

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/01845/FULL1

Ward:
Hayes And Coney Hall

Address : 56 Bourne Way Hayes Bromley BR2 7EY

OS Grid Ref: E: 539717 N: 166069

Applicant : Blackheath & Bromley Harriers AC

Objections : YES

Description of Development:

Single storey/two storey extensions; cladding and elevational alterations; external first floor access provision; resurfacing and laying out of parking area.

Proposal

Single storey and two storey extensions are proposed by this application as well as cladding and elevational alterations, external first floor access provision and the resurfacing and laying out of the parking area.

The proposed extensions are single storey with a flat roof with rooflights design. The second storey element will facilitate the lift facility and is kept to a minimum of built development. The revised access to the first floor accommodation is along part of the new flat roof development. Some replacement windows and cladding are proposed along with a new club sign as part of the elevational alterations.

Location

The site is accessed from the north side of Bourne Way. Residential lies to the west, south and east of the site and the railway line to the north.

Single storey and two storey extensions are proposed by this application as well as cladding and elevational alterations, external first floor access provision and the resurfacing and laying out of the parking area.

Comments from Local Residents

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

- potential concerns of how the development may impact in terms of noise and sunlight with full comments held pending sight of the plans.
- detrimental visual impact
- noise concerns
- concerns with increased number of users

- will bring development closer to garden
- existing buildings unsightly with flue and security lighting which creates light pollution

Comments from Consultees

No significant trees would be affected by this proposal.

Highways Drainage advise that surface water will have to be drained to soakaways and suggest planning conditions and an informative in the event of a planning permission.

No technical objections are raised by Thames Water in respect of the proposal and informatives are suggested in the event of a planning permission.

Highways Planning comments note the formalisation and porous surface material of the parking area, the marking out of bays and provision of a turning area to be a marked improvement on the existing situation. Subject to the provision of cycle parking and suggested conditions in the event of a planning permission no highway objection is raised.

No objections are raised from an Environmental Health point of view and informatives are suggested in the event of a planning permission.

No technical objections are raised in respect of cleansing.

Planning Considerations

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

BE1 Design of New Development
T3 Parking
L9 Indoor Recreation and Leisure
SPG1

Planning History

The planning history includes a number of previous permissions: ref. 08/00410 - Two storey side extension to provide office and kitchen and storage and toilet for sports club, and more recently in 2008/09 a planning refusal for the demolition of the coach house and erection of 3 storey building comprising ladies changing room on ground floor and 2 two bedroom flats on upper floors followed by a permission ref. 09/01163 for a revised similar scheme.

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 use of the site is well established (since 1926) for use by the athletics club and currently has a membership in the region of 850. The planning application form suggests the hours of opening for the proposed non-residential use are 9am-9pm Monday-Friday, 10am - 5pm Saturdays and 10am – 2pm Sundays although the supporting statement does reference the club are looking to increase the number of private bookings.

The supporting statement submitted with the application states that the proposals will improve facilities as well as make all parts of the site fully accessible for less able bodied athletes. By having enhanced facilities they hope to expand current female numbers and users of other groups such as Pilates and Run England. As well as hoping to attract a larger number of athletes it is hoped the improved facilities will enhance prospects for social/private hire functions. The supporting statement sets out the current levels of use (including private functions) and states that this will largely remain unchanged although it is planned to increase the numbers of private bookings. It should be noted the size of the function room remains unchanged.

Planning policy recognises the importance of the role that leisure and recreation can play in the life of the Borough and is equally concerned that there is no detrimental impact on nearby residential amenity.

There have been a number of previous planning proposals but the agent highlights that the club have allowed planning permission ref. 09/01163 to lapse in order not to have a detrimental impact on current considerations.

The site sits behind residential properties and is set at a slightly lower level. It has a general feel of substantial and mature natural screening; the railway embankment to the north is at a much higher level. Neighbour concerns have been raised in relation to the visual impact of the extension. As noted it is of a flat roof design and the site sits at a lower level than the neighbours to the south and west. The proposed development will be at angles to the site boundaries and will, at its closest, be approximately 7m rising to 14m away from the southern boundary and 4.5m rising to 7.5m from the western boundary. Given also the maturity of natural screening it may be considered that although the development will be visible from the nearby dwellings the visual impacts arising therefrom would not be sufficient to warrant a planning refusal. Whilst the design is of a flat roof it does not appear to sit uncomfortably with the host building. Equally a new external material is to be introduced by the way of an element of cedar cladding. This will sit comfortably alongside the existing brick finish.

Neighbour concerns are also raised in respect of the noise and increased comings and goings. The planning history of the site indicates the acceptance of increased development at the site. There is no record with Environmental Health that suggests the site raises any neighbour nuisance. The intention seems to be to make the facilities more attractive to a wider membership base and to enhance the booking attraction of the existing function room. There do not seem to be any existing planning restrictions from this point of view and this element of the use could be safeguarded by Environmental Health legislation.

The proposed formalisation and porous surface material of the parking area, the marking out of bays and provision of a turning area are considered, from a highways point of view, to be a marked improvement on the existing situation.

A CIL form has been completed and it appears that the proposed development may be liable to a payment under the Mayoral CIL. An informative is suggested in the event of a planning permission.

Having had regard to the above Members may consider given the planning history, the Environmental Health history, the lower levels of the site and the low level design approach that, on balance, the scheme may not result in a significant loss of amenity to local residents nor cause such harm to the character of the area as to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01845 and 09/01163, excluding exempt information.

as amended by documents received on 24.07.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 4 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 5 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 6 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided (for 20 cycles) at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.
 ACH22R Reason H22
- 7 ACH29 Construction Management Plan
 ACH29R Reason H29
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 AJ02B Justification UNIQUE reason OTHER apps

Policy (UDP)
BE1 Design of New Development

INFORMATIVE(S)

- 1 In order to check that the proposed storm water system meets our requirements the Local Planning Authority require that the following information be provided:
 - A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
 - Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.
- 2 Before the use commences the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during works on site any suspected contamination is encountered Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 3 Surface Water Drainage - 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.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 5 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the

Community Infrastructure Levy Regulations (2010). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:12/01845/FULL1

Address: 56 Bourne Way Hayes Bromley BR2 7EY

Proposal: Single storey/two storey extensions; cladding and elevational alterations; external first floor access provision; resurfacing and laying out of parking area.

