

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/00195/FULL1

**Ward:
West Wickham**

**Address : Wickham Hall Sussex Road West
Wickham BR4 0JX**

OS Grid Ref: E: 537936 N: 166133

Applicant : Wickham Hall

Objections : YES

Description of Development:

Part one/two storey side extension; front dormer window extension; elevational alterations

Key designations:

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

Proposal

This application proposes a part one/two storey side extension, front dormer and elevational alterations.

Location

The site is a community hall located on the east side of Sussex Road. There is residential to the north, west and east and mostly community and commercial uses located to the south.

Comments from Local Residents

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

- increase in people using the facility will result in increase in additional noise and parking – which is already bad
- disabled facilities already in existence
- proposed extension will reduce safe egress in the event of a fire
- concerns with emergency access in the event of a fire in Azriel Terrace
- consultation should be carried out with the Local Fire Authority – Regulatory Reform (Fire Safety) Order 2005 s.45(1)

- concern over future use
- block sunlight to back gardens
- loss of light – Prescription Act 1832 (s3)
- overlooking
- privacy
- narrow the space between buildings
- reduce parking for mobility scooters between halls

Comments from Consultees

From a Highways point of view whilst the site has no parking facility it is considered that the development would not have a significant impact on the traffic generation and parking demand within the local network. Therefore on the basis that all works are within the site's curtilage no Highway objection is raised to the proposal.

Any comments raised by Environmental Health will be reported verbally to committee.

Planning Considerations

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

BE1 Design of New Development
C1 Community Facilities

Supplementary Planning Guidance 1
Supplementary Planning Guidance 2

Planning History

The planning history of the site includes a permission for a two storey side extension for projector room with external staircase (ref. 98/00141) and retrospective permission was given, ref. 05/03518, to increase the height of the storeroom.

Conclusions

The main issues relating to the application are the impact that it would have on the amenities of the occupants of surrounding residential properties and the effect that it would have on the character of the area.

Given the existing use and the proposed design it is considered that the scheme does not sit uncomfortably within its context and is unlikely to have a detrimental impact on the character of the area. The main issue therefore is the impact of the proposal on the amenities of the occupants of surrounding residential properties.

The proposal has raised a number of objections locally. In respect of concerns raised with fire safety it should be noted that in the event of a planning permission any development will need to conform to the Building Regulations. A supporting

statement has been received from the applicants which clarifies that the hall does not currently have the benefit of disabled toilet or access facilities. It also clarifies that mobility scooters should not really be parking on the area that they currently do, but regardless of this there will be capacity for scooter parking to the front of the hall. It advises that there is no plan to extend the use of the hall by showing films and that the number of entertainment events is restricted by licence. In respect of noise nuisance the statement indicates that whilst there have been some issues in the past the booking conditions require for the windows to Azriel terrace to remain closed and additionally cooling is being introduced into the main hall. The statement also advises that obscure glazing can be fitted to the proposed dormer window to help alleviate concerns with any potential overlooking.

The proposed development will infill for the most part the space between the two existing halls on the site with an overhanging first floor element. The day care centre to the south is single storey. The planning history shows that planning consent for a similar scheme was granted permission in 1998 under planning reference 98/00141. Whilst concerns have been raised in respect of loss of light / sunlight to nearby dwelling-houses it may be considered that the development is such located that whilst there will be some visual impact, the extent of any loss of light will not sustain a planning refusal ground.

In the event of a planning permission concerns regarding overlooking can be safeguarded with the use of obscure glazing.

No technical Highway objections are raised in respect of the proposal.

There is clearly a balance to be sought between the improvement of the existing community facility and safeguarding nearby residential amenities. Members may consider, on balance, that the scheme as proposed would not cause such harm as to warrant a refusal of planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00195 and 98/00141, excluding exempt information.

as amended by documents received on 03.04.2013 16.04.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | | |
|---|------------------------------|---|----|-----|------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | | | |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 | | | |
| 3 | ACI11
elevation
ACI11R | Obscure glaz'g/details of opening (1 in)
Reason I11 (1 insert) | to | the | west |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps | | | |

Policies (UDP)

BE1 Design of New Development

C1 Community Facilities

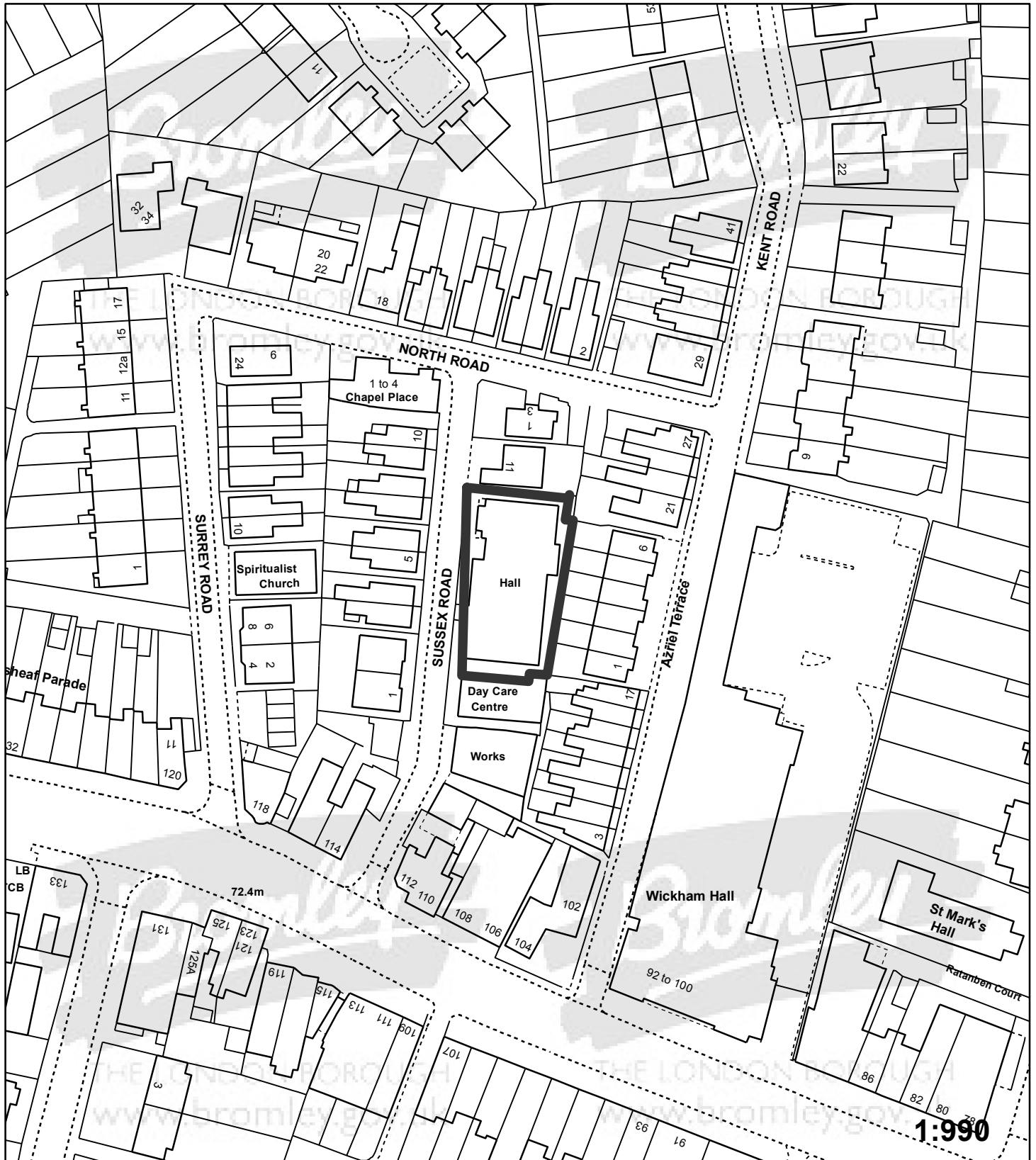
Supplementary Planning Guidance 1

Supplementary Planning Guidance 2

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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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