

SECTION '2' – Applications meriting special consideration

Application No : 13/01927/FULL1

Ward:
Clock House

Address : Evangelical Church Cromwell Road
Beckenham BR3 4LW

OS Grid Ref: E: 536533 N: 168931

Applicant : Mr Simon Lang

Objections : YES

Description of Development:

Erection of a single storey rear extension for use as a meeting hall.

Key designations:

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

Proposal

This proposal is for a single storey rear extension to be located to the rear of the Evangelical Church, Cromwell Road. The proposed building would have a maximum depth of 6m and maximum width of 7.5m and would provide a second meeting hall for the church.

Location

The application site is located towards the northern side of Cromwell Road and is located on the corner of Cromwell Road and Colesburg Road. The area is predominantly residential in character with a dwellings in uniform formations. The church on two sides of the site has dwelling houses neighbouring.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 11 representations were received. The comments were a mixture of objections and supportive comments. The objections received raised the following issues:

- church currently being used for parties creating noise and parking issues.
- the timber framed structure is still not in character with the main building and surrounding area.
- the ground area of the structure is still too large.
- no parking has been allocated for this site.

- no indication whatsoever for what, or when, the extended church hall will be used for.
- the current garden behind the Church provides a small rural setting for the building and creates a pleasant area.
- church is already being used for commercial gain, any further extension can only make residential lives a lot worse.

Supportive comments:

- valuable community resource.
- offers a brilliant and welcoming environment for us and our children. If a single storey extension helps the Church to continue to provide somewhere for people to meet and enjoy themselves I think it should be fully supported.
- provided relevant, nurturing and much needed support to local residents.
- for a long time the building has been vacant and of no use to the community. Since the new church took over they have put on a number of community events.

The full text of comments received is available on the file.

Comments from Consultees.

Transport and Highways - No objection.

Planning Considerations

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

BE1 Design of New Development
 T1 Transport Demand
 T3 Parking
 C1 Community Facilities
 C2 Community Facilities and Development

Supplementary Planning Guidance (SPG) 1 General Design Principles
 Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The National Planning Policy Framework and London Plan is also a key consideration in the determination of this application.

Planning History

13/00536/FULL1 - Erection of single storey modular building, application was refused on 11.04.2013, for the following reason:

'The proposed building, by reason of the amount of built development and consequent site coverage would result in a loss of spaciousness and an overdevelopment of the site, harmful to the character and appearance of the

area and to the visual amenities of No. 12 Cromwell Road, contrary to Policy BE1 of the Unitary Development Plan.'

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 scheme has been reduced in size since the previous application of ref. 13/00536. The height and the depth remain the same; however the width has been reduced to bring the structure further away from the boundary of 12 Cromwell Road and from Colesburg Road. It still remains the same distance from 47 Colesburg Road though. It is considered that the 3 metre gap now provided between the proposed development and property number 12 would be sufficient to address any detrimental effects to visual amenity.

The depth of the structure however remains the same (6.8m), and means that when viewed from the streetscene it appears large and fills the space to the rear of the church. This means that the issues previously raised with site coverage, loss of spaciousness and overdevelopment have not been addressed and would still be an issue.

With regard to highway impact, within the objections received, concern has been raised with regard to the lack of allocated parking and consequential impact on the pressure for on street parking. The site also has a PTAL rating of 2, which indicates relatively poor connections to public transport. However, the applicant has stated that there are currently 20 children under the age of 10 at the church and as the development so for the existing congregation it is unlikely that there would be any additional traffic generation. There are additionally on street parking spaces available in the locality, as such, no objections are raised from a highways point of view.

In summation, the construction of a single storey extension would result in an unacceptable detrimental impact upon the appearance of the area and result in a loss of spaciousness.

RECOMMENDATION: PERMISSION BE REFUSED

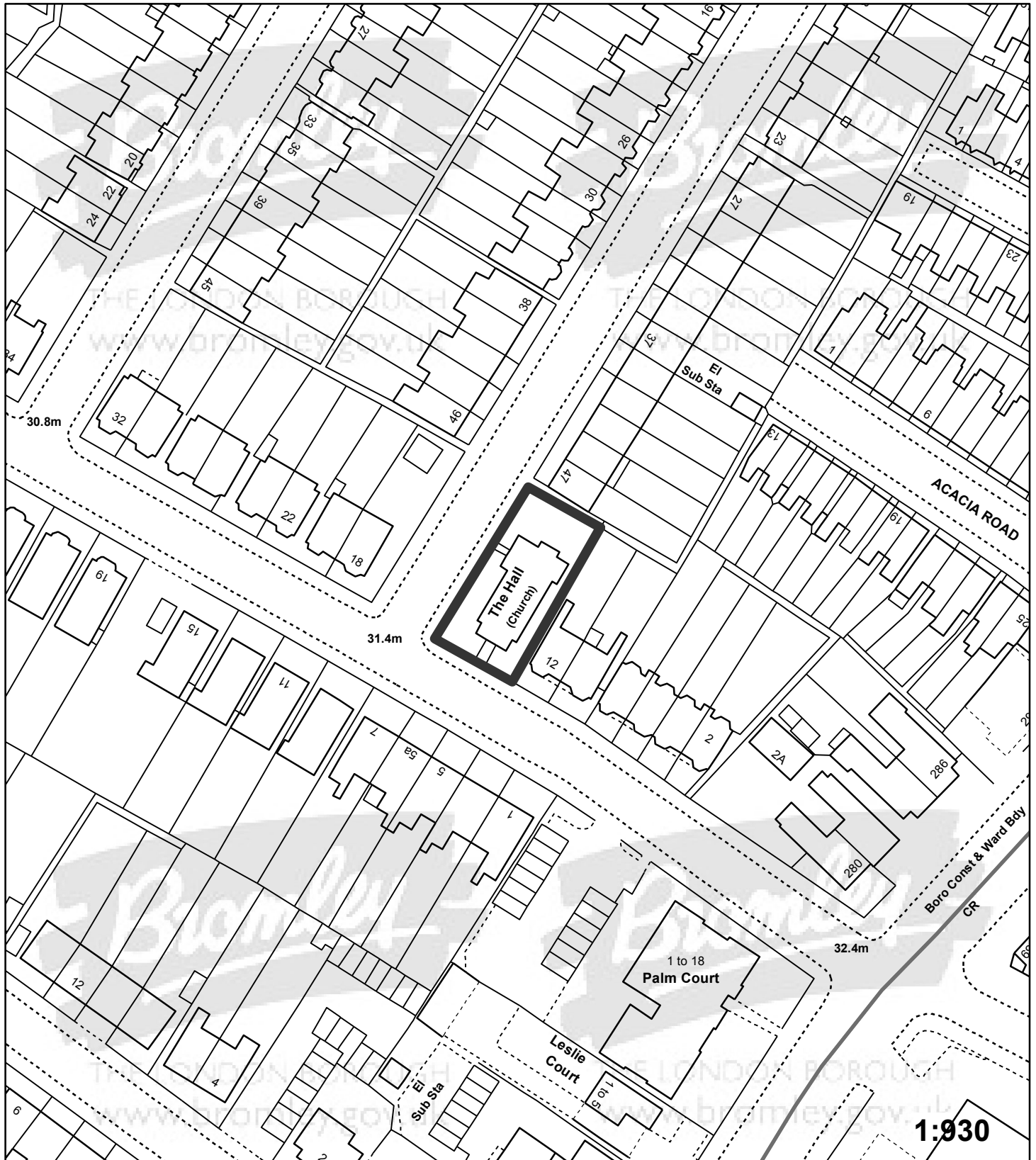
The reasons for refusal are:

- 1 The proposed building, by reason of the amount of built development and consequent site coverage would result in a loss of spaciousness and an overdevelopment of the site, harmful to the character and appearance of the area contrary to Policy BE1 of the Unitary Development 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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