

SECTION '2' – Applications meriting special consideration

**Application No :** 12/03559/FULL1

**Ward:**  
**West Wickham**

**Address :** West Wickham Methodist Church And  
Church Hall Hawes Lane West Wickham  
BR4 9AA

**OS Grid Ref:** E: 538763 N: 165952

**Applicant :** West Wickham Methodists Church

**Objections :** YES

**Description of Development:**

Formation of new vehicular access, associated hardstanding and disabled parking space to No. 118 Hawes Lane. Alterations to existing access and formation of 6 new parking spaces including 1 disabled space to the Hawes Lane frontage.

**Proposal**

Permission is sought for the formation of new vehicular access, associated hard standing and disabled parking space to No. 118. Alterations to existing access and formation of 6 new parking spaces including 2 disabled spaces to the Hawes Lane frontage (7 spaces in total).

**Location**

The application site comprises a 1960's church building and meeting room located on Hawes Lane and Linden Lees. The surrounding locality is predominantly residential in nature.

**Comments from Local Residents**

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

- this area regularly experiences heavy vehicular traffic in connection with the primary school and Council facilities.
- proposal results in the loss of 5 public car parking spaces
- vandalism issues by open frontage
- there are better alternative parking schemes which could be implemented
- there is scope to far improve the frontage of the church

**Comments from Consultees**

There are no technical highway objections, subject to conditions.

## **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

## **Planning History**

84/01642/FUL – continues use as a nursery playgroup – permitted

91/01473/FUL – re-roofing of link corridor – permitted

12/03560/OUT – Demolition of 1960's church, small meeting room and covered walkway and construction of four 3-4 bedroom semi-detached houses and one 3-4 bedroom detached house (with garage) formation of new vehicular accesses with associated parking to Hawes Lane and Linden Lees frontage (outline) – Refused 14/01/2013

## **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.

The application site comprises three church buildings with a car park accessed from Linden Lees. The primary Hawes Lane frontage is landscaped, primarily with a lawn, there is a mature Yew Tree and hedgerows which extend around the frontage of the main church and across to the bungalow adjacent no. 118 Hawes Lane. This provides a pleasant, spacious setting for the church.

It is intended to provide 5 parking spaces and 2 disabled parking spaces (7 total) along the Hawes Lane frontage (including no. 118). There are no technical Highway objections with regard to the positioning of these or the crossover, although the sizing of each bay is excessive measuring in excess of the 2.5m by 5m required for standard bays and 3.6m by 5m by disabled bays. As shown on plan the 5 standard parking bays could easily accommodate 8 vehicles, resulting in an intensive use of the site frontage and unnecessary loss of landscaping which would be harmful to the pleasant spacious setting of the church.

The disabled bays are also much larger than is required, and could accommodate additional vehicles. This over provision of space, results in a greater loss of landscaping and hedgerow than is necessary.

The above comments regarding the size of the parking spaces has been put forward to the applicant, who has submitted a revised plan reducing the size of the parking spaces so that they now measure the standard 2.4m by 5m, with the disabled spaces measuring 3.6m by 5m. This has resulted in a significant reduction of hard standing, allowing for greater retention of landscaping. Additional

information has also been submitted regarding new hedgerow planting which, in combination with the Yew Tree which is shown to be retained, is considered to soften the appearance of the parking spaces and provides a landscaped border for the church.

As such, it is considered that the revised plan acceptably addresses previous concerns regarding the size of the parking spaces and detrimental impact upon the setting of the church, where the development would have an acceptable impact in the streetscene.

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 is considered that the proposed parking area would have an acceptable impact in the streetscene, which would not be harmful to highways safety, be detrimental to the setting of the church, a prominent building in the streetscene, and result in a loss of hedgerow and landscaping which would detrimentally on the character of the area.

as amended by documents received on 25.01.2013

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |        |        |
|---|--------|--|--------|--------|
| 1 | ACA01  | Commencement of development within 3 yrs |        |        |
|   | ACA01R | A01 Reason 3 years                       |        |        |
| 2 | ACH02  | Satisfactory parking - no details submit |        |        |
|   | ACH02R | Reason H02                               |        |        |
| 3 | ACH11  | Visibility splays (new buildings) (3 in) | access | 3.3m x |
|   |        | 2.4m x 3.3m                              | 1m     |        |
|   | ACH11R | Reason H11                               |        |        |
| 4 | ACH32  | Highway Drainage                         |        |        |
|   | ADH32R | Reason H32                               |        |        |
| 5 | ACK01  | Compliance with submitted plan           |        |        |
|   | ACC01R | Reason C01                               |        |        |
| 6 | AJ02B  | Justification UNIQUE reason OTHER apps   |        |        |

Policies (UDP)

- BE1 Design of New Development
- T3 Parking
- T11 New Accesses
- T18 Road Safety

INFORMATIVE(S)

- 1 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of the vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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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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