

SECTION '2' – Applications meriting special consideration

Application No : 12/02483/FULL1

Ward:
Plaistow And Sundridge

Address : 7 Sundridge Parade Plaistow Lane
Bromley BR1 4DT

OS Grid Ref: E: 540607 N: 170307

Applicant : Mr Mark Simmons

Objections : YES

Description of Development:

Demolition of rear extension and outbuilding. The erection of single storey rear extension and part one/two storey building to be used as office (Class B1) together with the alterations to the boundary wall and the installation of a new gate

Key designations:

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

Proposal

The existing staff welfare single storey 'lean-to' is to be demolished (7sqm) and replaced by a single storey extension containing modern facilities of 8sqm. The existing outbuilding is also to be demolished (footprint 18sqm) and replaced by a new 2 storey element (Unit2) of similar form but an enlarged footprint of 60sqm. The new structure would have a roof pitch of 42 degrees and a maximum height of 5.9 metres. Unit2 would be used as office (Use Class B1) and would have a total floor area of 60sqm.

Location

The application building is a three storey end of terrace property on the corner of Plaistow Lane and Minster Road. The surrounding area has no designation under the UDP and the application property forms part of a local parade.

The immediate locality encompasses variety of land uses with a wholly residential Minster Road and commercial uses along Plaistow Lane. Plaistow Lane carries large volume of traffic and Sundridge Park overground station is situated in close proximity to the application site. Number of roads within vicinity of the development

have Controlled Parking Zone (CPZ), the roads adjacent to the site only restricts parking between 12:00noon and 2:00pm Monday to Saturday.

Comments from Local Residents

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

- traffic generation and parking;
- intensification of current problems such as: rubbish, smells;
- overlooking;
- overdevelopment of the site;
- overprovision of B1 use class in the parade;
- no detail on ventilation provided.

Comments from Consultees

Highways: no in principle objection;

Waste: no objections;

Environmental Health (Pollution): no in principle objection.

Planning Considerations

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

BE1 Design of New Development
T3 Parking
EMP2 Office Development
EMP6 Development outside Business Areas
EMP7 Business Support
S5 Local Neighbourhood Centres, Parades and Individual Shops

At strategic level, the most relevant London Plan policies are:

4.7 Retail and town centre development
6.13 Parking
7.3 Designing out crime
7.14 Improving air quality
7.15 Reducing noise and enhancing soundscapes

The National Planning Policy Framework 2012.

Planning History

97/00175/FUL - CHANGE OF USE OF GROUND FLOOR FROM RETAIL CLASS A1 TO OFFICES FOR FINANCIAL AND PROFESSIONAL SERVICES CLASS A2 – Permission granted

97/01798/FUL - CHANGE OF USE OF GROUND FLOOR FROM RETAIL CLASS A1 TO TAKEAWAY CLASS A3 NEW SHOPFRONT AND EXTERNAL VENTILATION DUCTING – Permission refused

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.

Policy EMP6 provides that where outside of the designated business areas (as is the case here) non-conforming business uses may be acceptable provided there is no significant adverse impact on the amenity of the surrounding properties.

Policy EMP7 asserts that the Council will encourage proposals, which improve the supply of small business units, managed workspaces and live/work units. Small business and managed workspaces should be located in town centres, local parades, Business Areas or land and premises used for employment purposes. Live/work units be located in town centres or local parades. When considering proposals it would be expected that sites would be well served by public transport.

The application site has no designation under the UDP and forms part of a local parade. Although the proposed B1 unit would be situated to the rear of the application site and would be accessed from Minster Road which is a wholly residential in character, it is noted that Plaistow Lane located only 25 metres away encompasses a variety of land uses. In this instance, Members could take a view that the proposed introduction of B1 Use would not be at odds in this particular location and acceptable in land use terms.

Members may also agree that the replacement of dilapidated and unsightly outbuilding with a structure of comparable scale and bulk would improve the visual amenities of the location. The proposed new boundary wall would not impose a significant change in the streetscene and would largely conceal the proposed single storey rear extension. As such, the proposal is considered to be in line with the aims of Policy BE1 of the UDP.

The surrounding occupiers raised objections to the loss of privacy; Members should note however that the only fenestration proposed for the Unit2 would be inserted within the front elevation thereby not leading to any unacceptable overlooking. There would be a separation of over 5 metres between the proposed Unit2 and the property No.1 Minster Road and it is considered that any anticipated impact of the increase in height on the level of daylight and sunlight received by the property in question would not in itself give sufficient grounds for refusing planning permission. Similarly, no creation of undue sense of enclosure would result.

The proposed office would be relatively small, having a gross floor area of some 60sq.m. The applicant envisages that the proposed use would provide employment for no more than 4 full-time employees. Given the location of the application site, the character of the surrounding area as well as the nature of the surrounding land uses it is considered that any potential impact on the living conditions of the

adjoining and neighbouring occupiers in terms of noise, disturbance and traffic movements would not be materially harmful, hence would not conflict with the aims of UDP Policy EMP6 and Policy 4A.20 of the London Plan.

Plaistow Lane is a Local Distributor Road, carrying large volume of traffic. The development would result in loss of a garage; however there are parking spaces available within the proximity. Also the increase in height of the boundary wall would not obstruct the visibility at the junction. As the residual level of traffic generation would not have a significant impact on local traffic flows; no objections are raised to the proposal.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the proposed change of use is acceptable in that it would satisfy the requirements of the relevant policies. Members are therefore requested to determine that the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02483, excluding exempt information.

as amended by documents received on 29.10.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACH24 Stopping up of access
 ACH24R Reason H24
- 4 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 5 ACK19 No air conditioning
 ADK19R Reason K19
- 6 The use shall not operate on any Sunday or Bank Holiday Xmas Day or Good Friday nor before 0800 or after 2000 on any other day.

Reason: In order to ensure a satisfactory standard of amenity for adjacent properties and to comply with Policy EMP6 of the Unitary Development Plan.

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order) the outbuilding (Unit2) shall solely be used as an office, and no other use permitted within Class B1 of the above Order.

Reason: In the opinion of the Local Planning Authority, the nature of other activities within Class B1 of the above Order may give rise to unacceptable noise and disturbance to the detriment of neighbouring residential occupiers' amenities in accordance with Policy EMP6 of the Unitary Development Plan.

8 Notwithstanding the provisions of Part 42 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any Order revoking and re-enacting that Order), no extension or alteration to Unit 2 the subject of this permission shall be carried out without planning permission having first been obtained via the submission of a planning application to the Local Planning Authority.

Reason: In order to protect the residential amenities, vitality and viability of the area, and to comply with Policies BE1 and EMP6 of the Unitary Development Plan.

9 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

T3 Parking

T18 Road Safety

EMP2 Office Development

EMP6 Development outside Business Areas

EMP7 Business Support

S5 Local Neighbourhood Centres, Parades and Individual Shops

Policies (London Plan)

4.7 Retail and town centre development

6.13 Parking

7.3 Designing out crime

7.14 Improving air quality

7.15 Reducing noise and enhancing soundscapes

The National Planning Policy Framework 2012.

INFORMATIVE(S)

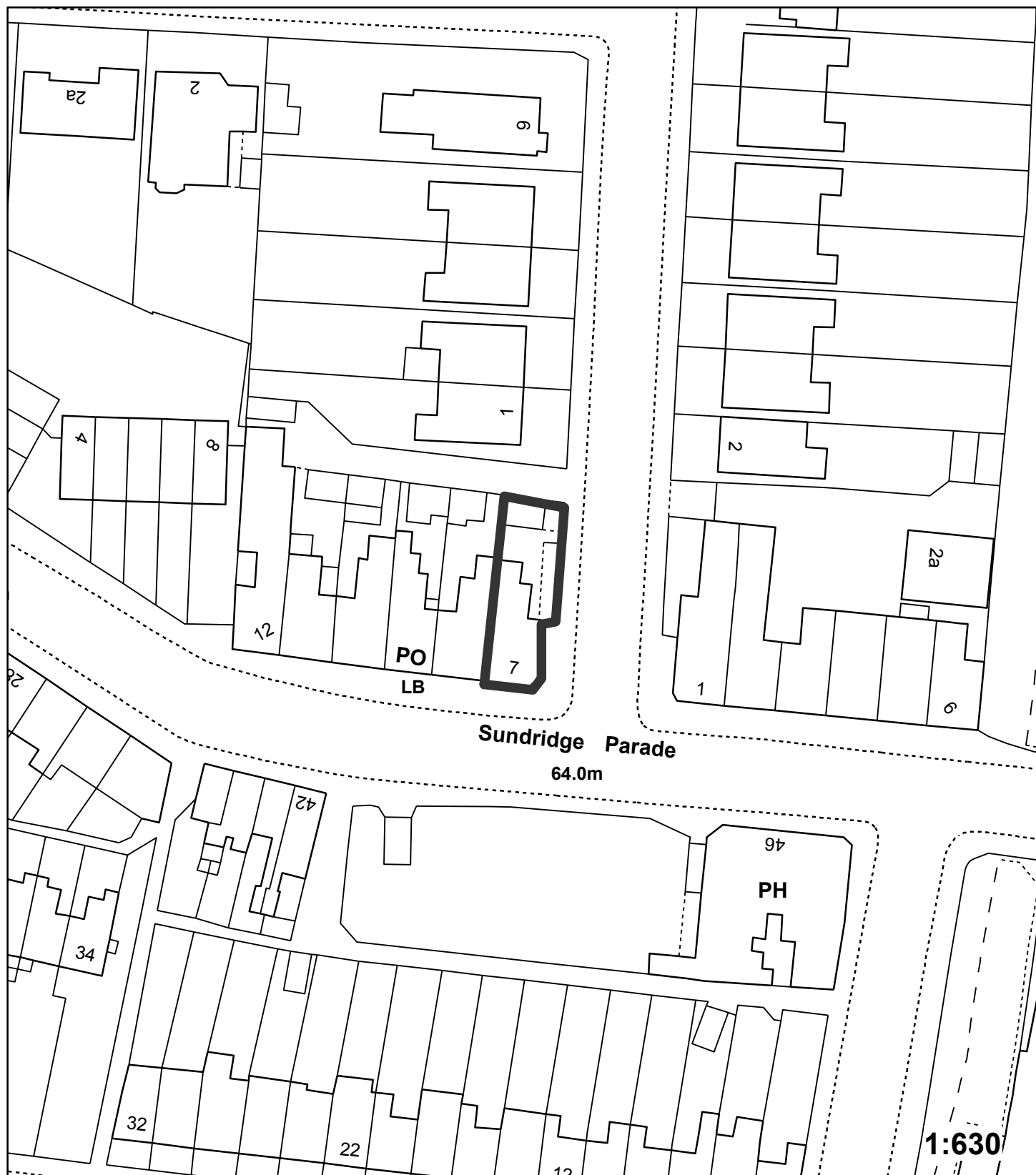
1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

2 If during the 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.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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