

SECTION '2' – Applications meriting special consideration

**Application No :** 12/03815/FULL1

**Ward:**  
**Bromley Common And  
Keston**

**Address :** Terrance House 151 Hastings Road  
Bromley BR2 8NQ

**OS Grid Ref:** E: 542463 N: 165893

**Applicant :** Osman Lettings

**Objections : YES**

**Description of Development:**

Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking.

Key designations:

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

Members may recall that this case was presented to the Plans Sub Committee held on the 24th January 2013.

It was resolved that this case should be deferred to seek the removal of the garage block from the proposal.

The applicants have amended the proposal accordingly and a revised plan has been submitted on 20th February 2013.

The previous report is repeated below subject to suitable updates.

**Proposal**

The proposal seeks permission for elevation alterations to front of building which would result in a more modern appearance. It is proposed to replace the existing windows and tile cladding to the front of the building would be replaced with new aluminium windows and a panel façade to the front, together with aluminium cladding to the front and partly to the side elevations. New signage is also proposed to the ground floor commercial units. It is also proposed to reorganise the front parking areas with associated hard and soft landscaping.

**Location**

The application site is located on the eastern side of Hastings Road, opposite the junction for Cherry Orchard Road and close to the junction with Knowle Road. The site hosts a three storey commercial building.

### **Comments from Local Residents**

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

- siting of the garages is too close to residential properties;
- security;
- an eyesore;
- maintenance of the fence;
- outlook from garden will be severely hampered;
- there will be a void between fence and proposed garage which could result in people dumping rubbish;
- continual noise from the car park, day and night;

Comments from Consultees

Highways – awaiting comments.

Previously, with regard to the scheme ref. 12/02752/FULL1 (see Planning History) Highways Engineer stated that the front car parking arrangement was too tight, but pragmatically was acceptable. Rear car parking was also satisfactory, and the cycle parking was welcomed.

Environmental Health (Pollution) – no objections

### **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  
T18 Road Safety

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

National Planning Policy Framework

### **Planning History**

In 2002, permission was refused for detached building for storage at rear under ref. 02/00614 for the following reasons:

1. The proposed building would result in an overdevelopment of the site and be prejudicial to the present car parking servicing area and refuse storage facilities contrary to Policy T.5 of the adopted Unitary Development Plan and Policy T3 of the first deposit draft Unitary Development Plan (March 2001);
2. The proposed building being detached and not associated with any existing use or premises would be capable of severance and is without adequate site area to be adequately served in isolation.

Permission was then granted under ref. 02/01627 for a block of three garages.

Permission was more recently granted under ref. 07/03742 for the conversion of first and second floors into 1 two bedroom and 2 three bedroom flats and creation of 11 car parking spaces at rear, however it is not clear from the Building Regulations history of the site, nor the application documentation, whether this change of use has taken place.

This current scheme is a resubmission of a recently refused application ref. 12/02752 for elevational alterations to front of building. Reorganisation of front and rear car parking areas with associated hard and soft landscaping and new refuse store. Demolition of existing garage and construction of 6 bay garage block at rear of site.

Planning consent was refused on the following ground:

1. The proposed garage block element of this proposal, by reason of its size, scale and design, would be detrimental to the amenities of adjoining residents contrary to Policy BE1 of the Unitary Development Plan.

## **Conclusions**

The current application is a revised/reduced version of the previously refused scheme. It would appear that the reason for refusal was the impact of the proposed garage block element on the amenities of adjoining residents along Knowle Road. As stated above, this element of the scheme has been omitted from the proposal and therefore, the main issues that Members may wish to consider are the acceptability of the design of the proposal and its impact on the character of the surrounding area.

In terms of the proposed elevation alterations to the front and part side elevations of the host dwelling, it is noted that the appearance of the existing building does not benefit from any significant architectural merit and according to the application documentation the existing elevation is a typical 1960s building, unattractive and in poor condition, that is featureless and in need of refurbishment. As such, it is considered that the proposed finish to the front elevation will result in a more modern appearance, bringing the building more up-to-date with current building appearances, making the scheme compliant with the requirements of Policy BE1.

Having had regard to the above Members may consider that the proposed alteration to the front elevation of the host building is acceptable as it would result

in a proposed finish to the building that would appear more modern when compared to the existing appearance of the building. Members are therefore requested to determine that on balance the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03815 and 12/02752, excluding exempt information.

as amended by documents received on 10.01.2013

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |
| 4 | ACH04  | Size of parking bays/garages             |
|   | ACH04R | Reason H04                               |
| 5 | ACH22  | Bicycle Parking                          |
|   | ACH22R | Reason H22                               |
| 6 | ACH32  | Highway Drainage                         |
|   | ADH32R | Reason H32                               |

### **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
- T7 Cyclists
- T18 Road Safety

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

National Planning Policy Framework

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

- (a) the appearance of the development in the street scene;
- (b) the Transport policies of the development plan;
- (c) the character of the development in the surrounding areas;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

**Application:**12/03815/FULL1

**Address:** Terrance House 151 Hastings Road Bromley BR2 8NQ

**Proposal:** Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.