

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

Application No : 13/00820/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : 19 High Street Green Street Green
Orpington BR6 6BG

OS Grid Ref: E: 545628 N: 163772

Applicant : Mr Siva Thamboo

Objections : YES

Description of Development:

Detached single storey outbuilding at rear as extension to retail use as storage/workshop

Key designations:

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

Proposal

The proposal is for a detached storage area to be erected to the rear of the existing shop at 19 High Street. It will maintain a 1m separation to the rear of the existing building and extend 7.4m in depth and measure 4.3m in width. It will incorporate a pitched roof. A separation of 11.0m will be maintained between the rear of the proposed building and the rear (eastern) boundary of the property. The application states that the building shall be used as storage space relating to the retail use at No 19 High Street. An existing garage will be demolished in order to accommodate the proposed building.

Location

The application site occupies a corner plot at the junction of High Street, Green Street Green with Laxley Road. The existing building incorporates a ground floor retail unit and first/second floor maisonette. The rear of the site is fairly open and includes a detached garage.

Comments from Local Residents

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

- uncertain that building will be used as a workshop/storage area
- no off-street parking proposed
- little change to previous proposal
- proposal will be out of character with the surrounding area
- overdevelopment
- area to rear of shop has been neglected
- loss of light
- proposal will make it difficult for neighbouring boundary fence to be maintained
- building works access concerns
- proposed building could be utilised as a private dwelling
- overlooking

Comments from Consultees

Following receipt of revised plans (received 3.5.13) no technical Highway objections have been raised.

Planning Considerations

Policies BE1 (Design of New Development), T3 (Parking) and T18 (Road Safety) of the Unitary Development Plan apply to the development and should be given due consideration.

The National Planning Policy Framework is also a material planning consideration.

Planning History

A small extension to the rear of the shop was approved in 2005 under ref. 05/02620. Prior to that an application for a single storey dwelling (ref. 05/01732) - occupying much of the area to the rear of No 19 - was refused by the Council on the basis that the proposed house would be deprived of amenity space and would represent a cramped overdevelopment of the site, and on road safety grounds.

Under ref. 12/03845, an application for a part one/two storey building incorporating habitable accommodation at first floor level was withdrawn following concerns raised in relation to its scale and form and lack of off-street parking provision.

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 amenities of the occupants of surrounding residential properties.

Following the submission of revised plans the size of the proposed building has been substantially reduced so that its depth will be restricted to 7.4m, and cars will

be able to manoeuvre into and out of the site as a result of the increased separation between the proposed building and the rear boundary. This will also provide a visual break between the proposed building and neighbouring houses fronting Laxley Road. Accordingly, the proposal is considered acceptable in principle, subject to details of external materials and landscaping treatment being subsequently agreed.

Whilst concerns have been raised in regard to the proposed use, this will be restricted to be ancillary to the retail unit to avoid any unsatisfactory subdivision of the site, by way of a restrictive condition. Furthermore permitted development rights will be withdrawn.

In comparison to previous schemes concerning the site, namely, 12/03845 (which was withdrawn) and 05/01732) it is considered that this proposal is more modest in terms of its size and use and will not adversely affect local character.

With regard to neighbouring amenity it is not considered that the will be undermined as a result of the siting and single storey height of the proposed building, which will also cover an area of land which is presently occupied by a garage.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/02620, 05/01732, 12/03845 and 13/00820, excluding exempt information.

as amended by documents received on 03.05.2013 11.06.2013 13.06.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH27 Arrangements for construction period
 ACH27R Reason H27
- 3 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 4 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 5 The premises shall be used for ancillary storage purposes in connection with the retail premises at No. 19 High Street and for no other purpose (including any other purpose in Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
 ACI17R I17 reason (1 insert) BE1
- 6 ACI01 Restriction of all "pd" rights
 ACI17R I17 reason (1 insert) BE1
- 7 ACK01 Compliance with submitted plan
 ACC03R Reason C03

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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"