

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 12/01422/FULL2

Ward:
Penge And Cator

Address : 1 The Parade Croydon Road Penge
London SE20 7AA

OS Grid Ref: E: 535080 N: 169568

Applicant : Mr Sopuruchi Nwankwo

Objections : NO

Description of Development:

Change of use of part of ground floor from internet cafe to mini cab office

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

The application proposes to convert a small area at the front of the shop into a taxi office. This office would be partitioned off with plasterboard from the rest of the shop and would be accessed through an internal door. Inside this small area would be a desk terminal. The applicant has stated in additional correspondence by email dated 9th July 2012 that the taxi drivers would work from remote locations using a hand held device and would not necessarily need to park around the cab office.

A speaker phone would be installed in the shopfront, however no details or elevations of this have been provided. The taxi office would operate from 9am – 10pm Mondays to Fridays, 9am -230am Saturdays and 9am – 1130pm on Sundays.

Location

The application site is located towards the western end of Croydon Road close to the junction with Anerley Road and Elmers End Road. The application site is a single storey commercial property located at the end of a small commercial parade fronting Croydon Road currently in use as an internet café.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

From a highways planning perspective, further to the information received by the applicant on 9th July it is suggested that a temporary one year permission is considered during which time a greater understanding of the proposals impact could be determined. After this period, if there is no significant impact either on parking capacity or traffic generation then a more permanent consent could be considered.

From an environmental health perspective, there are no technical objections in principle as long as adequate sound insulation is provided and the hours of operation are appropriately restricted to ensure minimal impact on existing residential amenity.

Planning Considerations

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

- T1 Transport Demand
- T3 Parking
- BE1 Design of New Development
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S10 Non Retail Uses in Shopping Areas
- S13 Mini Cab and Taxi Offices

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012.

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.

With regards to the character of the area and the vitality and viability of this small parade of shops, the existing internet café would still remain with only a small area of the premises being converted into a mini cab office. The proposal would therefore not result in the loss of the existing retail frontage and would not significantly harm the vitality and viability of this parade and is therefore considered on balance to be compliant to Policy S5 and S10.

The proposal would retain the majority of the existing use as the mini cab premises would only occupy a small proportion of the floor area. The existing shopfront and internet café is to remain. There is an existing roller shutter and window at the front

of the property and the applicant has stated on the application forms that a speaker phone is to be installed into the front for customers who visit after 7pm.

With regards to the potential impact to highway and pedestrian safety as a result of the application, the proposal may have an impact on highway safety and parking demand within the locality. To assess this in further detail a temporary permission for one year would be appropriate.

The proposal would result in an increase in noise and disturbance to the surrounding residential properties. The premises is single storey only and does not have a floor above it, however there are residential properties above the adjacent commercial premises within the parade and immediately adjacent to the western boundary of the site there are two storey residential houses. The proposal would result in a significant increase in late night noise and disturbance and would therefore be contrary to Policy BE1 of the Unitary Development Plan. The proposal would not accord with the objectives of the National Planning Policy Framework as it is harmful to existing residential amenity.

Accordingly, on balance, the proposal when taking into account the above would appear to be unacceptable resulting in detriment to the local residential amenities of the area due to the increase in late night noise and disturbance associated with its proposed use.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01422, excluding exempt information.

as amended by documents received on 09.07.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would be likely to attract undesirable parking within the area and would be harmful to the amenities of the occupiers of the surrounding residential property by reason of increased noise and disturbance associated with its use thereby contrary to Policies BE1, T3 and T18 of the Unitary Development Plan.

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