

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

Application No : 13/01134/FULL1

Ward:
Penge And Cator

Address : Units 6-7 Lower Sydenham Industrial
Estate Kangley Bridge Road Lower
Sydenham London SE26 5BA

OS Grid Ref: E: 536788 N: 171284

Applicant : Mr Neil Beauchamp

Objections : YES

Description of Development:

Construction of canopy to create covered area for the loading, unloading and sorting of parcels from delivery vehicles in relation to Units 6, 7 8 & 9

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Water Link Way

Proposal

The proposal is for the construction of a canopy to create a covered area between Units 6, 7, 8 and 9 within the Lower Sydenham Industrial Estate for the loading, unloading and sorting of parcels from delivery vehicles.

The canopy will be 39.5m long and 25m wide, at a maximum height of 9.3m and open on two sides. It will be constructed from structural aluminium with two sides consisting of brown horizontal sheet walling. The net new gross internal floorspace proposed to be created is an additional 987.5 m².

Location

The application site is located towards the northern end of Kangley Bridge Road within the Lower Sydenham designated Business Area, close to Lower Sydenham railway station. The site falls within the Lower Sydenham designated Business Area as per the UDP Proposals map, but is not located in a Strategic Industrial Location (SIL) as per the London Plan.

Comments from Local Residents

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

- concern raised over 'dangerous and unlawful' parking at the site

Comments from Consultees

The Council's Technical Highways department raise no objection to the proposed canopy. The proposal is not considered to have a significant impact on the local road network.

Colleagues from Planning Policy (Business) raise no objection. The proposal is in-line with Policy EMP4, the London Plan and is supported by the NPPF.

Retaining existing commercial sites around the Borough has significant sustainable development advantages in terms of providing both local employment opportunities and local services. Many of the small sites within the Borough are occupied by local independent traders, providing specialist services, who form an important part of the local economy.

The Council's Environmental Health department raises no objection. Should planning permission be granted, an informative relating to compliance with the Control of Pollution and Noise and Noise from Demolition and Construction Sites Code of Practice 2008 is suggested.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development) and EMP4 (Business Areas) of the adopted Unitary Development Plan.

The Council's SPG guidance is also a consideration.

Planning History

In terms of planning history, an application for 2 internally illuminated signs on side elevation was refused under ref. 09/02655. A subsequent application was permitted in 2010 under ref. 10/023482.

Conclusions

The main issues relating to the application are whether the proposal would result in a detrimental impact on the nature of the area that the site sits within, and whether there would be any resulting impact on the amenities of surrounding properties.

The proposal would result in a canopy covering an area of 987m², and in-fill the area between Units 6, 7, 8 and 9 of the industrial estate. A supporting statement submitted as part of the application states that the canopy is required in order to provide a covered area for the loading and unloading of delivery vehicles to these units.

The site is within a designated Business Area, and as such Policy EMP4 states in para 10.26 that proposals which result in the possibility of a large unit, greater than 1000m², being created are likely to be refused. The application will provide an additional area of 987m², and will be incidental to the use of the four surrounding industrial units. In order to guard against any unsatisfactory future amalgamation of the canopy with the surrounding units, or the potential creation of a separate more permanent unit (with four fixed sides as opposed to open ended, as proposed), then it is considered that suitable planning conditions can be attached to any permission granted.

The canopy will set well within the industrial estate, which is in itself a commercial area, and is not considered to result in a detrimental impact on the general nature of the business related activities undertaken on the estate. Given its proposed location between four existing large industrial units, it will not be visible from any residential properties, and the nature of the proposal is not considered to be out of keeping with the commercial nature of the immediate area.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed canopy is acceptable in that it would not result in a detrimental impact on the commercial nature of the area; a detrimental impact on the amenities of any surrounding residential properties, nor have a negative impact on the highway network.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01134, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of nearby residential properties.

- 4 No additional permanent floorspace shall be provided by virtue of an amalgamation of the proposed open-ended canopy hereby permitted and the existing surrounding industrial units.

Reason: In order to comply with Policy EMP4 of the Unitary Development Plan and in the interest of the controlled growth of warehousing and storage uses in Business Areas.

5 The canopy hereby permitted shall not be used for any purpose other than the loading, unloading and sorting of deliveries to units 6, 7, 8 and 9 without prior written approval of the Local Planning Authority.

Reason: In order to comply with Policies BE1 and EMP4 of the Unitary Development Plan and in order to control any future use of the proposed canopy.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
EMP4 Business Areas

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of any nearby properties, including light, prospect and privacy
- (c) the impact on the local highway network
- (d) the impact on the existing visual amenity from the streetscene

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 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.
- 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

