

SECTION '2' – Applications meriting special consideration

**Application No :** 12/00661/FULL1

**Ward:**  
**Petts Wood And Knoll**

**Address :** 102 High Street Orpington BR6 0JY

**OS Grid Ref:** E: 546413 N: 166584

**Applicant :** Mr Marc Barenbrug

**Objections :** YES

**Description of Development:**

Demolition of extensions to the rear of Nos.102 and 104 High Street, erection of part two/three storey rear extension and conversion of first and second floors into 9 one bedroom flats and 2 Class B1 office units.

Key designations:

Conservation Area: Orpington Priory  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding  
Locally Listed Building  
London Distributor Roads  
Secondary Shopping Frontage

**Joint report with application ref. 12/00662**

**Proposal**

It is proposed to demolish existing single storey extensions to the rear of Nos.102 and 104 High Street, and construct a part two/three storey rear extension which would provide two Class B1 office units at ground floor level behind the existing shop units, and 9 one bedroom flats within the extended first and second floors.

Rear balconies are proposed to the 4 rear-facing flats at first and second floor levels, and a small communal amenity area would serve the flats. No car parking provision is proposed for the development, however, internal cycle parking and refuse storage would be provided.

**Location**

These properties are situated on the western side of Orpington High Street, and currently comprise two shop units on the ground floor with office/storage on the

floors above. They lie within Orpington Priory Conservation Area, and are locally listed.

To the south-west of the site lies The White Hart Public House which extends significantly to the rear, while No.100 High Street which adjoins the site comprises a shop unit with flats above. To the rear of the site lies a single storey car repair workshop building.

### **Comments from Local Residents**

Concerns have been raised by a nearby resident regarding the lack of any parking provided for the development which would add to the pressure for parking in surrounding roads.

### **Comments from Consultees**

The Council's highway engineer initially raised concerns about the lack of any on-site parking provision as there is the possibility that some future occupiers may own cars. This could be problematic due to the controlled parking in the High Street, and the subsequent high demand for on-street parking in the close vicinity. A residential parking survey was subsequently submitted, and it is accepted that the likely additional parking demand of 4/5 vehicles resulting from this development could be accommodated in nearby roads overnight.

Further concerns were raised regarding the servicing of the development due to the daytime waiting restrictions in force in the area, however, the applicant considers that servicing of the shops, offices and flats can be accommodated within the existing arrangements. Any further comments received from the highway engineer regarding this matter will be reported verbally at the meeting.

Environmental Health raises no objections in principle, while the Crime Prevention Officer recommends attaching a "Secure by Design" condition to any permission granted.

The Environment Agency raises no objections so long as the proposals are carried out in accordance with the Flood Risk Assessment submitted.

Drainage comments suggest a standard condition be imposed requiring submission of details of surface water drainage.

With regard to trees on the site, the group of three maples at the rear of the site are shown to be retained, and standard conditions should be imposed.

Waste Services comment that the size of the proposed refuse storage area is not large enough to serve the development, however, this could be dealt with by way of a condition.

### **Planning Considerations**

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

H7 Housing Density and Design  
H12 Conversion of Non-Residential Buildings to Residential Use  
BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas  
BE12 Demolition in Conservation Areas  
BE14 Trees in Conservation Areas  
T3 Parking  
EMP3 Office Development

### **Planning History**

There is no relevant planning history relating to the application site, but recent applications for new flatted developments have been refused for Nos.148-152 High Street (ref.11/00035, which was also dismissed on appeal) and on the site of the car repair workshop to the rear of the application site (ref.12/01562).

### **Conclusions**

The main issues in this case are the effect of the proposals on the locally listed building and the character and appearance of Orpington Priory Conservation Area, the effect on the amenities of occupants of nearby residential properties, and the impact on parking in the surrounding area and servicing of the premises.

With regard to the principle of development, UDP Policy H12 encourages the conversion of redundant accommodation above shops into residential use, subject to achieving a satisfactory quality of accommodation and amenity. In this case, office accommodation would be lost from the upper floors, but two new office units would be provided to the rear of the ground floor shops which would offset this.

The proposals comprise only one-bedroom flats which are unlikely to provide family accommodation, therefore, the provision of balconies for the 4 rear-facing flats, and a small rear communal amenity area is considered appropriate for this town centre location. The size and layouts of the flats are considered acceptable for the needs of future occupiers.

The proposed extensions would more than double the amount of accommodation on the site, and would cover much of the rear open area with three storey development where there is currently only single storey extensions. However, the adjacent public house to the south extends significantly further to the rear at a higher level, while Nos.98/100 to the north project some distance to the rear in the form of a two storey extension. Therefore, the proposals would not appear overlarge when set in this context, and would not be considered out of character with the surrounding area.

In terms of the impact on Orpington Priory Conservation Area, the proposals are confined to the rear, and would only be visible to a limited extent from the side

between the site and the public house which is set further back from the front. The proposals would not affect the frontage of these locally listed buildings, and would not be harmful to the character and appearance of the Conservation Area.

With regard to the impact of the proposals on neighbouring properties, the extension is designed to step back from the flats to the rear of Nos.98/100 to the north-east, while the only flank windows in this elevation would be obscure glazed. There may be some impact on the outlook from side windows to the rear first floor flat at the adjacent property, but Members will need to consider whether this would be significantly harmful to warrant a refusal. The proposed rear balconies would be set further back into the site than the neighbouring flats at No.100, and would not result in any undue overlooking of these properties.

The southern part of the extension adjacent to the public house would be set back 1m from the flank boundary, with the roof hipped away, and is not considered to have a harmful impact on the amenities of the public house.

The recent proposals for the redevelopment of the car repair workshop to the rear of the site with a three storey block of flats (ref.12/01562) was refused on grounds relating to unacceptable backland development, cramped form of development, detrimental impact on residential amenity, and lack of information regarding servicing and flood risk. This case is not directly comparable as it involved a detached block of flats set close to residential properties on a backland site currently occupied by only a single storey building.

The recently dismissed appeal for flats at the rear of Nos.148-152 High Street (ref.11/00035) also comprised a detached building at the rear of the High Street buildings comprising family-sized accommodation and covering virtually the whole site. It was considered to be harmful to the character of the area and to residential amenity, lacking in family-sized amenity area with a poor outlook for future occupiers. It also lack adequate information regarding the servicing of the flats. Again, this is not directly comparable with the current proposals which are for generally non-family accommodation within an extended building.

Subject to the acceptability of the servicing arrangements, Members may, therefore, consider that the proposals constitute an acceptable form of development for the site which would not be harmful to the Conservation Area, the locally listed building, nor the amenities of nearby residential properties, and would not cause undue pressure for parking in the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00035, 12/01562, 12/00661 and 12/00662, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years

- 2 ACA07 Boundary enclosure - no detail submitted  
ACA07R Reason A07
- 3 ACB18 Trees-Arboricultural Method Statement  
ACB18R Reason B18
- 4 ACB19 Trees - App'ment of Arboricultural Super  
ACB19R Reason B19
- 5 ACC01 Satisfactory materials (ext'nl surfaces)  
ACC01R Reason C01
- 6 ACC03 Details of windows  
ACC03R Reason C03
- 7 ACD02 Surface water drainage - no det. submitt  
ADD02R Reason D02
- 8 ACH18 Refuse storage - no details submitted  
ACH18R Reason H18
- 9 ACH22 Bicycle Parking  
ACH22R Reason H22
- 10 ACI12 Obscure glazing (1 insert) in the north-eastern flank  
elevation  
ACI12R I12 reason (1 insert) BE1
- 11 ACI17 No additional windows (2 inserts) flank extension  
ACI17R I17 reason (1 insert) BE1
- 12 ACI21 Secured By Design  
ACI21R I21 reason
- 13 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the approved FRA:
- (i) All More Vulnerable Residential to be located on upper floors (Section 2.2)
  - (ii) Implementation of appropriate flood resilient and resistant measures where practical considerations allow within the ground floor retail and office units using the guidance contained within Approved Document C of the Building Regulations and the publication "Improving the flood performance of new buildings – Flood resilient construction" issued by the Department for Communities and Local Government in 2007 (Section 9.1).

**Reason:** In order to reduce the flood risks of new development.

**Reasons for granting permission:**

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

- H7 Housing Density and Design
- H12 Conversion of Non-Residential Buildings to Residential Use
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- T3 Parking
- EMP3 Office Development

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

- (a) the impact on the character and appearance of the Conservation Area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on mature trees on the site
- (d) the impact on parking in the surrounding area and servicing of the premises

and having regard to all other matters raised, including neighbours concerns.

**Application:**12/00661/FULL1

**Address:** 102 High Street Orpington BR6 0JY

**Proposal:** Demolition of extensions to the rear of Nos.102 and 104 High Street, erection of part two/three storey rear extension and conversion of first and second floors into 9 one bedroom flats and 2 Class B1 office units.

