

SECTION '2' – Applications meriting special consideration

Application No : 13/01433/MATAMD

Ward:
Penge And Cator

Address : Garage Compound Rear Of Benwick
Court Croydon Road Penge London

OS Grid Ref: E: 535232 N: 169568

Applicant : The Court Group Of Companies

Objections : NO

Description of Development:

Minor material amendment to approval ref 10/02612/FULL1. (Demolition of existing garages and erection of 7 no two storey three bedroom houses with accommodation in the roof space with 9 no car parking spaces and 8 no garages at the rear, under ref 10/02612/FULL1). Amendments include the reduction of parking spaces from 17 to 16 involving the replacement of garages with open parking spaces, alterations to the overall site boundary, alterations to internal layouts of the units, the addition of FFL's to the site plan, altered ground floor depths to all units, alterations to side dormer positions, and other elevational alterations.

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Urban Open Space

Proposal

This application seeks permission for a Minor material amendment to approval ref 10/02612/FULL1. (Demolition of existing garages and erection of 7 no two storey three bedroom houses with accommodation in the roof space with 9 no car parking spaces and 8 no garages at the rear, under ref 10/02612/FULL1). Amendments include the reduction of parking spaces from 17 to 16 involving the replacement of garages with open parking spaces, minor alterations to the overall site boundary, alterations to internal layouts of the units, the addition of FFL's to the site plan, altered ground floor depths to all units, alterations to side dormer positions, and other elevational alterations.

Location

The area is predominantly residential in character the application site is some 0.23 hectares in size. The site is accessed through a covered entrance way from

Croydon Road. This entrance currently serves the parking area to Benwick Court which currently consists of 17 surface parking spaces and 3 blocks of 46 single storey garages.

The site is located towards the rear of the existing four storey block of flats known as Benwick Court. Towards the south and west of the site there are two storey terraced houses which front Oak Grove Road. These properties have large rear gardens some 25 to 30 metres in depth, towards the end of these gardens adjacent to the application site there are a number of single storey sheds and garages beyond which are a tall row of trees and boundary vegetation which run parallel to the proposed development.

The site is in an area of public transport accessibility Level (PTAL) 4.

Comments from Local Residents

No representations received.

Comments from Consultees

Highways - No objection subject to conditions.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T12 Residential Roads
- T18 Road Safety
- BE1 Design of New Development

London Plan:

- 3A.3 Maximising the Potential Of Sites
- 4A.3 Sustainable Design and Construction
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area.

Planning History

In addition to the approved scheme this application relates to, the relevant planning history is as follows:

Under planning application ref. 09/00562, permission was dismissed at appeal for the demolition of existing garages and erection of a terrace of 8 part two/three storey 3 bedroom houses with rear second floor balconies, 9 car parking spaces and 8 garages.

Under planning application ref. 09/02248, permission was dismissed at appeal for the demolition of existing garages and erection of a terrace of 8 part two/three storey three bedroom houses with rear second floor balconies and 1 two storey end of terrace two bedroom house with 9 car parking spaces and 8 garages.

Both of the above mentioned applications were considered by the Appeal Inspector to result in an over-intensive and cramped, visually intrusive and harmful to the character and appearance of the area. The full details of the Inspectors comments relating this application will be available for Members.

Conclusions

The main issues in this case are the impact of the revised proposals on the local streetscene, and on the amenities of nearby residents.

Design:

The amendments to the site boundary, floor levels, side dormer positions and elevational alterations, including details of materials to be used, are all considered to be relatively minor and will not adversely impact on the streetscene or the character and appearance of the application site, and are therefore acceptable in this instance.

The amendments to the internal layouts on the floor plans are considered to be acceptable as they broadly comply with London Plan standards.

The alterations to the parking arrangements, in particular the reduction of parking spaces by 1 is considered acceptable, especially in light of the relatively high PTAL rating of 4. The Council's Highways officer commented that the provision of 16 spaces is an over provision of spaces. Whilst this is not necessarily considered to be a positive it is less of an over provision than the approved scheme.

Amenity:

The alterations as outlined above are considered minor, and do not adversely impact on the amenity of nearby residential properties above and beyond the impact created by the development already permitted.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02612, excluding exempt information.

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

Subject to the following conditions:

1 The development to which this permission relates must be begun not later than the 24th June 2014.

Reason: To comply with the provisions of Section 91, Town and Country Planning Act 1990.

2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04

3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07

4 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01

5 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02

6 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04

7 ACH03 Satisfactory parking - full application
ACH03R Reason H03

8 ACH23 Lighting scheme for access/parking
ACH23R Reason H23

9 ACH29 Construction Management Plan
ACH29R Reason H29

10 ACI01 Restriction of all "pd" rights

Reason: In order to comply with Policies BE1 and H7of the Unitary Development Plan and in the interests of the residential amenities of the adjacent properties.

11 ACI21 Secured By Design
ACI21R I21 reason

12 ACK01 Compliance with submitted plan

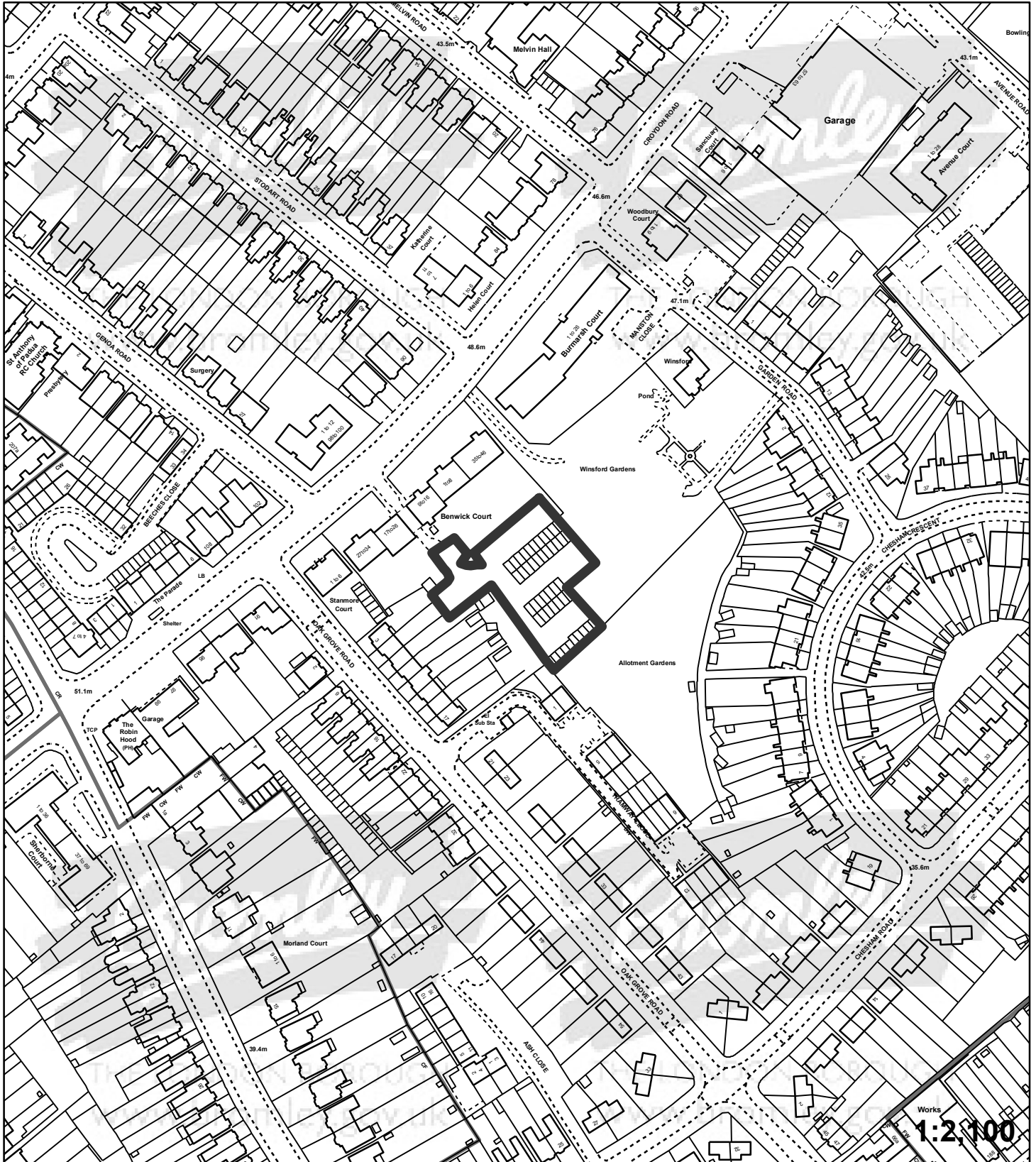
Reason: In order to comply with Policies BE1 and H7of the Unitary Development Plan and in the interests of the residential amenities of the adjacent properties.

13 ACK09 Soil survey - contaminated land
ACK09R K09 reason

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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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