

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

Application No : 12/01705/RECON

Ward:
Bromley Town

Address : Land Adjacent To 27 Gwydyr Road
Bromley

OS Grid Ref: E: 539951 N: 168874

Applicant : Hook Construction

Objections : YES

Description of Development:

Removal of condition 5 of permission 11/00407, for detached house, which requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Ravensbourne FZ2
River Centre Line

Proposal

This application seeks the removal of condition 5 relating to planning permission reference 11/00407 which gave consent for a detached two storey 3 bedroom house with accommodation in the roof space. Condition 5 requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.

Location

The site is located on the east side of Gwydyr Road; the two storey development is currently being constructed. It is located within a residential environment characterised by a mix of semi-detached, terraced and maisonette type accommodation. Restricted frontages in this location result in on-street parking with Resident Parking bays in the road. The site is located within a low PTAL area (2).

Comments from Local Residents

- limited parking – spaces at a premium
- constant obstruction to garage access
- didn't object to original development as thought parking was to be provided
- number of cars parking at Gwydyr Road is already at capacity – the number of permits should be limited to one and household should not be eligible to purchase visitor permits.
- a number of photographs have been submitted to try and demonstrate the existing parking pressure within the vicinity.

Comments from Consultees

Highways comments note that the proposal is located within Bromley Town Centre (Outer Zone) Controlled Parking Zone (CPZ) and that the development has resulted in loss of off street parking spaces (a garage and a space in front which means loss of two spaces). No off street parking space(s) have been provided, which would add to the parking stress within the area. Based on 2001 census results, car ownership in Bromley Town ward was approximately 1.04 car per household. Given the growth in car ownership levels since 2001 greater parking demand is likely to exist now. The only way to control the current parking situation in Gwydyr Road is to impose the condition.

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and policies of Bromley's Unitary Development Plan:

T3 Parking

Planning History

Outline planning permission, ref. 07/02923, was granted, subject to conditions, for a detached two storey three bedroom dwelling on land adjacent 27 Gwydyr Road.

Highways comments at the time raised no objections to car free housing in this location, subject to the developer entering into an agreement that the new occupiers would not be eligible for a parking permit. An informative was included on the planning decision notice advising future owners/occupiers of the dwelling would not be eligible for parking permits.

Planning permission, ref. 11/00407, was granted for the detailed development, subject to planning conditions including Condition 5 the subject of this application

Conclusions

The planning merits of the development currently under construction were considered by planning permissions refs. 07/02923 and 11/00407 and whilst representations were put forward by the applicants at the time relating to parking, no Highway objection was raised to car free housing in this location. This was

however subject to restrictions; in order to address pressure on the existing parking demand in the area future residents of the development should not be eligible to apply for parking permits. It should be noted there are some 'free' (non-restricted) spaces on Gwydyr Road, which could be utilised by the future occupier(s).

Of added concern is that to allow this type of development (without the restrictive condition) is that similar developments will start applying resulting in unsustainable number of parking permits.

Members may consider that the removal of Condition 5 would add to the parking stress within the area and would be contrary to the aims of Policy T3 which seeks to avoid development which is likely to lead to parking inconvenient to other road users and be detrimental to amenities and road safety, and therefore this application should be refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02923, 11/00407 and 12/01705, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The removal of Condition 5 would add to the parking stress within the area and would be contrary to the aims of Policy T3 which seeks to avoid development which is likely to lead to parking inconvenient to other road users and be detrimental to amenities and road safety.

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