

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

Application No : 12/03294/FULL1

Ward:
Plaistow And Sundridge

Address : Allum House 92 Plaistow Lane Bromley
BR1 3HU

OS Grid Ref: E: 541061 N: 169928

Applicant : Riverside Group

Objections : NO

Description of Development:

Demolition of existing building and erection of three storey block to provide 12 one bedroom flats with 6 forecourt car parking spaces

Key designations:

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

Proposal

Planning permission is sought for the demolition of the existing building on the site, and the construction of a replacement three storey block to provide 12 one bedroom (2 person) flats including 1 disabled unit on the ground floor (all for social rent) with 6 forecourt parking spaces. The units will provide move-on accommodation for homeless persons in the final stage of a programme to resettle this user group back into general needs accommodation.

The full details of the proposal as follows:

- three storey building of contemporary design, with front gable feature and stepped front elevation with subservient roof element
- width of 20.7m, maximum depth of 20.4m and height of 12.9m
- minimum side space of 1.1m and 1.06m maintained to flank boundaries
- facing materials to comprise red multi and blue brick, with render, stone cladding panels and slate effect tiles for the roof
- solar PV panels on side and rear roofslopes
- 6 forecourt car parking spaces with new central access in place of existing in-out arrangement
- cycle and refuse stores at front

- communal rear garden with covered cycle store
- 1.2m high front boundary wall/railings, 1.5m high close boarded fencing to side boundaries at front, 1.8m high close boarded fence to side and rear boundaries (back garden)

Revised plans were received on 26th November 2012, showing a slight change in the footprint of the building to bring the gabled element further forward, and the re-configuration of the parking layout to accommodate the disabled parking bay within the northern bank of spaces.

The application includes the following supporting documents:

- Design and Access Statement (incorporating Secured by Design Statement, Lifetime Homes and Disabled Access Statement, Heritage Statement, Energy Statement and Statement of Community Involvement)
- Planning Statement
- Drainage Strategy
- Arboricultural Survey Report

Location

The application site is located on the south-western side of Plaistow Lane, opposite the listed former Holy Trinity School. The site is host to a large detached Victorian building, which is currently in use as 8 bedsits (for social rent) with communal facilities. The building is flanked by a relatively recent development of 6 flats within a three storey building to the north at No. 90b, and a large detached Victorian building similar to the host building) to the south at No. 94 which appears to be in use as a family centre.

Comments from Local Residents

Nearby owners/occupiers were notified of the application by letter and a notice was displayed at the site. No representations were received in response.

Comments from Consultees

Thames Water raised no objections with regard to water or sewerage infrastructure and recommended an informative with regard to water pressure.

Cleansing raised no objections.

Highways raised no objections subject to a number of conditions and informatives.

The Council's Housing division raised no objections.

The Metropolitan Police Crime Prevention Design Advisor requested the standard 'secure by design' condition be imposed.

Environmental Health raised no objections and recommended 2 informatives.

Highways Drainage recommended standard conditions and advised that as the soil is not permeable the applicant should include green roofs, rainwater harvesting or permeable paving to attenuate for surface water run-off.

Planning Considerations

The main planning policies against which the application should be considered are as follows:

Unitary Development Plan

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and design
- H9 Side Space
- IMP1 Planning Obligations
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T11 New Accesses
- T18 Road Safety

London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment

- 7.3 Designing out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 8.2 Planning Obligations

The National Planning Policy Framework (NPPF) is also of relevance.

The following Supplementary Planning Documents (SPD) produced by the Council are relevant:

- Affordable Housing SPD
- Planning Obligations SPD

The following documents produced by the Mayor of London are relevant:

- The Mayor's Economic Development Strategy
- Housing Supplementary Planning Guidance
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance (SPG)
- Housing Strategy
- Accessible London: achieving an inclusive environment
- The Mayor's Transport Strategy
- Mayor's Climate Change Mitigation and Energy Strategy
- Sustainable Design and Construction SPG

It is anticipated that a Section 106 legal agreement will be prepared to secure the following:

- affordable housing provision
- healthcare contribution

The proposal equates to a residential density of 122 dwellings per hectare.

With regard to trees, it is noted that the proposal will involve the removal of 2 trees – an ash and a silver birch. These are of limited public amenity value however and no objections are raised to their loss.

Planning History

There is no recent planning history of relevance to this application.

Conclusions

The proposal will provide 12 one bedroom flats, all for social rent, in an accessible location, to replace the existing outdated accommodation comprising 8 bedsits with communal kitchens which are no longer fit for purpose. The development will exceed the Council's minimum requirements for affordable housing and will meet

the minimum space standards for new dwellings as set out in the London Plan. Whilst only providing 1 bedroom units, the Council's Housing division recognise that the site constraints would make it difficult to deliver larger family units. The principle of the development as proposed is therefore acceptable on balance.

The proposal will involve the replacement of the existing detached Victorian building with a larger, contemporary block, and it will therefore be necessary to carefully consider the impacts of the proposal on the character of the area, the amenities of neighbouring residents and the setting of the listed building which is opposite the site.

In respect of the impact on the character of the area, the bulk of the new building will be broken up by the elevational treatment and the stepped feature to the front elevation, whilst the proposed front gable will reflect more traditional buildings in the vicinity. A side space in excess of the minimum requirements will be provided to the flank boundaries. On balance it is not considered that the character of the area will be unduly affected, and given the separation to the former Holy Trinity School and the varied forms of development in the vicinity, it is not considered that the setting of the listed building would be harmed.

Turning to the impact on amenities, the block will be wider and therefore much closer to the boundaries than the existing building, and whilst the main rear wall will be positioned in a similar position to the existing rear wall of the building, the proposed block includes a three storey rear projection of around 6.7m in depth (maximum) which will include flank facing windows in the north and south elevations. However this element will be set well away from the flank boundaries and would not itself result in a significant impact to neighbouring properties, whilst the windows proposed could be obscurely glazed to prevent overlooking, without compromising the quality of accommodation for future occupiers.

With regard to the proximity to the southern flank boundary and the relationship with No. 94, it is considered that adequate separation would be retained to this neighbouring building and in view of the revised plans which have re-positioned the southern 'wing' of the building further forward within the plot, reducing the rearward projection by around 1.5m, it is not considered that an unacceptable loss of amenity would arise.

The relationship of the building with No. 90b will warrant very careful consideration in view of the likely impact to a number of flank and rear windows at ground and first floor levels, which will arise as a result of the increased width of the proposed building over the existing and the consequent proximity to the northern flank boundary. In particular, the rear facing windows, which are located within a recess in the south-western corner of the building and face obliquely towards the application site, will suffer an increased loss of light and visual impact as a result of the proximity of the proposed block to the common boundary. However, the rear building line as proposed would be in a similar position to the existing block, and all of the windows in question appear to serve non-habitable rooms. On balance, it is not considered that any impact would be sufficient to warrant the refusal of planning permission on amenity grounds in this case.

Finally, regarding the proposed parking and access arrangements, the provision of 6 spaces for the 12 dwellings proposed will accord with the minimum parking standards for affordable housing, and the proposed revision of access arrangements to provide a single access in place of the existing in-out arrangement is supported from the Highways perspective.

It is considered that the proposed development would make more efficient use of a previously developed site, providing 12 purpose built dwellings for social rent, and would not significantly impact upon the character, appearance or amenities of the area or neighbouring properties. Accordingly, it is recommended that planning permission be granted subject to the prior completion of a legal agreement, to secure the affordable housing provision and the healthcare contribution.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03294, excluding exempt information.

as amended by documents received on 26.11.2012

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and 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 | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 6 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 7 | ACD06 | Sustainable drainage system (SuDS) | |
| | ADD06R | Reason D06 | |
| 8 | ACK01 | Compliance with submitted plan | |
| | Reason: In the interests of the visual and residential amenities of the area and to comply with Policy BE1 of the Unitary Development Plan. | | |
| 9 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |
| 10 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |
| 11 | ACI11 | Obscure glaz'g/details of opening (1 in) | in all of the flank elevations |
| | ACI11R | Reason I11 (1 insert) | BE1 |
| 12 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 13 | ACH16 | Hardstanding for wash-down facilities | |

- | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| | ACH16R | Reason H16 |
| 14 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 15 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 16 | ACH24 | Stopping up of access |
| | ACH24R | Reason H24 |
| 17 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 18 | Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation. The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment. | |
| | ADL01R | Reason L01 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies:

Unitary Development Plan

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and design
- H9 Side Space
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- 3.8 Housing choice
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- 7.6 Architecture
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The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the impact of the development on the setting of the adjacent listed building
- (e) the design policies of the development plan
- (f) the transport policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

- 3 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.

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.

- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 5 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

Application:12/03294/FULL1

Address: Allum House 92 Plaistow Lane Bromley BR1 3HU

Proposal: Demolition of existing building and erection of three storey block to provide 12 one bedroom flats with 6 forecourt car parking spaces



"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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