

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 13/01364/OUT

Ward:
Copers Cope

Address : The Lodge Southend Road Beckenham
BR3 1SE

OS Grid Ref: E: 537468 N: 170133

Applicant : Mr Russell Egan-Wyer

Objections : YES

Description of Development:

Outline application for demolition of existing two storey building and erection of three storey building containing five flats.

Key designations:

Conservation Area: Southend Road
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

It is proposed that an existing detached two storey dwelling house be demolished and in its place a three storey building comprising of 5 flats, four of which would be two bed roomed and one would be three bed roomed. The existing garage would be converted into cycle storage. There will also be the provision of 6 car parking space with one being a designated disabled space.

Location

The application site lies on the western side of Southend Road and encompasses a two storey end of terrace property. The surrounding area is mainly residential with some commercial uses nearby. The site falls within the boundaries of the Southend Road designated conservation area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 15 representations were received. The comments received raised the following issues:

- design and materials not in keeping with conservation area.
- highly visible large scale would affect the streetscene.
- loss of trees would make development more visible.
- proposal does not provide adequate parking,
- creation of overlooking.
- noise and disruption caused by the development of the site.
- extra traffic on busy junction could cause accidents.
- being sited on a corner also makes the property highly visible.

Comments from Consultees

HUD Conservation - No comment received.

Drainage - At the full planning stage the applicant should produce the following information:

- demonstrate how the principles of SUDS have been applied to the development identifying what techniques will be used.
- surface water discharges from the site should not exceed the greenfield run-off rate for the area of the site. We invite the applicant to submit calculations.
- the drainage system must be able to accommodate any storm event up to the critical duration 1 in 100 year storm event for the site without the flow balancing system being bypassed.
- climate change should be considered when designing your drainage system.

Thames Water - Waste Comments

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. 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.

Highways - The site is located on the corner of Southend Road and Park Road. The site is accessed from Park Road via a new crossover deleting 2 on street parking bays leading to 6 car parking spaces; however the exact number of on street parking bays to be removed should be indicated on the submitted plan(s). Furthermore there is a tree which may need to be relocated.

Six car parking spaces would be provided; this is acceptable. However, the manoeuvring width in front of parking spaces 3 and 4 should be increased to 6.0m. Also the parking space No. 5 should be set back by 1.0m to allow vehicles enter and exit the bay in a safe and convenient manner.

A cycle parking store is indicated. This is acceptable.

The gates are over a metre high is contrary to Policy T11.

The applicant is required to address the above prior to planning consent.

Transport for London - No comment received.

In terms of the trees this application is accompanied by an arboricultural report and its findings are agreed with. The trees at the site are protected because it is within the Southend Road conservation area and additionally there is a TPO that was made in 1961 and it protects all trees that were growing on the land at that time.

This scheme would mean the loss of 9 small trees but all significant trees would be retained and would not be detrimentally affected by the proposal.

If permission is to be recommended please impose standard conditions B18 and 19.

Street Services - No comment received.

Environmental Health - In principle there are no objections to permission being granted. It is suggested however that the following Informatives are included:

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.

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.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework (NPPF) which is a key consideration in the determination of this application.

London Plan Policies:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 7.3 Designing out Crime
- 7.4 Local Character

The Councils SPG guidance is also a consideration:

- Supplementary Planning Guidance No.1 - General Design Principles
- Supplementary Planning Guidance No.2 - Residential Design Guidance

Planning History

01/03275/CAC - Demolition of existing building (CONSERVATION AREA CONSENT), application was refused.

01/03276/OUT - Detached four storey block comprising 7 two bedroom flats and 7 car parking spaces (OUTLINE), application was refused.

02/00789/CAC - Demolition of existing building, application was refused.

02/00829/OUT - Detached four storey block comprising 7 two bedroom flats with 7 car parking spaces (OUTLINE), application was refused.

08/02112/FULL1 - Demolition of existing building and erection of detached three storey block comprising 4 two bedroom flats and 1 three bedroom flat with 6 car parking spaces and refuse store, application was refused. Refusal reason as follows,

The proposal by reason of the amount of site coverage by buildings and hard surfaces, constitutes a cramped overdevelopment of the site, which together with the bulk and siting of the proposed three storey building would be detrimental to the character and appearance of the Southend Road Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

08/02115/CAC - Demolition of existing building (CONSERVATION AREA CONSENT), application refused. Refusal reason as follows,

In the absence of a planning permission for the redevelopment of the site, the granting of Conservation Area Consent would be premature and contrary to Policy BE12 of the Unitary Development Plan.

Appeal History:

03/00179/S78 - Detached four storey block comprising 7 two bedroom flats with 7 car parking spaces (OUTLINE), appeal was dismissed.

03/00180/CAC - Demolition of existing building (CONSERVATION AREA CONSENT), appeal was dismissed.

08/00366/S78 - Demolition of existing building and erection of detached three storey block comprising 4 two bedroom flats and 1 three bedroom flat with 6 car parking spaces and refuse store, appeal was dismissed.

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 adjacent listed building and amenity of surrounding residential properties.

The submitted scheme, subject of this application appears very similar to the scheme of a previous application for the site ref. 08/02112/FULL1. This application was refused in relation to policies of the Unitary Development Plan, and this particular part of policy context has not changed since the application was initially refused. This particular application was later appealed, and the appeal was dismissed due to one main reason:

'There is one main issue, with component parts. It is the effect of the bulk, siting and site coverage of the proposal on the character and appearance of the Southend Road Conservation Area.'

The current application has the same impact as the previous and therefore the same issue of bulk, siting and site coverage still exists.

The current property on the site that is to be demolished cannot be seen from the streetscene and the subject site appears very green with large trees and bushes. The impression of the proposed development from the streetscene shows the appearance of the dwelling appearing very prominently on the corner of street. Therefore having a large impact on the character of the surrounding conservation area.

On the basis the proposed number of units the development would provide approximately 43 units per hectare. It should be noted that Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments. However, guidance also advises that development should be sought that allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area. It also states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Given this, and in view of the considerations set out above it may be considered that this particular proposal constitutes an overdevelopment of the site.

Having had regard to the above it is considered that the new dwelling as proposed would result in a cramped form of development, contrary to Policies BE1, BE11 and H7 of the adopted UDP and policies 3.5 and 7.4 of the London Plan.

RECOMMENDATION: PERMISSION BE REFUSED

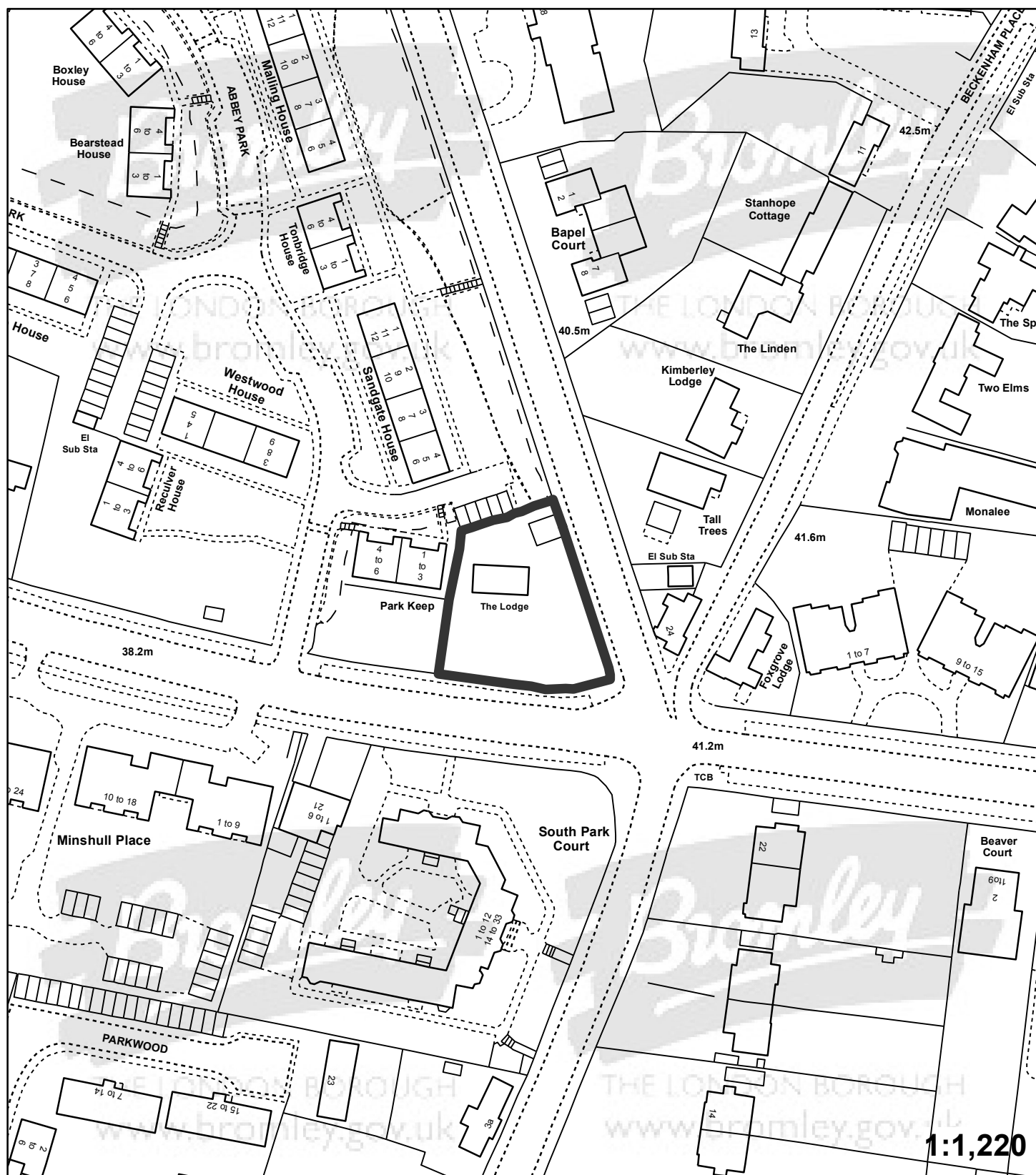
The reasons for refusal are:

- 1 The proposal by reason of the amount of site coverage by buildings and hard surfaces, constitutes a cramped overdevelopment of the site, which together with the bulk and siting of the proposed three storey building would be detrimental to the character and appearance of the Southend Road Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan and Policies 3.5 and 7.4 of the London 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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