

SECTION '2' – Applications meriting special consideration

Application No : 12/02742/FULL1

Ward:
Plaistow And Sundridge

Address : 124 College Road Bromley BR1 3PF

OS Grid Ref: E: 540311 N: 170193

Applicant : Mr Steve Savage

Objections : YES

Description of Development:

Alterations to the existing carport to create a new kitchen facility.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Tree Preservation Order

Proposal

This application seeks planning permission for the alterations to the existing carport to create a new kitchen facility. The proposal would result in the re-arrangement of the parking layout within the forecourt of the building.

Location

The application site lies on the eastern side of College Road and comprises a two storey property currently in use as a nursery.

Comments from Local Residents

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

- insufficient provision of parking at the site;
- the loss of two parking spaces would disrupt traffic on College Road, increase safety risks to pedestrians and children being dropped off.

Comments from Consultees

Arboricultural officer confirmed that no significant trees would be directly affected by this proposal.

No objections were received from a Highway Development point of view.

Planning Considerations

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

- BE1 Design of New Development
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- T3 Parking
- T18 Road Safety

London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

Planning History

84/02786/EUC – USE AS CHILDRENS SCHOOL ESTABLISHED USE CERTIFICATE – Permission granted.

86/01877/FUL – DETACHED SINGLE STOREY PORTABLE CLASSROOM – Permission refused.

90/01661/FUL – EXTENSION OF EXISTING REAR FIRE ESCAPE TO SECOND FLOOR – Permission granted.

92/01843/FUL – TWO STOREY DETACHED BUILDING TO PROVIDE DINING ROOM KITCHEN TOILETS AND ONE ADDITIONAL CLASSROOM – Permission granted.

94/01957/FUL – SINGLE STOREY TEMPORARY BUILDING FOR CLASSROOM – Permission granted.

96/01185/FUL – PORTABLE BUILDING FOR KITCHEN LINKED TO MAIN SCHOOL BUILDING – Permission granted.

96/02218/FUL – RETENTION OF PORTABLE CLASSROOM BUILDING RENEWAL OF APPLICATION 941957 – Permission granted.

97/03031/FUL – RETENTION OF PORTABLE CLASSROOM BUILDING RENEWAL OF APPLICATION 962218 – Permission granted.

97/03064/FUL – TWO STOREY DETACHED BUILDING TO PROVIDE DINING ROOM KITCHEN TOILETS AND ONE ADDITIONAL CLASSROOM RENEWAL OF 921843 – Permission granted.

08/03043/FULL1 – External fire escape staircase and 4 roof lights to side elevation – Permission granted.

09/00323/FULL1 – Five roof lights in pitched roof of rear building (RETROSPECTIVE APPLICATION) – Permission granted.

12/02748/FULL1 – Alterations to the existing layout and boundary treatment together with the provision of new play equipment and landscaping (RETROSPECTIVE APPLICATION) – Permission granted.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact it would have on traffic generation and road safety.

The proposed infill to the existing carport at the front of the application building is considered to result in a limited impact on the visual amenities of the surrounding streetscene and therefore acceptable in design terms. Similarly, given the size and siting of the proposed addition, it is considered that the proposal would not impact on the residential amenities currently enjoyed by the nearby occupiers. As such, Members may agree that the proposal is considered to be in line with the aims of Policy BE1 of the UDP.

In terms of the highways impacts of the scheme, although it is accepted that one parking space would be lost as a result of the proposal but it needs to be pointed out that loss of a space would not have a significant impact on the highway safety and parking demand within the area. The latest plan supplied by the objector showing the existing arrangement, is unworkable as it doesn't take into consideration any manoeuvring space and circulation. This would be very dangerous and inconvenient to use. Furthermore, the applicant is not increasing the number of employees or children therefore as stated above the impact on the parking would be minimal.

In the light of the above, Members may agree that on balance the proposal is not considered to have an unduly harmful impact on road safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02742, excluding exempt information.

as amended by documents received on 06.12.2012

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 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

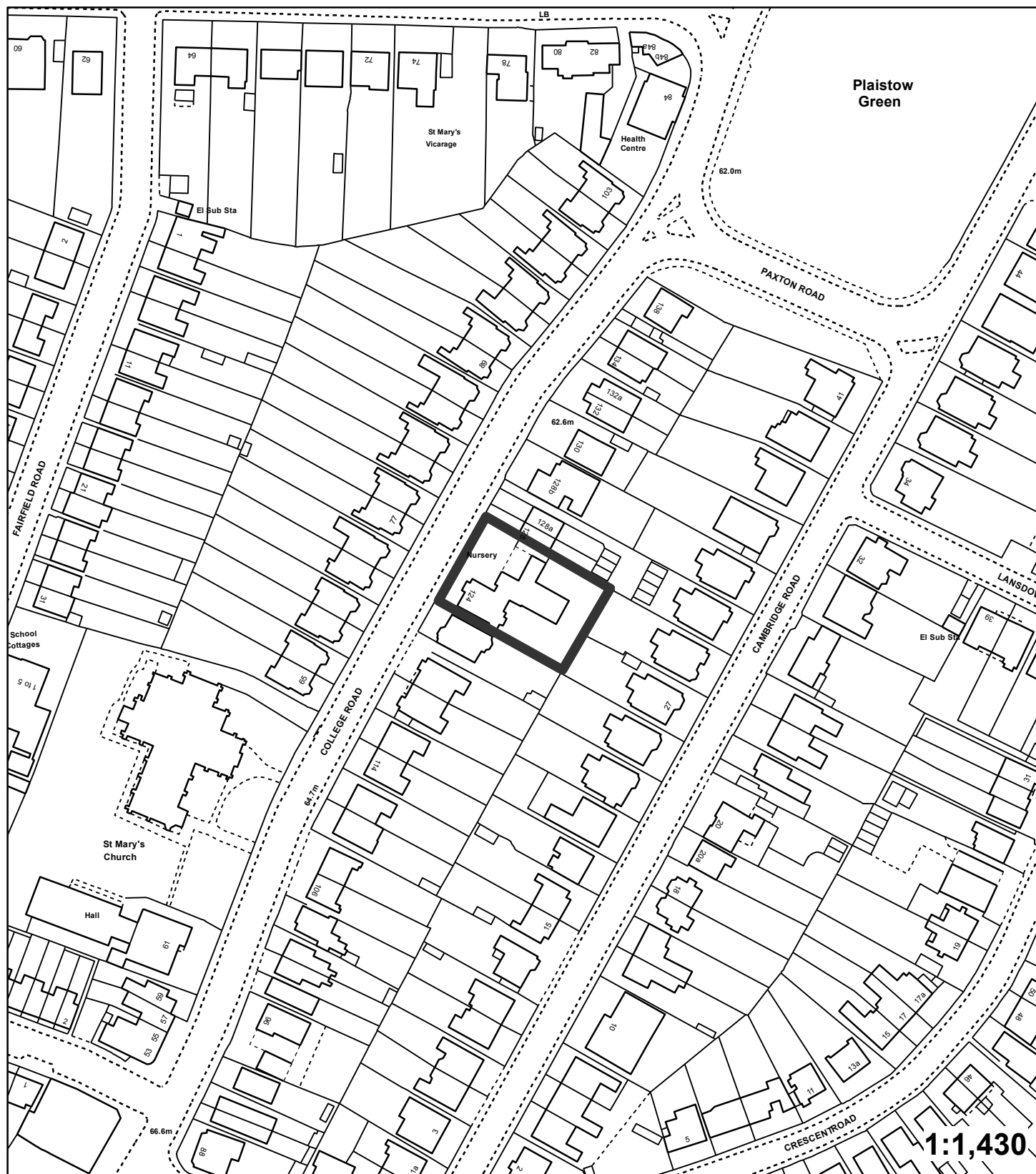
Policies (UDP)

- | | |
|-----|---------------------------------------|
| BE1 | Design of New Development |
| C1 | Community Facilities |
| C7 | Educational and Pre-School Facilities |
| T3 | Parking |
| T18 | Road Safety |

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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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