

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

Application No : 10/00893/FULL1

**Ward:
Copers Cope**

**Address : 14 Robins Court 77 Bromley Road
Beckenham BR3 5PB**

OS Grid Ref: E: 538650 N: 169444

Applicant : Mr G Hall

Objections : YES

Description of Development:

Demolish existing house and erection of new three storey building comprising five apartments/provision of associated car parking at 12A and 14 Robins Court

Key designations:

London Distributor Roads

Proposal

This application seeks permission for the demolition of the existing building comprising maisonettes and erection of a new building comprising two x 2 bedroom flats and two x 3 bedroom flats with provision of car parking, bicycle storage and refuse. The proposed building would measure at 17.6m deep x 7.7m wide with a height of 9.5m.

This application is presented at Committee as it falls outside of delegated powers. This case was also presented at Plans Sub Committee on the 17th June 2010 and members requested a reduction in the amount of units.

Location

- The application site is situated on the eastern end of Bromley Road.
- Bromley Road is a neighbourhood comprising detached houses and flatted developments of varying proportions and designs.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and four objection letters have been received as well as a petition from 45 residents. The objections together with the petition can be summarised as follow:

- proposal would appear out of keeping with surrounding area;
- density of the scheme out of keeping with adjacent buildings;
- loss of sunlight/daylight and outlook;
- loss of privacy;
- insufficient car parking;

Comments from Consultees

There are no objections to the proposal from a Highways point of view subject to conditions.

Drainage - The site is within the area in which the environment agency - Thames region require restrictions on the rate of discharge of surface water from new development into the River Ravensbourne or its tributaries. A standard condition is suggested.

Thames Water:

- a) Waste Comments - With regards to sewerage infrastructure, no objections are raised to the planning application.
- b) Water Comments - On the basis of information provided, Thames Water would advise that with regard to water infrastructure no objections are raised to the planning application.
- c) Surface Water Drainage - Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Housing - See comments on file

Crime Prevention - Would seek a condition to be attached to any permission to ensure the development complies with policies BE1 (viii) & H7 (vii) as well as 'Secure by Design' to respect minimum standards.

Planning Considerations

Policies BE1, H7, H9 & T3 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

Planning History

Under ref. 06/01716, permission was granted in July 2006, for metal railings and light well/steps and conversion of basement flat to 2 two bedroom flats with alterations to service road and verges to provide 1 car parking space at front.

Under application ref. 09/03428, a scheme was submitted for demolition of existing maisonettes and erection of building comprising five x 2 bedroom flats; provision of associated car parking. However, this was withdrawn before determination.

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.

It is noted that Central Government Guidance contained in Planning Policy Statement 3 which sets out policy on housing seeks more efficient use of land whilst not compromising the quality of the environment

The proposed building would measure slightly wider than the existing building by approximately 1.25m, but retain a 1m distance between the flank wall and shared boundary. This is consistent with the requirement of Policy H9 of the UDP. The 1m distance would ensure that the proposal would not unduly give rise to a cramped overdeveloped appearance on site or adversely affect the existing character of the area. On withdrawn application ref. 09/03428 concern was expressed that the proposal would encroach over the boundary into the neighbouring site at 7-12 Robins Court. An OS map has been submitted as part this application confirming that the proposed building would not encroach over the boundary with neighbouring property 7-12 Robins Court.

As the area already benefits from a range of different designs, the proposal in design terms would not adversely affect the existing and surrounding area. The building at 7-12 Robins Court appears to be much higher than the application site with the proposed building set lower than this neighbouring property but slightly higher than the neighbouring property at 15-16 Robins Court. This allows for a gradual drop in levels to give a balanced and acceptable appearance. The proposed building would furthermore appear to be approximately the same depth as the neighbouring building at 7-12 Robins Court. There are no adverse concerns in design terms regarding the proposed height or impact on the character of the area.

Consideration has been given to any potential impact the proposed development might have on the amenities of adjoining neighbours. The application building would be located 0.5m closer to the neighbouring property at 7-12 Robins Court and measure at 1.6m higher. Due to the orientation of 7-12 Robins Court with the application site, there is already a loss of sunlight/daylight and outlook. The proposal would be located within 1m off the boundary making it consistent with Policy H9 of the UDP and is considered that the proposal in this instance would not adversely affect the amenities of the occupiers of the units facing the application site.

The proposal would also be located 0.5m closer towards the side of 15-16 Robins Court. The new eaves height would measure at 1.1m higher with a total height increase of 1.6m. 15-16 Robins Court also experience some degree of loss of outlook and sunlight/daylight towards to side of the application site due to the

orientation. The applicant has shown that loss of outlook was taken into consideration by applying the 45-degree angle. Whilst this is not part of the Council's policy, this gives an indication of the impact on neighbouring properties.

The Council's highway department has been consulted on this application and it was commented that the development proposed is acceptable in principle and the 5 cycle parking spaces are satisfactory.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that they would not impact detrimentally on the character of the area or result in a loss of visual amenity to local residents. However, it is clear that there will be an impact on the adjacent properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period. Bearing in mind the issues in this case and the concerns raised locally this application is presented on list 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00893, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|-------------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 6 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 7 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |

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 Design
- H9 Side Space
- T3 Parking

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

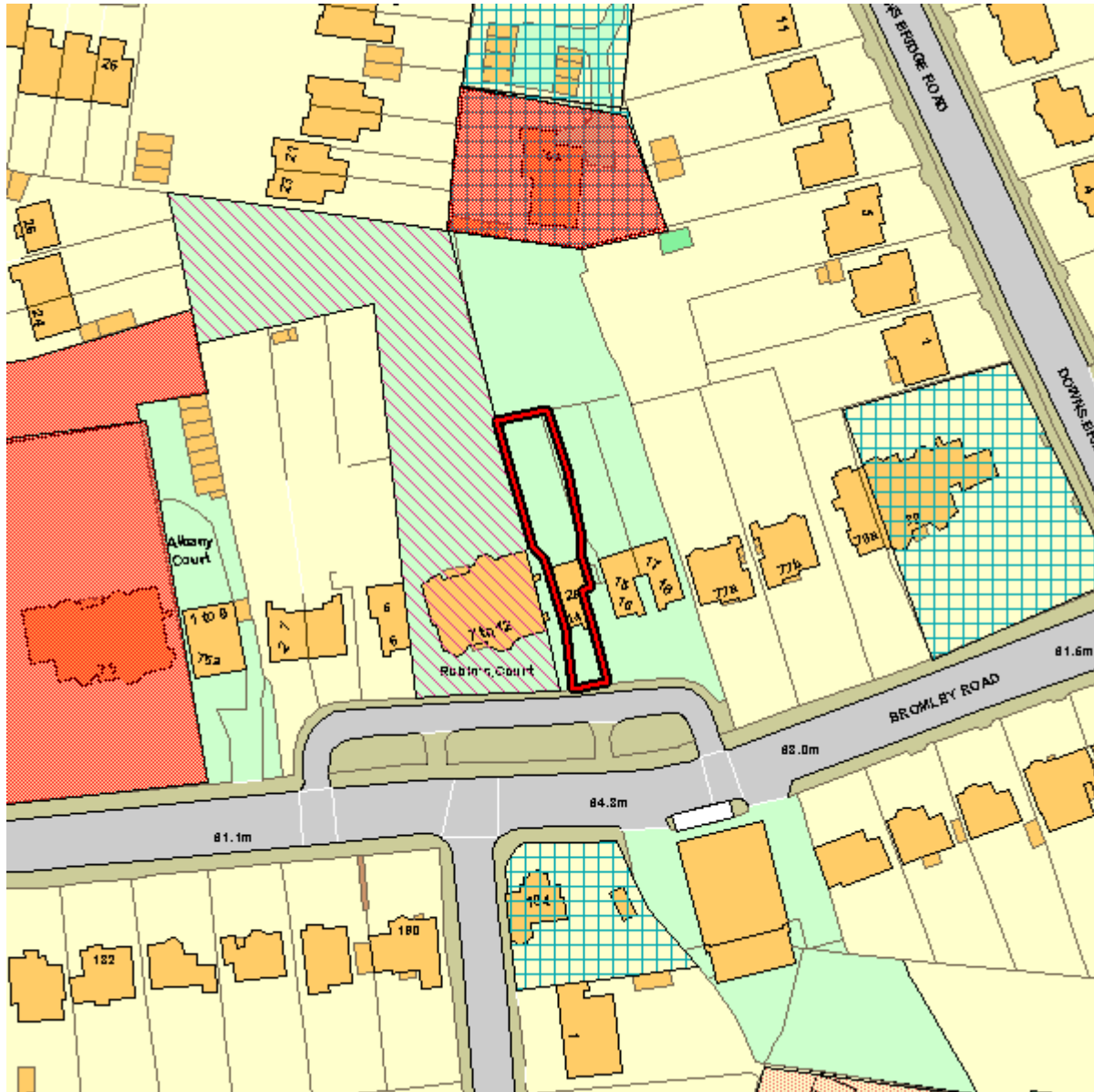
INFORMATIVE(S)

- 1 RDI21 Seek Building Control advice
- 2 With regards to surface water drainage, 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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