

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01496/FULL1

**Ward:
Clock House**

**Address : 162 - 164 Ravenscroft Road Beckenham
BR3 4TP**

OS Grid Ref: E: 535474 N: 169399

Applicant : Mr R Hannent

Objections : YES

Description of Development:

Demolition of existing light industrial unit and erection of two storey building comprising one 1 bedroom, two 2 bedroom and one studio flat (including use of roof space). Provision of associated parking and amenity area.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposal seeks to demolish the existing light industrial unit on site, and replace this with a two storey building comprising one 1 bedroom, two 2 bedroom and one studio flat (including use of roof space), and the provision of associated parking and amenity area.

Location

The application site is located on the northern side of Ravenscroft Road, and currently hosts a light industrial commercial unit.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- how would the site be secured;
- the proposal constitutes a change of use, the road used to be a mix of light industrial and residential, this mix is being inexorably eroded;
- the road is already overpopulated;
- not enough car parking on site;
- has the impact of the development on the slow worms in the allotments been considered;
- demolition and building works will lead to noise and dust, how will this be minimised;
- overlooking;
- noise pollution from neighbours rather than light industrial unit;
- there are flats in the wider area which are empty and unsold – does the area need more flats;
- understand that the applicant would like to develop the site, but do not believe the current plans are the right ones for the area;
- the character of the road is being lost by the proposal;
- it will not be acceptable for driveways to be blocked during construction.

Comments from Consultees

No objections were raised from the point of view of Environmental Health, Environment Agency, Highways Drainage, Crime Prevention Officer, Highways Engineers, Cleansing and Thames Water, subject to conditions where appropriate.

Planning Considerations

In terms of the Policies that the application will be assessed against, they are as follows:

Unitary Development Plan

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Design
- H9 Side Space
- T3 Parking
- T18 Road Safety

London Plan

- 4B.1 Design principles for a compact city
- 4A.3 Sustainable design and construction
- 4B.8 Respect local context and communities
- 3A.3 Maximising the potential of sites

There are a number of National policy documents that are relevant to the consideration of this application. These include PPS1 Delivering Sustainable Development and PPS 3 Housing.

All other material considerations shall also be taken into account and the main issues in this case are considered to be the principle of the redevelopment of the site, and the impact of the proposal on the amenities of nearby residents and the character of the surrounding area.

Planning History

In terms of relevant planning history on the site, permission was granted for the replacement single storey light industrial building (Class B1) under ref. 06/03950.

Conclusions

The site is located in an area of mixed residential development, and is considered to be of an adequate size to satisfactorily accommodate the proposed development.

The overall footprint of the proposed scheme when compared with the footprint of the existing building will be reduced, from 215 m to 152 m², and there will be a limited private garden area to each of the ground floor units and a shared courtyard area.

The position of the proposed buildings will be similar to that of the existing light industrial units, therefore it may be considered that the proposed development would not be likely to have any significant impact upon the amenities, outlook or prospect or the residents adjacent to the site in comparison to the layout of the buildings on the site at present.

The proposed development has not been designed to entirely match the adjacent properties, however the materials, form and mass of the proposed development should allow for the development to blend in the area. The development has been stepped away from the properties to the rear, with a 2.2 metre separation between the front elevations and a 1.8 metre high fence along the garden boundary.

The two windows on the first floor that would overlook the rear garden of Number 166 are high-level to avoid direct overlooking, and the roof towards the rear will sit lower than the main pitch, which will follow the pitch of Number 166.

As the properties are to be located away from the boundaries shared with all adjoining sites, and the property boundaries of the site adjoin the rear gardens of every site as opposed to being located directly adjacent to the residential properties, it may be considered that sufficient separation is provided between the proposed buildings and the adjacent residential properties in order to prevent undue loss of light, privacy or excessive overlooking.

Members are therefore requested to consider whether on balance the proposal is acceptable and worthy of permission being granted based upon the details provided.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01496, excluding exempt information.

as amended by documents received on 13.07.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--------|--|--------------------|
| 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 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACD06 | Sustainable drainage system (SuDS) | |
| | ADD06R | Reason D06 | |
| 6 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 7 | ACH12 | Vis. splays (vehicular access) (2 in) | 3,3m x 2.4m x 3.3m |
| | | 1m | |
| | ACH12R | Reason H12 | |
| 8 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 9 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 10 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 11 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |
| 12 | ACK09 | Soil survey - contaminated land | |
| | ACK09R | K09 reason | |

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan and the London Plan:

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Design

H9 Side Space
T3 Parking
T18 Road Safety

London Plan

4B.1 Design principles for a compact city
4A.3 Sustainable design and construction
4B.8 Respect local context and communities
3A.3 Maximising the potential of sites

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 the 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 housing policies of the development plan
- (i) the transport policies of the development plan
- (j) the urban design policies of the development plan
- (k) the provision of satisfactory living accommodation for future residents of the flats
- (l) the neighbours concerns raised during the consultation process

and having regard to all other matter raised.

INFORMATIVE(S)

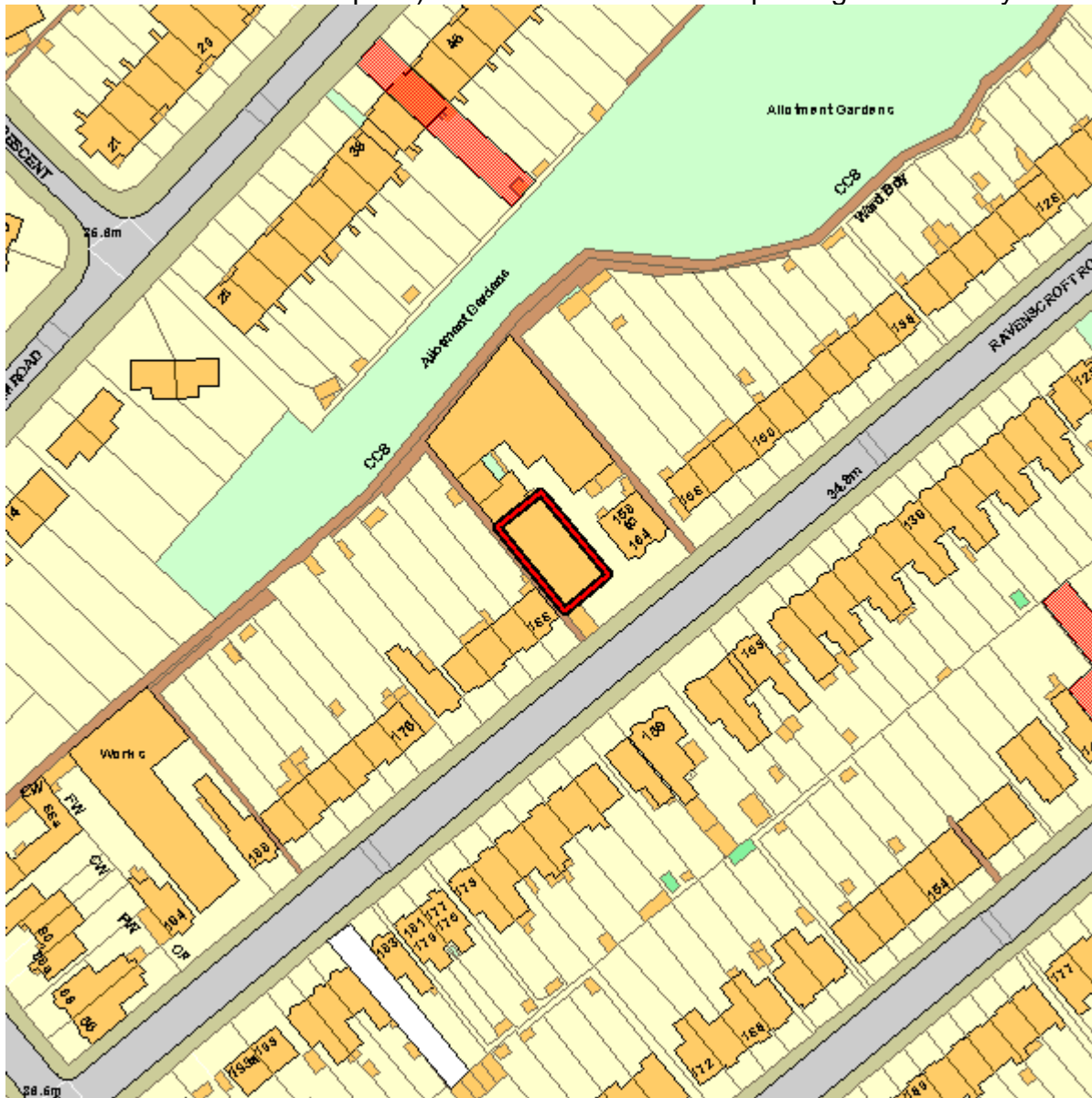
- 1 RDI16 Contact highways re. crossover
- 2 Any repositioning, alteration and / or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossovers hereby permitted, shall be undertaken at the cost of the applicant.
- 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.

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