

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

Application No : 13/02082/RESPA

Ward:
Copers Cope

Address : 242 High Street Beckenham BR3 1EN

OS Grid Ref: E: 537141 N: 169349

Applicant : The Lower Norwood Co-operative Building Co. Ltd **Objections :** NO

Description of Development:

Change of use of first floor of 240 - 242 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form two self contained one bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO)

Proposal

The proposal is a change of use of first floor of 240 - 242 High Street, Beckenham from offices (Class B1(a)) to form two self-contained one bedroom flats (Class C3 dwellinghouses)

Members should note that this is a 56 day application for Prior Approval in respect of transport and highways impact, contamination, and flooding risks under Class J, Part 3 of the General Permitted Development Order (as amended).

This is recent Central Government legislation that came into force on 30th May 2013.

Location

The site is in Beckenham High Street on the corner of the The Drive, Beckenham. High Street, Beckenham is a Local Distributor Road carrying a large volume of traffic. There are waiting restrictions around the site on both High Street and The Drive. The area has a high PTAL rating of 5.

Comments from Local Residents

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

Comments from Consultees

Highways - The Council's Technical Highways department requested further information from the applicants with regard to parking provision as part of the proposal. Information received on 22nd July 2013 indicates that two parking spaces will be provided to the rear of the development, alongside four bicycle parking spaces.

On this basis, no objection is raised by the Council's Highways Division.

Environmental Health - no objection raised.

Planning Considerations

The application requires the Council to consider whether prior approval is required in relation to the conditions set out in J2, Class J of Schedule 2, Part 3 of the General Permitted Development Order 2013.

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

Planning History

There is no relevant planning history at the site.

Conclusions

Following an amendment to the Town and Country Planning (General Permitted Development) Order which came into force on 30th May 2013, Class J permits the change of use of a building and any land within its curtilage from Class B1(a) (offices). to Class C3 (dwellinghouses).

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

In this respect:

- (a) no objection is raised from the Council's Technical Highways department, as the development is not likely to result in a material increase or a material change in the character of traffic in the vicinity of the site. Two car parking spaces and four bicycle spaces will be provided as part of the proposal.
- (b) the site is not within a site identified as contaminated land;

(c) the site is not within Flood Zone 1, 2 or 3

Given the above, Prior Approval is not considered to be required in this instance.

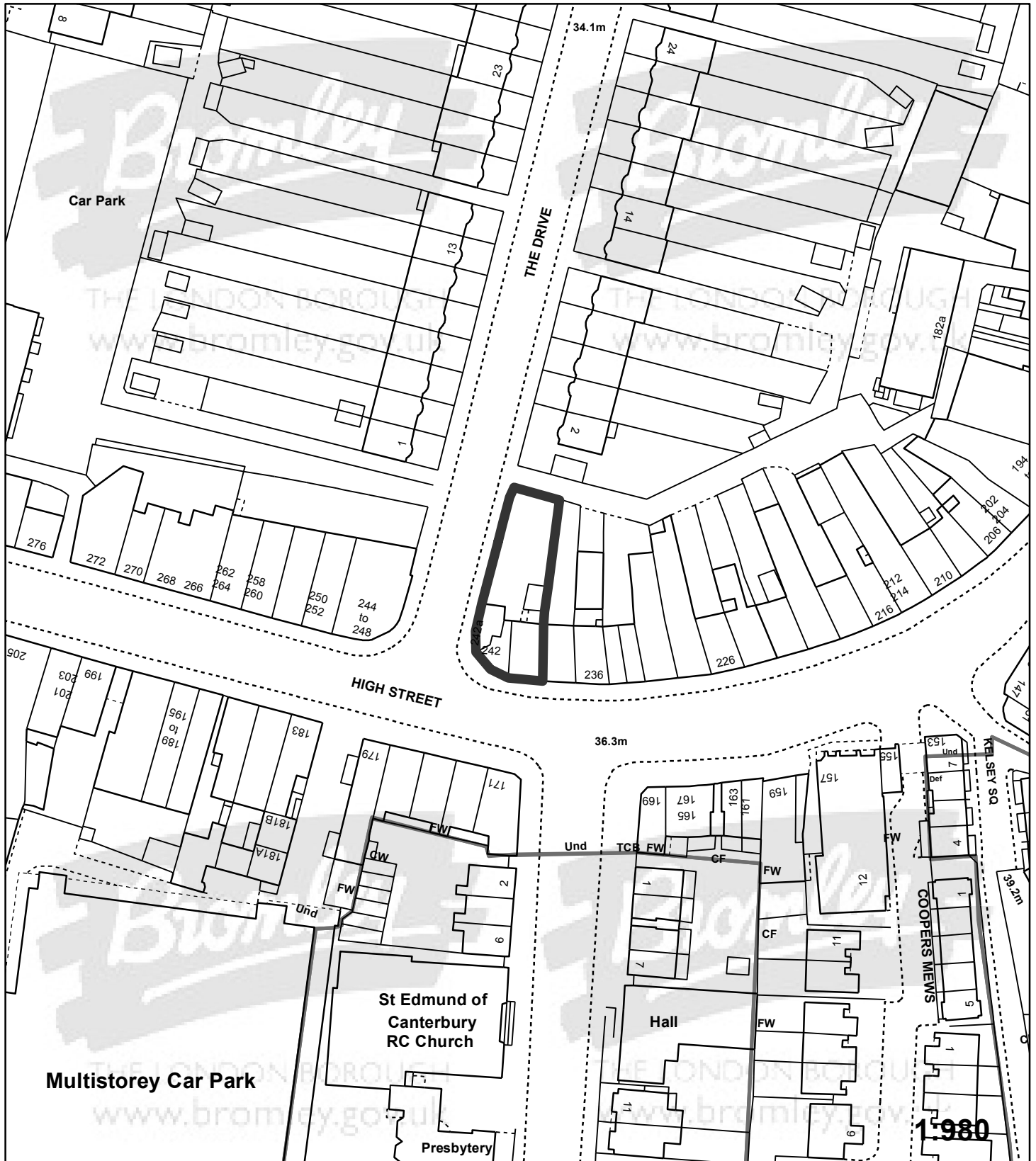
Background papers referred to during production of this report comprise all correspondence on file ref. 13/02082, excluding exempt information.

as amended by documents received on 22.07.2013

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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"