

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

Application No : 12/01971/FULL3

Ward:
Penge And Cator

Address : 2 - 4 Raleigh Road Penge London SE20
7JB

OS Grid Ref: E: 535594 N: 170188

Applicant : Mr Daniel Jackson

Objections : NO

Description of Development:

Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.

Key designations:

Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Update

Members will recall that this case was previously presented to the Plans Sub Committee held on the 30th August 2012. Members resolved to defer this case without prejudice to seek a reduction in the number of units proposed by one.

The agent has now responded stating that they wish the application to be determined as submitted.

Accordingly, the previous report is reported back to Members for consideration.

Proposal

The proposal seeks permission for the conversion of the first and second floors of the building from a snooker club to form 6 two bedroom flats. To facilitate this conversion, a three storey side extension is to be constructed adjacent to the boundary with 1 Green Lane within what was formerly the police station yard. The extension will accommodate a new entrance hall and staircase which would be accessed from the yard.

Elevational alterations are proposed (including alterations to fenestration), and a communal roof terrace is proposed to provide amenity space for the occupiers of the flats, with a pergola and lily pool.

Although the building fronts Raleigh Road, pedestrian and vehicular access is via an existing crossover from Green Lane. The crossover provides a shared access to the old stables located to the rear of the existing redundant police station. The old stable block is subject to a separate planning application for conversion into a residential dwelling.

To address concerns raised over parking in the previous proposal an additional parking space has now been provided to accommodate off street car parking for 5 vehicles located adjacent to the existing boundary wall of the rear garden of 1 Green Lane.

Location

The existing building is some three storeys in height. The ground floor is currently occupied by an electrical goods wholesaler accessed from Raleigh Road and this use is to remain as existing. The upper floors of the building were previously used as a snooker club and only had pedestrian access from a narrow alleyway off Penge High Street located adjacent to the old police station.

The police station building is Locally Listed and was constructed in the mid 19th Century. The site is bounded to the south by Green Lane. There is an alleyway to the west bounded by the rear of commercial and retail premises fronting Penge High Street. To the north the site abuts the rear gardens of terraced housing fronting Raleigh Road.

Comments from Local Residents

To date no comments have been received.

Comments from Consultees

With regards to highway planning issues, no technical objections are raised, subject to appropriately worded planning conditions on any approval to ensure acceptable highway and pedestrian safety.

With regards to the standard of accommodation proposed, natural ventilation should be provided to bathrooms, fire doors should be provided and balustrades may be required to the void area serving flats 2 and 5. These matters can however be resolved through the Building Regulations application and from an environmental health housing perspective the standard of accommodation provided is acceptable. A planning condition is suggested on any approval in relation to air quality management.

In terms of refuse collection, access through the gates must be available without the use of keys or a code to ensure acceptable collection of refuse.

In terms of Designing Out Crime no technical objections are raised from the Metropolitan Police.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

SPG

- No1 General Design Principles
- No2 Residential Design Guidance

London Plan

- 3.3 Increasing Housing Supply,
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account.

Planning History

Under planning application ref. 10/00994, planning permission was refused and dismissed at appeal for elevational alterations and conversion of first and second floors from a snooker club to form 8 one bedroom flats together with communal roof terrace and pergola. The appeal inspector concluded that the living and dining room windows to some of the flats would not provide reasonable levels of natural light and outlook and would be harmful to the living conditions of prospective occupiers. It was therefore concluded by the Inspector that as such the proposal would not provide a high quality residential environment and would be contrary to Policies BE1 and H12. The Inspector also concluded that the pedestrian access to the flats from a narrow alleyway off the High Street would not amount to an attractive residential setting and would also fail to be safe and convenient conflicting with Policies BE1, T6 and T18.

Under planning application ref. 11/03600, planning permission was refused for a three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola. The proposal was considered to be an overdevelopment of the site, out of character with the locality, thereby detrimental to its visual amenities and character, and contrary to Policies H7 and BE1 of the Unitary Development Plan, PPS 3: Housing, and Policy 3.5 of the London Plan. The proposal was also considered to lack adequate on-site car parking and likely to lead to increased demand for on-street car parking in the surrounding area detrimental to the amenities of nearby residents and prejudicial to the free flow of traffic and conditions of general safety along the highway, thereby contrary to Policy T18 of the Unitary Development Plan. An appeal has been submitted against this refusal and this is pending consideration.

Conclusions

The main issues relating to the application are whether the current development proposals address the issues raised in the previous refusal and appeal decision and whether the development is acceptable in terms of character and impact on the amenities of proposed and neighbouring residents.

To address the reason for refusal concerning car parking provision, the site area has been increased in size towards the south to accommodate an additional parking space adjacent to the rear boundary with the Old Stables which is subject to a separate planning application for a change of use to residential.

With regards to the reason for refusal concerning an overdevelopment of the site, out of character with the locality, the applicant has not proposed any changes to the scheme to address this. However, in the previous proposal dismissed at appeal (ref.10/00994) the development proposed was for 8 one bedroom flats and the Inspector did not raise any concerns regarding the number of units and the impact on the character of the locality.

The development proposed appears to be accommodated satisfactorily within the street scene. The proposed extension is of a sympathetic design and scale, subservient to the host building and is considered on balance to respect the existing character and appearance of the area, street scene and surroundings. The design of the scheme is considered to provide an appropriate solution to reuse an existing redundant building.

In terms of car parking, the development is within an area of high public transport accessibility in a town centre location. To address the reason for refusal concerning car parking provision, the site layout has been changed and now includes more of the land located to the rear of the old stable block and this allows for the provision of an additional parking space. Five off street car parking spaces are provided and the proposal would therefore on balance not result in any significant harm to the area in terms of on street parking demand or highway and pedestrian safety, compliant to Policies T3, and T18.

With regards to the communal amenity space located on the roof and gated access, further landscaping, boundary enclosure details and screening to the roof area could be requested through an appropriately worded condition to ensure highway and pedestrian safety along with residential amenity is maintained if Members are minded to approve the application.

The National Planning Policy Framework and London Planning Advisory Committee (LPAC) advice suggest that buildings formerly in non residential uses can be a potential important source of extra housing. Policy H12 of the Unitary Development Plan states that the Council will normally permit the conversion of genuinely redundant office buildings and other non residential buildings to other uses subject to achieving a satisfactory quality of accommodation and amenity for future occupiers. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider whether the provision of additional residential accommodation in the manner proposed is acceptable in this case given the previously dismissed appeal decision and the recently refused application.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00994, 11/03525, 11/03600 and 12/01971, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA08 Boundary enclosures - implementation
ACA08R Reason A08
ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 5 ACC03 Details of windows
ACC03R Reason C03
- 6 ACC04 Matching materials
ACC04R Reason C04
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH12 Vis. splays (vehicular access) (2 in) 3.3 x 2.4 x 3.3m
1m

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

- 9 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 10 ACH22 Bicycle Parking
ACH22R Reason H22
- 11 ACH23 Lighting scheme for access/parking

- ACH23R Reason H23
12 ACH29 Construction Management Plan
ACH29R Reason H29
13 ACH32 Highway Drainage
ADH32R Reason H32
14 No loose materials shall be used for the surfacing of the parking and turning area hereby permitted.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

Reasons for permission:

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

- BE1 Design of New Development
H1 Housing Supply
H7 Housing Density and Design
H12 Conversion of non residential buildings to residential use
T1 Transport Demand
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 adjacent property
- (c) the character of the development in the surrounding area and the impact on existing buildings
- (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 safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

INFORMATIVE(S)

- 1 You are advised that this application is considered to 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)). The

Levy will appear as a Land Charge on the relevant land with immediate effect.

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.

- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.

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