

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

Application No : 10/01916/OUT

**Ward:
Copers Cope**

Address : 66 Park Road Beckenham BR3 1QH

OS Grid Ref: E: 536964 N: 170355

Applicant : Mr Kapadia

Objections : YES

Description of Development:

Construction of three storey block to provide 6 two bedroom flats with underground and forecourt parking for 7 cars and associated cycle and refuse stores.

Proposal

- The application is for outline planning permission for the construction of a three storey block to provide 6 two bedroom flats with underground and forecourt parking for 7 cars and associated cycle and refuse stores.
- There is a separate application currently under consideration at No.68 Park Road for a three storey block to provide 7 two bedroom flats with underground and forecourt parking for 8 cars, under ref.10/01573.
- The application is to be determined by Committee as it is outside delegated powers. It is noted that only landscaping has been left as a reserved matter.

Location

- The application site is currently vacant, with the residential dwellinghouse and associated outbuildings previously located on the site having been demolished.
- The site is located on the northern side of Park Road, Beckenham, relatively close to the junctions with Lawn Road and Copers Cope Road.
- The surrounding area is characterised by a mix of terraced and detached houses, mostly with long rear gardens. St Paul's Church and its Vicarage are situated to the rear of the application site. There are a number of flatted developments within the area, although these are not within the direct vicinity of the application site.

Comments from Local Residents

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

- already approved plans for six town houses at 66 and 68 result in a serious loss of amenity to in relation to No.70, in terms of light and privacy;
- completely out of character;
- over-development;
- balance between flats and houses in this area is barely acceptable at present;
- further flats will detract from environment;
- three new houses is only form of development which will reduce the negative effect of new development on road;
- three houses more likely to provide a lifetime home for a family;
- effects of destroying existing balance of flats and house will be very serious for the business and social community of Beckenham;
- height, rearward projection and bulk will result in an overbearing construction and feeling of being hemmed in;
- object to balconies at rear;
- rear garden overlooked;
- underground car park out of keeping with Park Road and excavation would cause noise and disruption;
- applicants have answered 'no' to there being trees on or adjacent to the site;
- Park Road does not need more flats;
- added noise, pollution and strain on drains, parking and infrastructure would not be in the best interest of residents;
- two bedroom flats are unlikely to attract families into area;
- already a lack of affordable homes in Copers cope.
- will decrease number of children attending local schools;
- both proposals for 66 and 68 should be dealt with together by the Council;
- comments with regard to the land ownership declared on the application form;
- a decision for one address will create a precedent for the second address;
- three town houses will be consistent with a new development approved and built several years ago;
- Parochial Church Council of St Paul's Church have preference for individual dwellings as opposed to flats as multiple dwellings make it harder to engage with local community;
- intensive development means there is a need for more Doctors and Dentists;
- lack of affordable family accommodation in area;

Comments from Consultees

The Council's Crime Prevention Advisor has recommended that a Secure by Design condition be attached to any permission granted.

The Council's Highways Development Engineers have raised no major concerns in relation to the application but have recommended a number of conditions be applied to any permission granted.

The Council's Drainage Planner has requested details of the proposed sustainable drainage system.

The Council's Waste Advisors have raised no objections to the proposal.

The Council's Environmental Health (Housing) officer has raised issues relating to matters which would be dealt with under the Building Regulations.

The Council's Environmental Health (Pollution) officer has recommended a condition relating to land contamination, should permission be granted.

External Consultees

In the previous application, Thames Water advised that 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. With regard to sewerage infrastructure Thames Water raised no objections. They also advised that with regard to water infrastructure they had no objections to the above planning application.

Planning Considerations

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.1 Housing
- 3A.3 Maximising the Potential of Sites
- 32.23 Parking Strategy and Standards

4A.13 Sustainable drainage

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include:

PPS1 Delivering Sustainable Development
PPS3 Housing

The Mayors waste strategy and DEFRA waste strategy 2007 also apply to this development in terms of provision of waste and recycling facilities.

Planning History

Outline planning permission was refused under ref. 05/03103 for 6 three storey four bedroom terraced houses with 12 car parks spaces at 66 and 68 Park Road.

Outline permission was granted under ref. 06/00186 for 6 three storey terraced houses with 12 car parking spaces and vehicular access at 66 and 68 Park Road.

Permission was granted under ref. 07/02520 for the erection of 6 three storey terraced houses with 12 car parking spaces at front and vehicular access at 66 and 68 Park Road. This proposed a change to the 2006 application in terms of the height, external design; the introduction of 6 individual gardens and the inclusion of basements to all dwellings. The footprint of the buildings was to remain the same as previously permitted under ref. 06/00186. The 2007 design, however, incorporated a fully hipped roof which had a height of 10.5m. Units 1 and 6 were designed with a lower hip with a height of 9.6m, which appeared to match that of the previous permitted scheme in terms of the impact on neighbouring properties. In addition, the large flank windows serving the stairwells were omitted from the proposal.

Most recently, planning permission was refused for a three storey block comprising 3 one bedroom and 6 two bedroom flats/maisonettes with accommodation in roof space, 9 car parking spaces, refuse and cycle store at No.66, under ref. 09/03453. A similar scheme was also refused at the adjacent site, No.68 Park Road under ref 09/01432. In these two schemes, the height and bulk of the roofs of the blocks was higher and greater, respectively, than the 2007 terraced housing scheme. The number of units proposed on the site had also intensified from 6 to a total of 18 units set over the two sites.

Conclusions

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 current proposal is for a reduction in the number of units that were proposed in the previous application (nine). However, the planning permission which was previously granted on this site only allowed for 3 terraced houses on this plot (with an overall development for 6 terraced properties set over the two plots of No's 66 and 68 Park Road). Therefore, the current proposal would still result an intensification of the number of units on the site by the way of a flatted development of 6 units. The size of the site is approximately 0.0927 hectares; therefore the density of the proposed development is approximately 65 units per hectare.

The site is considered to be close to a town centre but not within 10 minutes walking distance, the area is suburban, and the general character of this part of Park Road is considered to consist of mainly of detached and linked houses. Therefore the recommended level of units / hectare specified within policy H7 of the Unitary Development Plan (UDP) is between 30 – 65 units/ha. The development is therefore within the maximum density levels recommended by the Council for such a site as this.

It is the Council's view that the individual characteristics and qualities of an area should be adequately protected and new development should respect and complement this in order to ensure a high standard of residential environment. There are various flatted developments in the vicinity of the site as well as modern terraced townhouses and older detached dwellinghouses. On this basis, it is not considered that the character of the area would be significantly altered by the proposed development.

The siting of the three storey block has been amended slightly since the previous application and the footprint is similar to the approved 2007 scheme of terraced houses. The amended siting now allows a minimum 1 metre side space to the western flank boundary of the site. As the previous approval for the townhouses at this site allowed development to be built right up to the boundary, on balance, this is considered acceptable in terms of visual impact.

In addition, the height of the development has been reduced from what was previously proposed and is now the same as that of the previously approved terraced properties. The roof design also matches the approved scheme with a shallow pitched roof and a lower flat/partly pitched roof adjacent to the boundary with No.64 Park Road. It is therefore considered that the reduced height and bulk is now acceptable in terms of the impact on the daylighting and amenities currently enjoyed by the residents of Number 64 Park Road.

There are high level side windows proposed at first and second floor levels facing No.64, serving kitchens and shower rooms. Given their size it does not appear that the kitchen windows are intended as a means of outlook, therefore a condition requiring that all these windows be obscured glass would be prudent to protect this neighbouring property from being overlooked.

The application site was visited by the case officer and 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.

Having had regard to the above, it was considered that the proposal is acceptable in that it would not result in a significant loss of amenity to local residents, nor would it impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01916 and 09/03453, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA02 Details req. pursuant outline permission landscaping
 ACA02R Reason A02
- 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 ACC03 Details of windows
 ACC03R Reason C03
- 6 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 7 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 8 ACH04 Size of parking bays/garages
 ACH04R Reason H04
- 9 ACH15 Grad of parking area or space(s) (2 in) ramp for the first 5.0m
 5% (1 in 20)
 ACH15R Reason H15
- 10 ACH22 Bicycle Parking
 ACH22R Reason H22
- 11 ACH32 Highway Drainage
 ADH32R Reason H32
- 12 ACI12 Obscure glazing (1 insert) in the first and second floor eastern
 elevation
 ACI12R I12 reason (1 insert) BE1 and H7
- 13 ACI21 Secured By Design
 ACI21R I21 reason
- 14 A minimum side space of 1 metre shall be provided between the western flank
 wall of the building hereby permitted and the flank boundary of the site.

ACI09R Reason I09

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
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

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 RDI03 Seek engineering advice
- 2 RDI07 1 metre side space (general)
- 3 RDI10 Consult Land Charges/Street Numbering
- 4 RDI21 Seek Building Control advice re. demolition
- 5 RDI30 Obscure Glazing

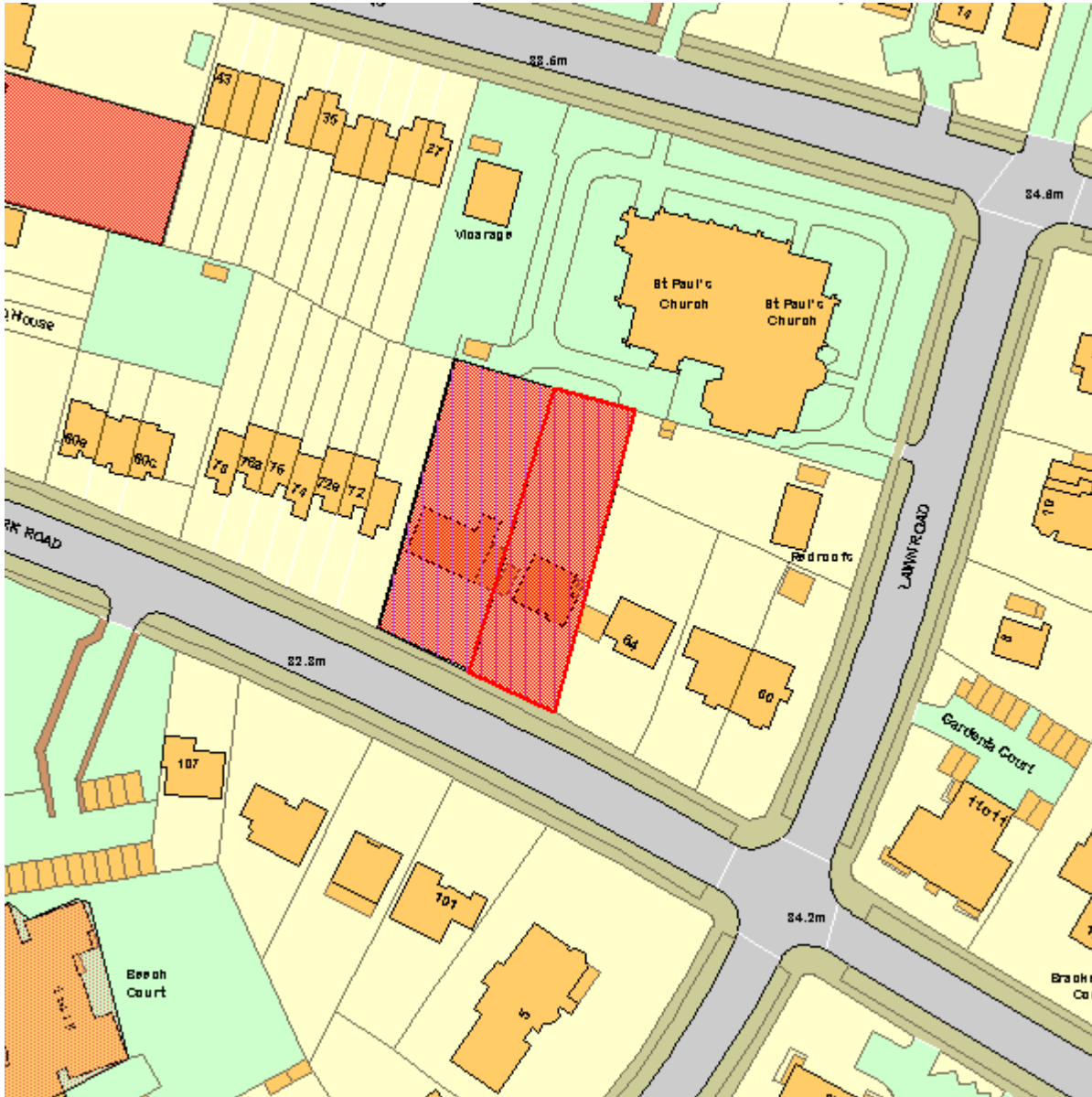
- 6 RD129 EHO – Contact Pollution Team
- 7 If during any works on site suspected contamination is encountered which has not been previously identified, Environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
- 8 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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