

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

Application No : 13/01535/FULL1

Ward:
Copers Cope

Address : 10 Copers Cope Road Beckenham BR3
1NB

OS Grid Ref: E: 537297 N: 170002

Applicant : Mr Durmus Ergen

Objections : YES

Description of Development:

Erection of single storey building to rear.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Update

This case was presented to the Plans Sub Committee held on the 22nd August 2013. Members resolved to defer this case without prejudice to moving the building away from the boundary. Revised plans have been submitted and the building is now located 7.50metres away from the rear boundary.

The previous reported is repeated below:

Proposal

This proposal is for a single storey building to be located to the rear of No. 10 Copers Cope Road. The proposed building would have a maximum depth of 10.8m and maximum width of 9.7m and would provide a staff room with office and storage which Drawing No. ES12-06-B states is ancillary to the existing hotel.

Location

The application site is located towards the eastern end of Copers Cope Road and is an end of terrace four storey hotel building which has now been refurbished extensively. The application site is within walking distance of Beckenham town centre. The area is predominantly residential in character with a mixture of houses and flats. Towards the eastern boundary is the refurbished residential block of four storey flats known as Regent's Court. Towards the western boundary is the detached four storey block of 1970s flats known as Sinclair Court.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 6 representations were received. The comments received raised the following issues:

- increase in noise of staff using the structure.
- size and scale even though reduced, still considered large.
- concerns of service provision for toilets, power and gas etc.
- not in keeping with residential character of the surrounding area.
- damage of property through works.
- removal of trees.
- concerns over location in relation to neighbouring properties.
- access of staff and contractors to the outbuilding and how this would be achieved, over private land.
- opening hours.

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

Comments from Consultees.

No statutory consultations were deemed necessary for this application.

Planning Considerations

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

BE1 Design of New 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

08/03787/FULL1 - Part three/four storey rear extension formation of ancillary bar, dining and lounge facilities and 14 en-suite bedrooms, application refused on 20.02.2009.

09/01269/FULL1 - Single storey rear extension comprising 2 bedrooms, disabled access ramp, car parking area at front and external ventilation/ducting at side
RETROSPECTIVE APPLICATION, and application was permitted.

12/03940/FULL1 - Erection of single storey building to rear, application refused on 12.03.2013. Application was refused for the following reason,

'The proposed single storey building, by reason of its height, scale and relationship with neighbouring properties, is considered to result in an unacceptable detrimental impact upon the residential amenities of No. 29 Park Road and No. 18 Hanley Place, 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 structure since the last application has made attempts to reduce the scale of the development. The large pitched roof has been removed that reduces the height significantly. There is a timber fence that encloses the rear garden area and the outbuilding is shown on the submitted plans and elevations as being a bit taller. Two windows are still to be located in the rear elevation of the building, however, these are annotated as being obscure glazed which could be controlled by way of a condition and as such this is not considered to give rise to an unacceptable loss of privacy or sense of overlooking.

Concerns were raised with the previous application in terms of the concentration of commercial activities at the rear on the site and given that this would be within 2m of the rear boundary with Nos. 29 Park Road and No. 18 Hanley Place, with a total separation of approximately 13m between the rear elevations of these buildings it is considered that the provision of a commercial use at this location was unacceptable. The proposed use has also been altered, the application no longer proposes having the outbuilding for the use of guests, but now is intended for staff, therefore making it less commercial in nature.

In summation, the construction of a single storey building, given its reduced height and scale is now unlikely to result in an unacceptable detrimental impact upon the residential amenities of these properties given the outbuilding is now more similar in height to existing boundary fence and the commercial internal activities have been reduced.

as amended by documents received on 03.09.2013

RECOMMENDATION: PERMISSION

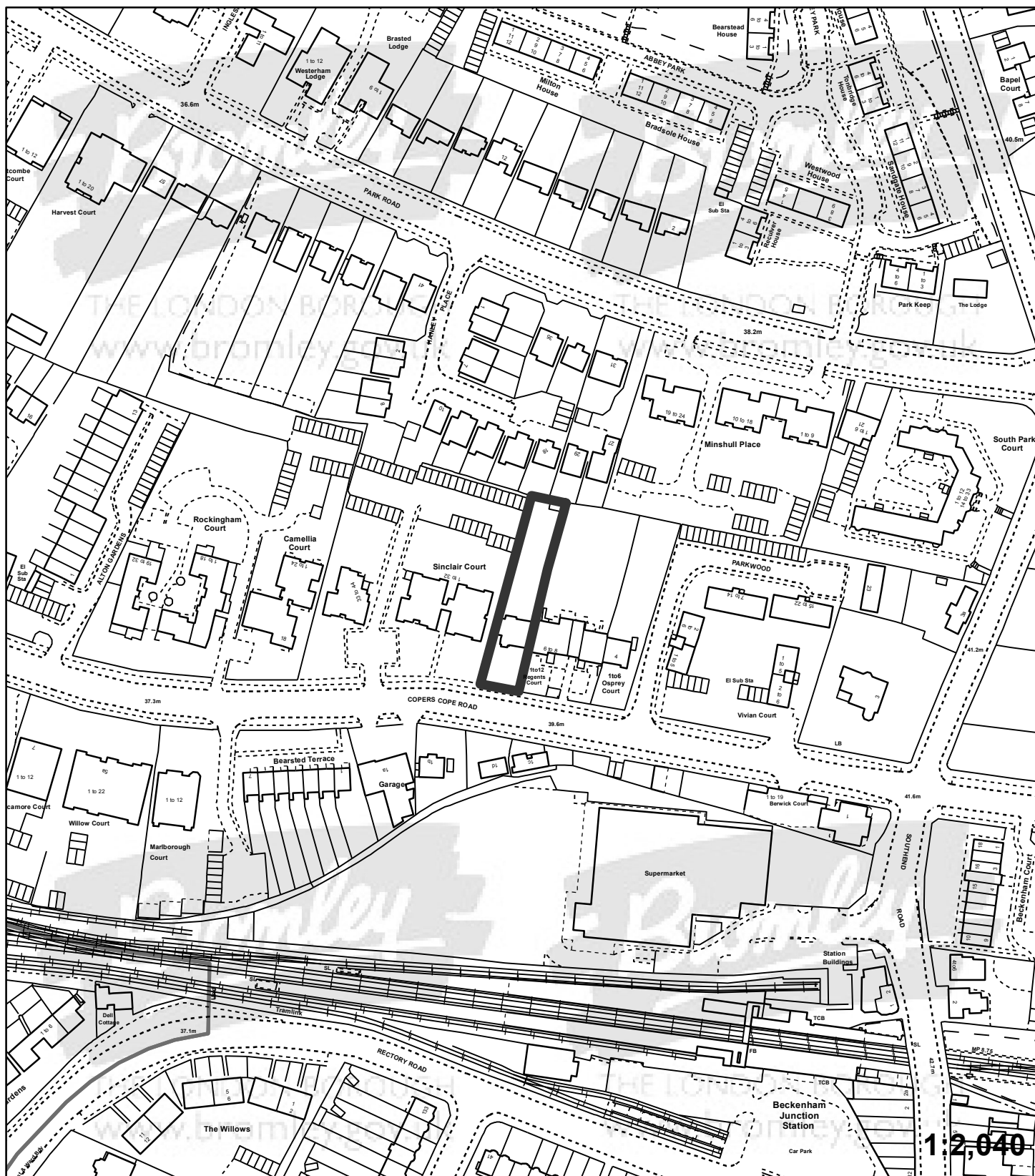
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

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Proposal: Erection of single storey building to rear.



"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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