

SECTION '2' – Applications meriting special consideration

Application No : 12/03940/FULL1

Ward:
Copers Cope

Address : 10 Copers Cope Road Beckenham BR3
1NB

OS Grid Ref: E: 537297 N: 170002

Applicant : Mr Durmus Ergen

Objections : YES

Description of Development:

Erection of single storey building to rear

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Proposal

This proposal is for a single storey building to be located to the rear of No. 10 Copers Cope Road. The proposed building would have a maximum depth of 11.1m and maximum width of 9.8m and would provide a spa and changing room with office and storage which Drawing No. ES12-06 states is ancillary to the existing hotel.

Location

The application site is located towards the eastern end of Copers Cope Road and is an end of terrace four storey hotel building which has now been refurbished extensively.

The application site is within walking distance of Beckenham town centre. The area is predominantly residential in character with a mixture of houses and flats. Towards the eastern boundary is the refurbished residential block of four storey flats known as Regent's Court. Towards the western boundary is the detached four storey block of 1970s flats known as Sinclair Court.

Comments from Local Residents

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

- concerns due to siting, size, loss of sunlight/daylight, intrusion over the outlook surrounding garden of Nos. 16 and 18 Hanley Place.
- concerns as to long-term use of facility in light of previously stated aims for future use of hotel's rear garden.
- a building containing 5 rooms and two fully fitted large bathrooms is not modest or an outbuilding as Design Statement refers.
- positioning of a commercial facility in middle of an area of residential gardens is contrary to planning laws.
- building would be located at furthest point from hotel and consider a commercial facility should be located within the building itself for example in the basement.
- building width is approximately 13m and height is nearly 4m with result that apex of roof is more than 2m higher than the 1.8m timber fence to east of site and 2.3m higher than bottom fence of No. 18 Hanley Place which would be 2m distance from proposed building resulting in claustrophobic overpowering dominance for garden of Nos. 16 and 18.
- considerable difference in ground levels between slopping garden of Nos. 16 and 18 and proposed building aggravating loss of light for south facing garden at Nos. 16 and 18.
- no details regarding provision of services particularly foul water disposal provided. Proposed floor level and distance of bathrooms from Copers Cope Road concerns as to whether a free fall self cleansing foul discharge line can be laid to existing foul water main in Copers Cope Road without this floor levels of building would need to be raised thus increasing height of roof apex to an even more unacceptable level.
- no information concerning lighting and weather protection for 40m long access pathway to hotel.
- no traffic access for construction plant and delivery of building materials other than through private grounds for Sinclair Court.
- Goodwood Hotel has a history of planning applications including successful application for wine and spirits licence.
- concerns relating to use of using amenity area for functions such as garden parties and wedding receptions.
- concerns building would be used for games and entertainment facility for hotel's guests.
- precedence for small bed and breakfast at No. 10 Copers Cope.
- privately sponsored commercial development with area will lead to destruction of peace and tranquillity of surrounding gardens and grounds the residents highly value as their personal and private space.
- request planning committee refused proposed development and prohibit construction of or provision of any amenity structure or facilities in the future.

- area is very quiet and residential new building will result in noise from garden of No. 10 from staff and guests using building and from guests using patio in summer months.
- concerns no thought appears to have been given to opening hours of space and office.
- No. 27 Park Road has previously suffered loss of light due to overshadowing by trees to rear of Regency Court, concerns 3.9m structure sited mere 2m from boundary will result in detrimental impact in terms of loss of light exacerbated by fact properties on Park Road are set well below level of gardens in Copers Cope Road.
- there are opening windows to bathroom facilities located in rear of proposed development and large storage area which could generate unsuitable noise and activity.
- disagree with Design and Access Statement as Beckenham already provides facilities within outlets elsewhere in the town will have a greater negative impact upon No. 27 Park Road than positive impact on hotel's trading ability.
- proposed development not in keeping with residential area.
- uncertainty as to use of proposed facility.
- concerns in terms of security for neighbouring gardens, garages and properties.
- bedroom windows of No. 29 Park Road are approximately level with boundary fence.
- trees at No. 10 and boundary fence were removed which formed a screen from back windows of No. 10 giving privacy for bedrooms of No. 29 were required to install new fence on boundary.
- proposal would overshadow garden of No. 29, be unsightly, result in loss of light and reduce view of horizon. Will be an eyesore when viewed from bedroom windows and will remove view of sky from ground floor rooms.
- query as to why applicant does not proceed with single storey rear extension (ref: 09/01269) which would be less intrusive for neighbouring properties.

The full text of comments received is available on the file.

Comments from Consultees

No statutory consultations were deemed necessary for this application.

Planning Considerations

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

BE1 Design of New Development

Supplementary Planning Guidance (SPG) 1 General Design Principles
 Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

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

Planning History

In 2008, under planning ref. 08/02528, an application was submitted for a four storey rear extension and conversion into 2 one bedroom flats and 6 two bedroom flats with 4 parking spaces at front and new access through to 4 parking spaces at rear which was subsequently withdrawn.

In 2008, under planning ref. 08/03787, permission was refused for part three/four storey rear extension formation of ancillary bar, dining and lounge facilities and 14 en-suite bedrooms.

In 2009, under planning ref. 09/01269, permission was granted for a single storey rear extension comprising 2 bedrooms, disabled access ramp, car parking area at front and external ventilation/ducting at side, which was a retrospective application.

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.

In terms of the impact upon residential amenity Nos. 29 Park Road and No. 18 Hanley Place and to a lesser degree No. 27 Park Road would be most affected by the proposal. These properties have rear gardens of approximately 11m in depth and are sited at a lower ground level than the application site with the result that the first floor windows in the rear elevations of these properties project marginally above the existing 1.8m high boundary fence. Two windows are proposed to be located in the rear elevation of the building, however, these are annotated as being obscure glazed which could be controlled by way of a condition and as such this is not considered to give rise to an unacceptable loss of privacy or sense of overlooking.

Nos. 29 Park Road and No. 18 Hanley Place are located to the north of the application site and given these properties are located on a lower ground level the eaves of the proposed structure would be above that of these properties. It is considered that that the construction of a 3.9m high building, which would be 2.1m higher than the existing boundary fence, covering a significant proportion of the plot's width within 2m of the rear boundary would be overly dominant and imposing when viewed from these properties particularly No. 29 which has limited planting along its rear boundary. Although attempts have been made to minimise the detrimental impact upon these properties through the inclusion of a hipped roof which would project away from the rear boundary, given the sloping nature of the rear gardens of these properties it is likely the building would result in an overshadowing and loss of light for the rear gardens of these properties.

Concerns have been raised in terms of the concentration of commercial activities at the rear on the site and given that this would be within 2m of the rear boundary

with Nos. 29 Park Road and No. 18 Hanley Place, with a total separation of approximately 13m between the rear elevations of these buildings it is considered that the provision of a commercial use at this location is unacceptable in this instance and is likely to impact detrimentally upon the residential amenities of No. 29 Park Road and No. 18 Hanley Place.

In summation, the construction of a single storey building, given its height and scale and proximity to the rear boundary with Nos. 29 Park Road and No. 18 Hanley Place is likely to result in an unacceptable detrimental impact upon the residential amenities of these properties which are on a significantly lower ground level than the application site.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03940, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

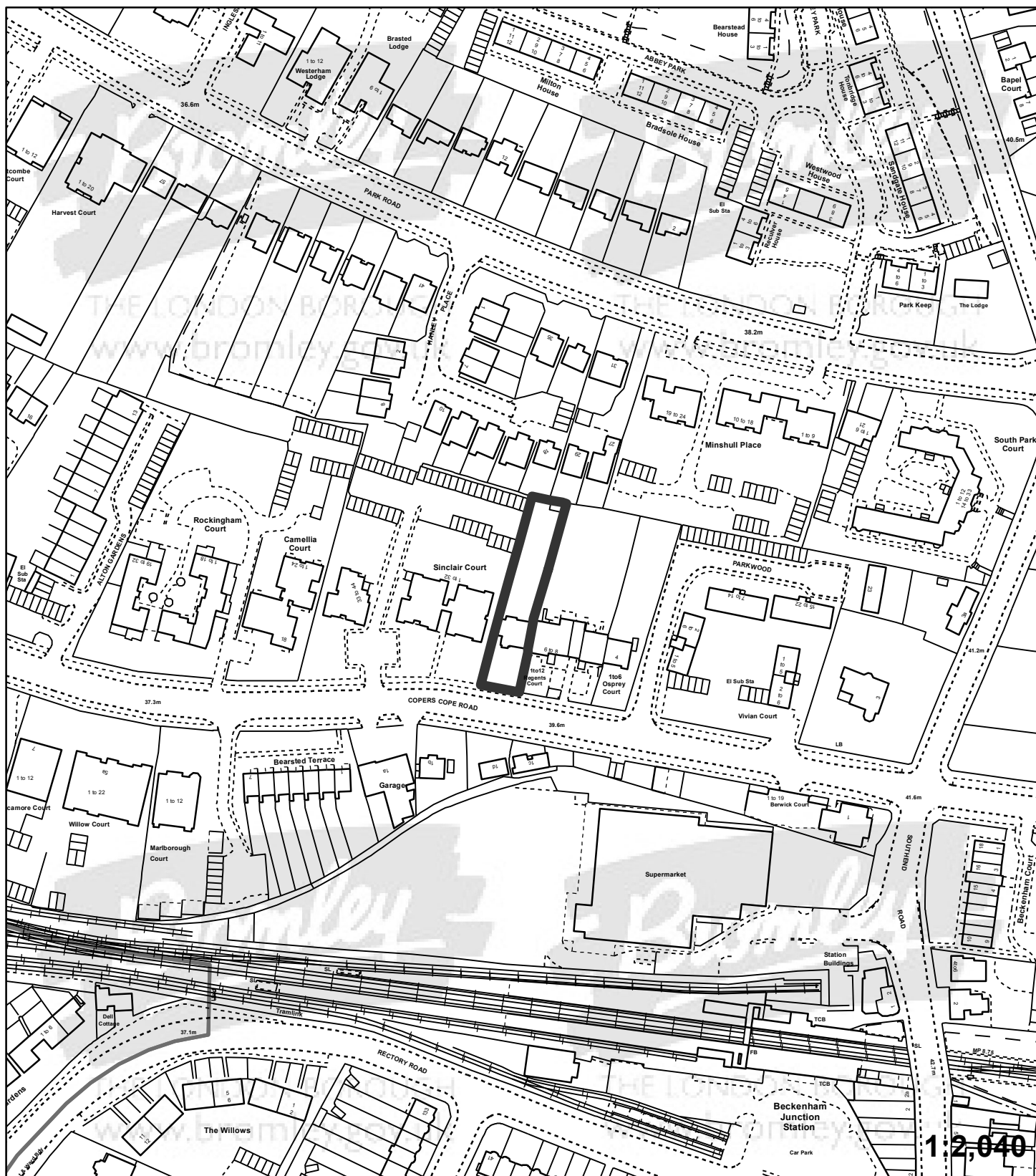
The reasons for refusal are:

- 1 The proposed single storey building, by reason of its height, scale and relationship with neighbouring properties, is considered to result in an unacceptable detrimental impact upon the residential amenities of No. 29 Park Road and No. 18 Hanley Place, contrary to Policy BE1 of the Unitary Development Plan.

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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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