

SECTION '2' – Applications meriting special consideration

Application No : 12/03717/FULL1

Ward:
Bromley Common And Keston

Address : 143 Croydon Road Keston BR2 8HW

OS Grid Ref: E: 541723 N: 165104

Applicant : The Cheviot Trust

Objections : NO

Description of Development:

Construction of car park at rear of building together with cycle parking; turning space; vehicular access road; associated landscaping and retaining wall

Key designations:

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

Proposal

This proposal is for the construction of car park at rear of building together with cycle parking; turning space; vehicular access road; associated landscaping and retaining wall.

Location

The application site is located to the south of Croydon Road and is a detached single storey building formerly in use as a scout hut and now currently appears to be used for ecclesiastical purposes. The area is primarily comprised of residential properties of varying scales and architectural styles.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Transport for London have no comments to make in relation to the proposal.

The Council's Highways Division were consulted who stated the proposal will be utilising the existing access point from Croydon Road. From a highways point of view the main issue with the proposal would be the access road. The A232 is part of the TLRN for which Transport for London (TfL) is the highway authority and so they should be consulted. The proposal is unlikely to have a significant impact on surrounding roads within the local network.

From a trees perspective there is a large mature birch tree at the rear of this building and it is covered by Tree Preservation Order (TPO). The tree is shown to be retained on the plans and they indicate a no dig construction for the car park. If permission is to be recommended conditions are recommended.

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

Supplementary Planning Guidance (SPG) 1 General Design Principles

The National Planning Policy Framework and London Plan is also a key consideration in the determination of this application

Planning History

In 1997 under planning ref. 97/02724, permission was granted for the formation of a vehicular access and 3 car parking spaces at a Scout Hall.

In 2010 under planning ref. 10/02867, outline permission was granted for the demolition of existing Scout Hut (D1 use) and erection of two storey 4 bedroom detached dwelling (C3 use).

In 2012 under planning ref. 12/02996, permission was refused to fell 1 birch tree in back garden which was the subject of a Tree Preservation Order.

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.

No technical objections have been raised from a technical highways perspective and as such the main consideration is with regards to the impact upon the residential amenities of neighbouring properties. The proposal would involve the creation of 4 additional car parking spaces and 5 cycle spaces to the rear of the site and although this would be located within close proximity of the flank boundary and rear garden with No. 141 this property is located at a significant higher ground

level than the application site and as such the potential loss of privacy or sense of overlooking for this property is not considered to be significant.

In terms of the impact for No. 145, the drawings submitted indicated a 2m high close boarded fence would be constructed on the flank boundary with this property and as such this is not considered to result in a significant detrimental impact in terms of loss of privacy or overlooking for this property.

The additional level of activity associated with 4 additional cars and potentially 5 cyclists using the area to the rear of the site is not considered to result in a considerable increase in noise and disturbance for adjoining residential properties to such an extent as to warrant refusal.

The proposal would involve the removal of a bank of earth adjacent to No. 141 and construction of a retaining wall. This would somewhat alter the visual appearance of the site when viewed from Croydon Road but is not considered to result in a significant detrimental affect on the character of the area.

Having had regard to the above it was considered that the development in the manner proposed 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.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03717/FULL1, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to 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 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACK01 Compliance with submitted plan

Reason: In the interests of the residential amenities of the adjoining properties and the visual amenities of the area, in line with Policy BE1 of the Unitary Development Plan.

- 5 ACB16 Trees - no excavation
ACB16R Reason B16
- 6 The vehicle hardstanding(s) / access drive(s) hereby permitted shall be formed of permeable paving in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include proposals for the regular maintenance of the paving, which shall be maintained in accordance with the approved details.
ADD06R Reason D06

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
T3 Parking

Supplementary Planning Guidance (SPG) 1 General Design Principles

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

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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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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