

SECTION '2' – Applications meriting special consideration

Application No : 12/00294/FULL1

Ward:
Penge And Cator

Address : Homelands 101 Lennard Road
Beckenham BR3 1QS

OS Grid Ref: E: 536015 N: 170528

Applicant : Homelands

Objections : YES

Description of Development:

Part one/two storey side and single storey rear extensions and pitched roof to existing flat roofed rear extension and conversion of building into 4 one bedroom and 1 two bedroom self-contained units with associated bin store at front.

Key designations:

Local Distributor Roads

Proposal

The current proposal can be split into two separate elements:

- Part one/two storey side and single storey rear extensions and pitched roof to existing flat roofed rear extension; and
- Conversion of building into 4 one bedroom and 1 two bedroom self-contained units.

There will also be car parking spaces and associated bin store to the front and a secure bike shelter at the rear.

The proposed extensions will match extensions previously granted permission at Committee in December 2011. The previous application sought extensions to the care home.

The current proposal seeks to extend the existing building and convert the resulting building into 4 one bedroom self-contained units and 1 two bedroom self-contained unit.

The proposed resulting accommodation will be set out as follows:

- Ground floor: Flat 1 – One bedroom unit
- Ground floor: Flat 2 – One bedroom unit
- First floor: Flat 3 – One bedroom unit

- First floor: Flat 4 – One bedroom unit
- Second floor: Flat 5 – Two bedroom unit

All of the flats would be self-contained, with combined living, dining and kitchen areas with separate bedroom and bathroom. Communal access would be provided from the existing front door and stairwell, and a connecting corridor would be created at ground floor level allowing all flats access to the rear garden.

Location

The application site is situated to the southern side of Lennard Road, close to the junction with Kent House Road. The area is residential in character, comprising a mixture of semi-detached, terraced and detached properties. The property is a registered care home for the elderly.

Comments from Local Residents

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

- have objected to a window in the flank facing Number 99 over the years, and the objections have been upheld in past applications;
- now find there is a window overlooking Number 99 again, where the fire escape door is being removed and replaced with a window;
- property has already had a series of unattractive extensions;
- is this not overdevelopment;
- occupancy of 5 flats will cause parking problems.

Any further comments received will be reported verbally.

Comments from Consultees

Crime Prevention – The agreed ‘Secure by Design’ condition should be attached should permission be granted. This should ensure that the development will achieve, not merely seek to achieve, accreditation.

Thames Water – Should the proposed building works fall within 3 metres of the pipes (that are likely to have transferred into Thames Water’s ownership), the applicant should contact Thames Water to determine whether a building over / near to agreement is required.

No objection was raised with regard to water infrastructure.

Highways Engineer – following further information relating to a parking stress survey being submitted on 24th May 2012, no objection has been raised with regard to the scheme.

Planning Considerations

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

- C1 Community Facilities
- H9 Side Space
- H12 Conversion of Non-residential Buildings to Residential Use
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

Planning History

Planning permission was granted under ref. 87/02901 for a two storey side and first floor rear extensions, and the use of property as a residential care home for the elderly.

Planning permission was then granted for a part one/two storey side and single storey rear extensions and pitched roof to existing flat roof rear extension for existing care home under ref. 08/00197.

Following this, permission was granted under ref. 08/01456 for an amendment to application ref. 08/00197. This scheme resulted in permission being granted for a part one/two storey side and single storey rear extensions and pitched roof to existing flat roof rear extension for existing care home, with the amendment relating to the removal of 1 proposed window and 1 existing window.

Permission was then refused under ref. 09/00344 for a single storey rear extension and part one/two/three storey side extension. This was refused for the following reason:

The proposal would be an overdevelopment, out of character with the locality and contrary to Policies H8 and H9 of the Unitary Development Plan.

An Appeal was lodged and dismissed by The Inspectorate.

Most recently, an application was granted permission under ref. 11/03050 which matched the previously approved scheme under ref. 08/01456, for part one/two storey side and single storey extensions and pitched roof to existing flat roof rear extension for existing care home.

Conclusions

Members may consider that 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 principle of the extensions that form part of the current proposal has already been approved under refs. 08/00197 and 08/01456. The plans for the extensions associated with the current scheme are exactly the same as the plans that were approved under ref. 08/01456, where the bulk of the extension matches the original

application (ref. 08/00197) however where 2 windows were removed from the original scheme.

The main difference with the current scheme is that where the previous extensions were to enlarge the care home, the current application seeks to convert the resulting building into 5 self-contained units. The building would no longer be used as a care home, and the current occupants would be relocated to another care home also owned by the applicant elsewhere in the Borough.

As a result, aside from the extensions that already effectively have permission from the previous application, the significant changes will be internal. There will therefore be no external changes beyond those that have already been granted under previous planning applications, including a tile-hung appearance to the first floor side extension.

In terms of converting the premises from the existing care home facility, Members will need to consider whether the resulting accommodation is considered satisfactory and will not result in an overdevelopment of the site. As it currently stands, the premises provides living accommodation for 8 residents, however the present owner is finding it increasingly difficult to meet the current expectations, standards and regulations for this particular use and the view has been taken that the adaptations required to achieve and maintain compliance are not cost-effective. As such, the existing residents are to be transferred to another care home owned by the same company that is located elsewhere in the Borough, and the current premises will be converted to self-contained units.

Members may consider that the overall intensity of the proposed use when compared with the existing use will not be excessively increased. At present, 8 residents live at the site at any one time, with associated members of staff frequenting the premises. The resulting accommodation for 5 self-contained units is likely to result in a similar number of people residing at the premises.

On this basis, the requirement for car parking is unlikely to be increased to a degree that would be likely to impact upon the existing road network. Indeed following a parking stress survey submitted on behalf of the applicants, the Highways Engineers found that the proposal would be satisfactory provided the revised plans showing an amended parking layout to the forecourt is complied with, and bicycle parking is provided on-site.

As such, Members may consider that the current is unlikely to have a detrimental impact upon the surrounding area. The extensions that form part of the scheme have already been approved under previous applications, despite not having yet been implemented, therefore the principle of this element of the scheme has already been accepted. The part of the proposal which has not yet been tested is the element which proposes to convert the existing care home premises to 5 self-contained units. On the basis that the existing building provides residential care for 8 residents, along with various members of staff regularly frequenting the premises, Members may consider that it is unlikely to lead to an overdevelopment of the site and the application is therefore worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 87/02901, 88/01351, 90/01613, 08/00197, 08/01456, 09/00344, 11/03050 and 12/00294, excluding exempt information.

as amended by documents received on 23.05.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 4 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 5 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 6 ACH22 Bicycle Parking
ACH22R Reason H22
- 7 ACI12 Obscure glazing (1 insert) in the first floor eastern and
western elevations
ACI12R I12 reason (1 insert) BE1
- 8 ACI14 No balcony (1 insert) the existing first floor rear
extension
ACI14R I14 reason (1 insert) BE1
- 9 ACI17 No additional windows (2 inserts) first floor flank extension
ACI17R I17 reason (1 insert) BE1
- 10 ACI21 Secured By Design
ACI21R I21 reason
- 1 1ACK01 Compliance with submitted plan

Reason: In order to protect the visual and residential amenities of the neighbouring properties and to comply with Policies BE1 and T3 of the Unitary Development Plan.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- C1 Community Facilities
- H9 Side Space
- H12 Conversion of Non-residential Buildings to Residential Use
- BE1 Design of New Development
- T3 Parking
- 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 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 housing policies of the development plan;
- (h) the transport policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

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 modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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