bulk of the building than the earlier scheme. The proposal would accord with the UDP policies in that it provides specialist facilities to meet the needs of the borough.

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 were taken into account in the assessment of the proposal.

Background papers referred to during production of this report comprise all correspondence on files Ref 07/03009, excluding exempt information.

As amended by documents received 28/06/2010 and 07/07/2010.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|--|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACA04 | Landscaping Scheme - full app no details |
| ACA04R | Reason A04 |
| 3ACA07 | Boundary enclosure - no detail submitted |

ACA07R	Reason A07
4ACB01	Trees to be retained during building op.
ACB01R	Reason B01
5ACB02	Trees - protective fencing
ACB02R	Reason B02
6ACB03	Trees - no bonfires
ACB03R	Reason B03
7ACB04	Trees - no trenches, pipelines or drains
ACB04R	Reason B04
8ACC01	Satisfactory materials (ext'nl surfaces)
ACC01R	Reason C01
9ACD02	Surface water drainage - no det. submitt
ADD02R	Reason D02
10ACH03	Satisfactory parking - full application
ACH03R	Reason H03
11ACH16	Hardstanding for wash-down facilities
ACH16R	Reason H16
12ACH18	Refuse storage - no details submitted
ACH18R	Reason H18
13ACH22	Bicycle Parking
13ACH22	Bicycle Parking
14ACL01	Energy Strategy Report
ADL01R	Reason L01
15ACH30	Travel Plan
ACH30R	Reason H30
16ACI21	Secured By Design
ACI21R	I21 reason
17AJ02B	Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of new development

H4 Supported Housing

NE7 Development and trees

C1 Community facilities

C2 Community facilities and development

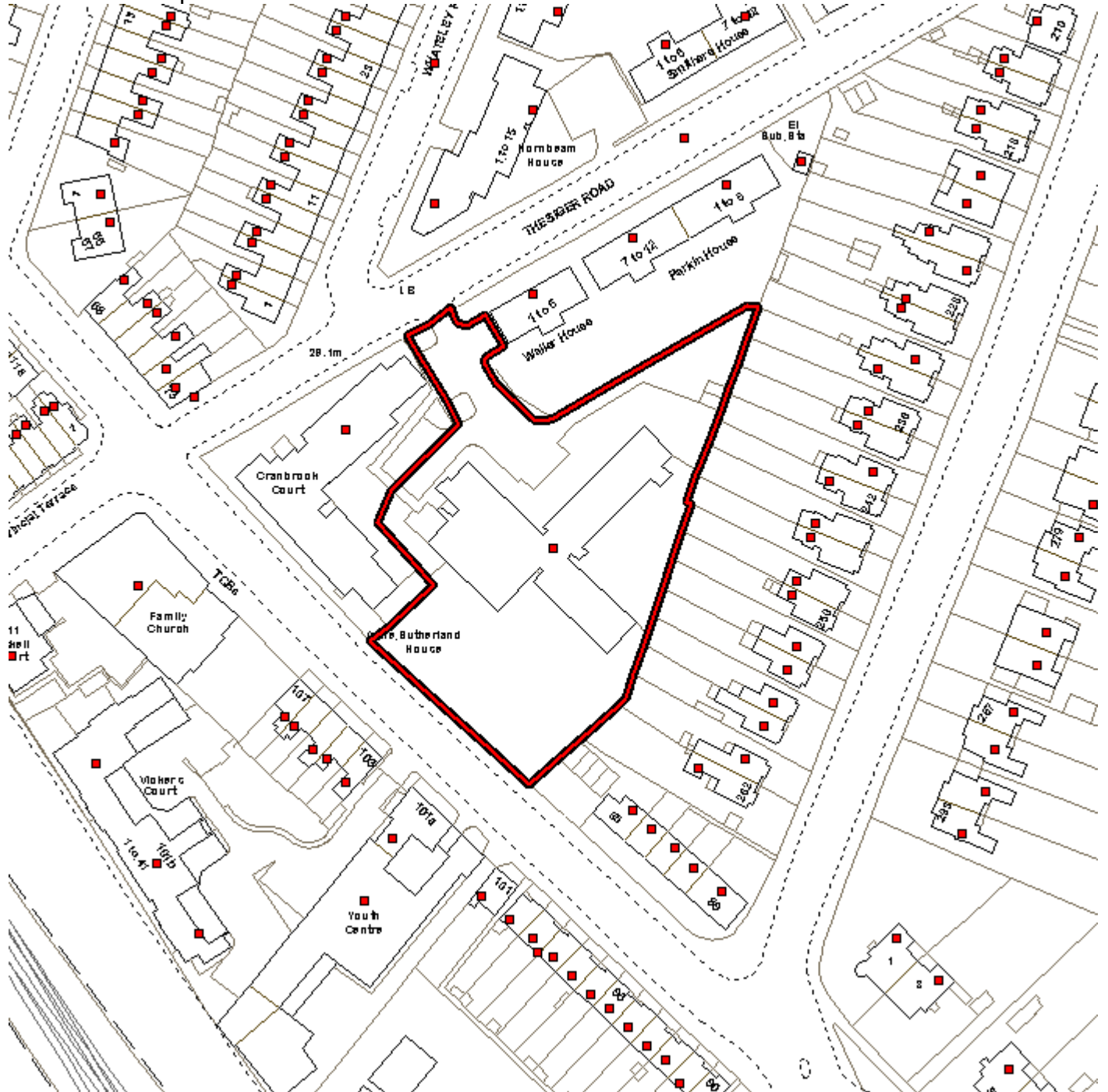
C5 Facilities for vulnerable groups

C6 Residential proposals for people with particular accommodation requirements

INFORMATIVE(S)

- 1 Petrol / oil interceptors should be fitted in all car parking areas as failure to do so could result in oil polluted discharges entering local watercourses.

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