

SECTION '2' – Applications meriting special consideration

Application No : 12/02741/FULL1

Ward:
West Wickham

Address : 65 Grosvenor Road West Wickham BR4
9PY

OS Grid Ref: E: 537762 N: 166026

Applicant : Avakas Developments Ltd

Objections : YES

Description of Development:

Conversion of second floor from 1 two bedroom flat to 2 one bedroom flats (amendment of scheme permitted under reference 11/00802 for the demolition of existing dwelling and erection of detached two storey block with accommodation in the roof space comprising 4 two bedroom flats with new vehicular access and 5 car parking spaces and bin store to rear) - retrospective application.

Key designations:

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

Proposal

Planning permission is sought for the conversion of second floor from 1 two bed flat to 2 one bed flats. This is a retrospective planning application, and an amendment to ref. 11/00802 which was granted planning permission for the following:

“Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 5 car parking spaces and bin store to rear”.

It appears that this application was not implemented in this form.

Location

The application site is set on the corner of Grosvenor Road, directly behind the Sainsbury's supermarket, which fronts onto the high street. Grosvenor Road is predominantly residential in nature, characterised by semi-detached properties with rear gardens behind.

Comments from Local Residents

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

- the application is retrospective
- the development does not accord with the approved plans

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H11 Residential Conversions
T3 Parking

London Plan - 2011

London Plan Housing SPG - November 20120

National Planning Policy Framework - 2012

Planning History

09/02476/FULL1 – Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 4 one bedroom flats with new vehicular access and 3 car parking spaces to rear and one car parking space with associated bin store to front – permitted (not implemented).

10/00027/FULL1 – Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 2 studio flats and 3 one bedroom flats with new vehicular access and 4 car parking spaces to rear and one car parking space with associated bin store to front – permitted (not implemented).

11/00802/FULL1 – Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 5 car parking spaces and bin store to rear – permitted.

The above 2011 scheme has been implemented although constructed with five units.

The top floor two bedroom unit is now arranged as two 1 bedroom units.

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 H11 states that proposals for conversions of a single dwelling into two or more self contained unites will be permitted provided:

- i) the amenities of the occupiers of neighbouring dwelling will not be harmed by loss of privacy, daylight or sunlight or by noise and disturbance;
- ii) the resulting accommodation will provide a satisfactory living environment for the intended occupiers;
- iii) on street or off street parking resulting from the development will not cause unsafe or inconvenient highway conditions nor affect the character of appearance of the area;
- iv) the proposal will not lead to a shortage of medium or small size family dwellings in the area.

It is noted that permission has been previously been granted for 5 units on this site (2 studios and 3 one beds) under ref. 10/00027. The development of 5 units as built is therefore considered to be of an acceptable density on the site, where this has previously been approved.

Implemented permission ref. 11/00802 with the building built in accordance with the approved plans with the exception of the top floor. This was approved as a single 2 bedroom unit, spanning the entire building. This has since been constructed as self contained two 1 bedroom apartments, both accessed off a communal hallway. This application seeks to retain the building as built.

The flats now units 4 and 5, have an internal GIA of 50 and 58 square metres respectively and is therefore complaint with policy 3.5 of the London Plan and Annex 4 of the Housing SPG for the London Plan (November 2012).

Unit 5 is currently vacant and the case officer has gained access into this space.

Unit 4 is currently tenanted and as such an internal inspection was not possible. The flat is of an acceptable layout, although the bedroom is lit by two roof lights, rather than main window as in unit 5. Comments from Environmental Health raise concern over the natural light levels and lack of outlook for this occupier. However, it is noted that this unit has been occupied by a tenant who would have known of the layout prior to occupation. These units at roof level feature vaulted ceilings with large roof lights, where adequate light levels penetrate the roof. It is considered that both units provide an adequate living environment.

With regard to parking, 5 off street spaces are provided; this is a sufficient figure which raises no objection.

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 siting, size and design of the proposed extension is acceptable in that it would not result in a significant

loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The revised layout to accommodate an additional residential unit at second floor hereby permitted shall be retained in accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

Reason: In order to accord with Policy H11 of the Unitary Development Plan.

- 2 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H7 Housing Density and Design

H11 Residential Conversions

T3 Parking

INFORMATIVE(S)

- 1 RDI25 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

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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"