

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

Application No : 13/01484/FULL1

Ward:
West Wickham

Address : 107 - 109 Station Road West Wickham
BR4 0PX

OS Grid Ref: E: 538294 N: 165983

Applicant : Mr V Vadi

Objections : YES

Description of Development:

Part one/two and three storey rear extension providing ancillary storage for ground floor retail unit; creation of 2 x one bedroom and 1 x two bedroom flats covered walkway; elevational alterations.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding
London Distributor Roads
Open Space Deficiency
Secondary Shopping Frontage

Proposal

This application seeks planning permission for a part one/two and three storey rear extension providing ancillary storage for ground floor retail unit, creation of 2 x one bedroom and 1 x two bedroom flats, covered walkway and elevational alterations.

Location

The application site hosts a two storey terraced property that currently comprises a commercial unit on the ground floor with residential accommodation on the first floor.

The site is located to the east of Station Road within District Centre Secondary Frontage as designated within the Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one local objection was received. The objection focuses on the fact that the proposed development will be closer to properties in Oak Grove and it will also be much higher. Concerns are also expressed about potential overlooking to the rear gardens and bedrooms of the existing properties in Oak Grove.

Comments from Consultees

Drainage - no objections, recommend standard conditions;

Highways - some concerns raised in respect of the loss of two car parking spaces, and the fact that this development will add further pressure on car parking in the area, however, given previous permissions (refs. 10/03092 and 12/02360) no in principle objections;

Environmental Health - no response;

Environment Agency - no objection;

Waste - no objections.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- S2 Secondary Frontages

Supplementary Planning Guidance (SPG) 1 General Design Principles

Policies (London Plan)

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments

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

Planning History

107-109 Station Road:

12/02360/FULL1 was granted for a three storey rear extension to provide ancillary storage and space for the shop unit, the creation of self-contained one bedroom and two bedroom flats and a dormer extension to form additional accommodation for the existing self-contained flat in January 2013.

105 Station Road:

11/00543/FULL1 - Part one/two and three storey part new build part extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace – Planning Permission granted on 13.06.2011.

105a Station Road:

11/00442/FULL1 - First floor extension and external staircase to accommodate one 2 bedroom flat - Planning permission refused on 29.03.2011 for the following reason:

The proposal by reason of its bulk, design and siting would be detrimental to both residential and work place amenities by reason of overbearing effect and loss of outlook and prospect thereby contrary to Policy BE1 of Unitary Development Plan.

The subsequent appeal to the Planning Inspectorate (ref. APP/G5180/A/11/2161785) was allowed.

103 Station Road:

11/01895/FULL1 - Part one/two and three storey rear extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace - Planning permission granted on 15.08.2011.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact on the amenities of the occupants of surrounding residential properties.

This proposal is very similar in appearance and scale to application ref. 12/02360, and to extensions permitted at Nos. 103 and 105 Station Road. The issue of impact on residential amenity is not considered to be materially different in this case, and this has previously been considered, by the Planning Inspector in respect of appeal ref. APP/G5180/A/11/2161785 and by officers in respect of Planning Permission ref. 12/02360, to be acceptable. However, a detailed

consideration of the key issues, based upon the merits of this case is set out below.

The proposed rear extension will be built right up to the party wall with No.105 at ground floor level, and leave approximately 0.2 metres of separation space to the boundary with No.111. Accordingly, it would not provide a 1m side space as required by Policy H9 of the UDP. However, the application relates to a mid terrace property, and this will not, therefore, result in a terracing effect (the primary purpose of Policy H9). The proposal is therefore not considered to be contrary to the aspirations of Policy H9 of the Unitary Development Plan.

Given the geographic orientation of the application building, as well as the bulk of the proposed extensions and their siting, any impact on residential amenity is likely to be felt by occupiers immediately to the north - No. 105 Station Road. No. 111 Station Road is located directly south of the application site and is currently used for commercial purposes (offices). On Balance, the impact of the proposed extension on the visual and residential amenities of surrounding properties is considered to be acceptable.

It is noted that there is an extant consent for a first floor extension and external staircase to accommodate one 2 bedroom flat at No.105a Station Road, but it is not anticipated that this consent will impact on the residential amenities of any future occupiers.

In terms of residential standards, these are not materially different from that granted planning permission under ref. 12/02360. The minimum gross internal floor areas of all flats would generally comply with the space standards set out in the London Plan (Policy 3.5). The proposed development is therefore considered to provide an acceptable level of internal amenity, thereby satisfying the requirements of Policy H11 of the Unitary Development Plan.

With regards to the transport impact, the highways officer has highlighted that this proposal will result in a loss of two car parking spaces and there is little long term day time parking within 2 minutes walk of the site. However, whilst the proposal will add to existing pressure on car parking in the area, in view of previous proposals refs. 10/03092 and 12/02360 that were granted planning permission, the highways officer considers that he can raise no in principle objections in this case.

Having had regard to the relevant planning history in respect of this site and other relevant planning considerations as set out above, the proposed extension is considered acceptable in terms of impact and should be granted planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01484, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1	ACA01	Commencement of development within 3 yrs
	ACA01R	A01 Reason 3 years
2	ACC04	Matching materials
	ACC04R	Reason C04
3	ACD02	Surface water drainage - no det. submitt
	ADD02R	Reason D02
4	ACD06	Sustainable drainage system (SuDS)
	ADD06R	Reason D06
5	ACH22	Bicycle Parking
	ACH22R	Reason H22
6	ACH29	Construction Management Plan
	ACH29R	Reason H29
7	ACI21	Secured By Design
	ACI21R	I21 reason
8	ACK01	Compliance with submitted plan
	ACC01R	Reason C01

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL2

- 2 The applicant should be aware of existing traffic controls and restrictions and should be able to serve the future use within those existing restrictions. Advice on red route controls can be found here: <http://www.tfl.gov.uk/roadusers/redroutes/10185.aspx>
- 3 You should be advised that in relation to Condition 4, TfL preference would be for all construction traffic to be from the rear of the site to minimise impact on the red route. The Borough is the highway authority for the Station Road and will need to agree any licenses needed during construction but TfL would expect the developer to minimise disruption to the operation of the highway including the footway during any construction

works. Further advice can be found here:
http://www.tfl.gov.uk/microsites/freight/construction_logistics_plans.aspx

- 4 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 08458502777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 5 You are advised to contact Thames Water Developer Services on 0845 8502777 to obtain required approval if the building, or the extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.