

SECTION '2' – Applications meriting special consideration

Application No : 12/03655/FULL1

Ward:
Orpington

Address : 316 High Street Orpington BR6 0NG

OS Grid Ref: E: 546113 N: 165990

Applicant : Kenton Homes

Objections : NO

Description of Development:

Part one/two storey rear extension for class B1 office use on ground floor and one bedroom flat on first floor with roof terrace and undercroft parking

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London Distributor Roads
Secondary Shopping Frontage

Proposal

The site is currently occupied by a ground floor shop (used as an estate agents) with flats above, and it is proposed to extend at the rear to provide a ground floor office unit, with a one bedroom flat and roof terrace above to be used as a live/work area for staff working in the retail unit.

Two car parking spaces would be provided at the rear beneath part of the first floor extension.

The proposals have been revised since originally submitted to increase the depth of the car parking spaces (plans received 14.2.13).

Location

This mid-terrace property is located on the western side of Orpington High Street at the southern end, and backs onto Augustus Lane which links Station Road with Knoll Rise. The Tesco store and multi-storey car park lie on the opposite side of Augustus Lane.

Comments from Local Residents

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

Comments from Consultees

The Council's Highway Engineer considered the revised plans submitted to be acceptable as the two car parking spaces would now be 5m in depth. He also commented that the parking spaces should be allocated to the residential units.

From an Environmental Health point of view, there is a reduced outlook from the bedroom which looks out onto the rear elevation of the main building, and does not provide a reasonable view of the surroundings.

There are no objections raised regarding drainage issues, whilst Thames Water and the Environment Agency have raised no concerns regarding the proposals.

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 & Design
T3 Parking
EMP2 Office Development

This application was called in to committee by a Ward Councillor who supports the proposals.

Conclusions

The main issues in this case are whether the proposals comprise an overintensive use of the site, and the impact on the character and appearance of the surrounding area and on the amenities of the occupants of surrounding residential properties and future occupiers of the proposed residential unit.

A number of these shop premises have single storey rear additions of various depths, with the exception of No.306/308 which is a two storey building, and the provision of a part one/two storey rear extension over the whole of the rear service yard would appear visually prominent in the street scene and out of character with the surrounding area.

Furthermore, the use of the extension as an office on the ground floor and a residential flat above would result in an overintensive use of the site, detrimental to the character of the surrounding area.

The proposed layout of the first floor flat is considered to be substandard as the outlook from the bedroom would be of the rear elevation of the main building less than 10m away, and would not provide a reasonable view of the surroundings for future occupiers of the flat.

In conclusion, it is considered that the proposals would result in an overintensive use of the site, would be detrimental to the visual amenities of the area, and would provide a substandard level of residential accommodation for future occupiers.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03655, excluding exempt information.

as amended by documents received on 14.02.2013

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed development, by reason of its size, height and bulk, would appear visually prominent in the street scene and out of character with the surrounding area, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.
- 2 The proposals would result in an overintensive use of the site, detrimental to the character of the surrounding area, and contrary to Policy BE1 of the Unitary Development Plan.
- 3 The proposed layout of the first floor flat would result in substandard accommodation which would be harmful to the amenities of future occupants by reason of limited outlook from the bedroom, contrary to Policies H7 and BE1 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 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

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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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