

SECTION '2' – Applications meriting special consideration

Application No : 13/00407/FULL1

Ward:
Clock House

Address : 3 Beckenham Road Beckenham BR3
4ES

OS Grid Ref: E: 536929 N: 169392

Applicant : Joseph Samuel Corporation

Objections : YES

Description of Development:

Erection of part one/two storey extension to provide 8 self contained flats (6 x 2 bedroom and 2 x 1 bedroom).

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
London Distributor Roads
Secondary Shopping Frontage

Proposal

- This application seeks permission for the construction of part 1 / 2 storey extension to provide 8 self-contained flats (6 x 2 bedroom and 2 x 1 bedroom). Each apartment would be allocated a parking space within the existing car park at the rear of the building.
- Private outdoor space would be provided to each flat through access to a balcony / roof terrace area.
- The existing bank and office accommodation on the first floor would remain as existing.

Location

The application site is located on the south-eastern side of Beckenham Road, close to the junction of Beckenham High Street with Croydon Road, Rectory Road and the High Street.

The site at present comprises an existing part 2/3 storey flat roofed building which is in use as a bank on the ground floor with office accommodation over. There is

an existing car park containing 12 spaces to the rear of the building which is accessed via Westfield Road.

The site is located to the south-eastern side of Beckenham Road, close to the roundabout and junctions with Rectory Road, High Street and Croydon Road. To the south-east of the site is a single storey Class A1/A3 unit. Further to the south is a three storey terrace at 404-436 Croydon Road. To the north-west is No.5 a large three storey Victorian building which is in 3 flats.

Opposite the site is a part one/three storey post office building also occupied by Citygate Church and to the other corner, the Odeon cinema. This area of Beckenham Road is also characterised by flatted development of 3 - 4 storeys in scale.

Comments from Local Residents

Local residents were consulted regarding the application and the following concerns were raised:

- loss of sunlight/daylight;
- loss of privacy;
- security;
- noise resulting from the increase number of occupants;
- construction noise;
- loss of traditional look of Beckenham;
- inappropriate size, height, bulk and design, detrimental to 5C Beckenham Road and contrary to Policies H8 and BE1 of the UDP;
- the proposed flank windows within the north western elevation remain and these would prejudice future development at No.5 Beckenham Road, although planning permission was refused, a revised proposal is currently being drawn up similar to the development at No. 15 Beckenham Road;
- the North West bay windows will have the elevated appearance of watch tower turrets with no architectural merit;
- car parking problems (conflict of interests residential/commercial).

Full copies of all correspondence can be viewed on file.

Comments from Consultees

Transport for London (TfL) confirmed that subject to the provision of 8 cycle parking spaces the application would have no adverse impacts upon the operation of the SRN. It is noted however that formal notifications and approval from TfL may be needed for any temporary highway works required during the construction phase of the development.

The Highways Engineers stated that the proposed car parking would be accessed from the rear of the site via a private service road from Westfield Road leading to 12 car parking spaces. Although this would be an overprovision, no objections were raised as the additional spaces could be used for visitor parking. No cycle

parking is provided; the applicant would be required to provide 8 secured and covered cycle parking spaces. (This would be secured by condition should permission be granted).

They also state that no refuse storage is indicated on the submitted plans which should be addressed. Consideration should be made to the fact that where bin storage is located further than 18m from the highway boundary.

Drainage wished to make no objections subject to standard conditions being imposed.

Thames Water stated in effect that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer, and provided guidance with regard to their requirements should permission be granted.

Environmental Health (Pollution) have raised concerns in relation to the ambient noise level in this location and the possible requirement for a specialist glazing in order to achieve a reasonable internal sound level in the proposed flats.

Crime Prevention Advisor raised no objection.

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 General Design Guidance

London Plan:

- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing out crime
- 8.3 Community infrastructure levy

Planning History

In terms of relevant planning history, permission was refused under ref. 11/00875 for the construction of a part 2 / 3 storey extension to form 5 storey building, providing 8 two bedroom and 1 three bedroom apartments with balcony / roof terrace areas and parking. This application was refused on the following grounds:

1. The proposed development by reason of its height, scale and bulk would be unduly obtrusive in the street scene and out of scale and character with adjoining development, detrimental to the visual amenities of the street scene and the locality in general thereby contrary to Policies BE1 and H7 of the Unitary Development Plan; and
2. The proposed extension with its considerable height, bulk, siting and provision of flank windows and balcony/roof terrace areas would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact, overlooking and loss of privacy contrary to Policies BE1 and H7 of the Unitary Development Plan.

In terms of other planning history to nearby properties, it should be noted that adjacent development has previously been permitted at 404-436 Croydon Road (under ref. 04/01448) for:

'Part development/redevelopment scheme comprising 1 four storey, 1 part one/four storey and first/second/third floor extensions; including retail unit/4 level underground car park for 56 vehicles with automatic parking/retrieval mechanism; change of use of first and second floors from residential to offices and formation of 14 two bedroom flats with revised vehicular access arrangements and 7 surface car parking spaces at rear and refuse storage (RENEWAL OF PERMISSION 99/01372)'.

This permission was dated 7th June 2004 and has now expired. The development has not been implemented.

In addition, the single storey unit adjacent to the site at 436 Croydon Road also has received planning permission under ref. 03/03753 for:

The demolition of existing building and erection of three storey building comprising restaurant (Class A3) on ground and first floors and offices on second floor, with basement level for use ancillary to the restaurant. This permission was dated 16th December 2003 which has also now expired and the development has not been implemented.

An extant permission does exist at 436 Croydon Road under ref. 10/01769 for: 'Change of use of ground floor from office (Class B1) to restaurant (Class A3) and ventilation duct work'. At present the unit remains vacant.

In the past, the applicants have referred to development at No. 7 Beckenham Road in support of their proposal. Following refusal by London Borough of Bromley under ref. 90/01009, permission was allowed at appeal for rear dormer and part one/three storey rear extension and conversion into 2 two bedroom and 8 one bedroom flats, with 11 car parking spaces.

On 30.03.2012, planning permission was refused for 'Part change of use to residential including part one/two storey extension to form 4 storey building,

providing 8 two bedroom apartments with balcony/roof terrace areas and parking' (ref. no.12/00330) for the following reasons:

1. The proposed development by reason of its height, scale and bulk would be unduly obtrusive in the street scene and out of scale and character with adjoining development, detrimental to the visual amenities of the street scene and the locality in general thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed extension with its considerable height, bulk, siting and provision of flank windows and balcony/roof terrace areas would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact, overlooking and loss of privacy contrary to Policies BE1 and H7 of the Unitary Development Plan.

Following the above refusal, an appeal has been submitted to and subsequently dismissed by the Planning Inspector (ref. no. APP/G5180/A/12/2174619).

It is noted that planning permission was refused for three storey side and rear extension and alterations to existing building to accommodate 4 two bedroom flats and 5 one bedroom flats with 6 car parking spaces to the rear and 3 car parking spaces to the front at No. 5 Beckenham Road (ref. 12/01853) for the following reason:

1. The proposed extension by reason of its size, height, bulk and incongruous design is detrimental to the character and appearance of the host building and the area in general contrary to Policies H8 and BE1 of the Unitary Development Plan.

Conclusions

The current application is a revised/reduced version of the previous appeal scheme; therefore, the key issue that Members may wish to consider are whether the proposed modifications are sufficient to ensure that the previous grounds for dismissal of an appeal have been fully overcome.

The Inspector accepted that the height and bulk of the building would not be at odds with its surroundings and he concluded that the proposal would not lead to unacceptable effects on the living conditions of neighbours.

The appeal was dismissed in relation to the form of the two storey element of the extension which didn't replicate the form of the building below, the style and form of the front façade being rectangular rather than canted and the fact that habitable room windows on the flank may be affected if redevelopment took place at No. 5 Beckenham Road.

This revised scheme proposes the following modifications:

- the two storey extension would be set back in progressive and equal steps with regular spacing in order to mirror the existing frontage element;
- the form of the building would be canted to replicate the window form and shape of the lower two floors;
- the fenestration would match the existing building;
- materials would comprise matching brickwork rather than the previously indicated cladding panels;
- units 2, 3, 6 and 7 have been re-planned internally to reduce the habitable room windows on the north western flank elevation;
- all of the units would be provided with external amenity space.

In the light of the proposed revisions it is considered that the current scheme addresses the previously raised concerns. 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. 11/00875, 12/00330 and 13/00407, 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 | ACC01 | Satisfactory materials (ext'n'l 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 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 9 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 10 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 11 | ACI15 | Protection from traffic noise (1 insert) | vehicle |
| | ADI15R | Reason I15 | |
| 12 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |
| 13 | ACI24 | Details of means of screening-balconies | |
| | ACI24R | Reason I24R | |

14 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the surrounding residential properties, the future occupiers of the residential properties on the site, and in order to protect the character and appearance of the area.

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
H7 Housing Density and Design
T3 Parking
T18 Road Safety

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

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) the transport policies of the development plan;
- (j) and having regard to all other matters raised including concerns from neighbours.

INFORMATIVE(S)

- 1 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.
- 2 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

- 3 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required in order to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. They can be contacted on 0845 850 2777.
- 4 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 5 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.
- 6 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.
- 7 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.

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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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