

SECTION '2' – Applications meriting special consideration

Application No : 13/03082/FULL1

Ward:
Clock House

Address : St Michael And All Angels Church
Ravenscroft Road Beckenham BR3 4TP

OS Grid Ref: E: 535607 N: 169419

Applicant : Parochial Church Council

Objections : YES

Description of Development:

Demolition of church hall, reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together with the erection of a terrace of 4 dwellings fronting Birkbeck Road and a terrace of 3 dwellings fronting Ravenscroft Road with associated car parking spaces and cycle space.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application seeks permission for the following:

- Demolition of church hall in Birkbeck Road
- Reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together
- 3 Houses in Ravenscroft Road
- Terrace of 4 dwellings fronting Birkbeck Road

Location

The application site (St Michaels and All Angels Church land) fronts both Birkbeck Road and Ravenscroft Road.

Comments from Local Residents

The comments received during the consultation period are summarised as follows:

- full glazing will reflect into front living areas of the houses opposite
- current hall sits on boundary line with 128. This will leave property unsecured
- forward of building line
- concern about building works
- object to appearance of the buildings out of character
- overdevelopment
- lack of parking
- increase in services and uses at church
- current parking locally difficult (especially with services)
- road Safety
- concern in respect of the submitted parking survey
- loss of Green space
- impact on house
- loss of sunlight
- strain on local resources

The West Beckenham Residents Association state as follows:

We support our members objections to the scale of the proposed housing development on Ravenscroft Road. We consider the proposed development of three x four bedroom houses to be over development of this small plot of land.

The development would be barely 1 metre away from neighbouring properties. The impact of the development and increased use of the church premises, (the latter which we support) will impact significantly on traffic congestion and parking issues on this road. In our view the development should be restricted to two houses and the land freed up should be used to increase parking facilities for the church.

Comments from Consultees

From a highway point of view the 6 spaces in Birkbeck Road appears satisfactory. In Ravenscroft Road there is concern for the number of spaces provided. However, updated car parking survey (from that submitted) is being undertaken and will be reported verbally at the committee.

The police advise that they would seek to have the agreed 'Secure by Design' condition attached to any permissions that may be granted in connection with this application and that the wording is such that the development will achieve certification - not merely seeking to achieve accreditation. By the inclusion of such measures this development will satisfy the needs of local policy H7 (vii) and BE (vii) as well as demonstrating how such measures will be incorporated to minimise crime as contained in DCLG circular 01/2006 paragraph 87.

From a Drainage point of view this site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water.

Standard Condition D06 and D02 should be added on any approval to this application.

There are no from a pollution point of view.

No significant trees would be affected by the proposal.

There are no policy objections to the loss of the Church Hall as improved community facilities are submitted as part of the application.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T15 Traffic management
- T18 Road Safety
- C1 Community Facilities

In strategic terms the most relevant London Plan 2011 policies are:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice
- 6.3 Assessing Effects of Development on Transport Capacity
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture

London Plan Housing Supplementary Planning Guidance

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

Planning History

There is no recent relevant planning history.

Conclusions

In this case, main issues appear to include the effect of the proposal on the character and appearance of the area, the effect of the proposal on the living conditions of neighbouring residents in terms of visual intrusiveness and loss of privacy, the intensity of use, the impact on the parking in the area and the community facilities.

Central Government Advice Planning Policy regarding Housing, seeks more efficient use of land but at the same time not comprising the quality of the environment. This application needs to be assessed in the light of this guidance and appears to be the nub of whether the development is acceptable at this site.

On this basis, consideration must be made as to whether proposals are acceptable at this site and whether the development fits within its environment. Furthermore, an assessment needs to be made as to whether the development would protect the amenities of the adjacent properties.

As stated above the application appears to be in separate parts:

- Demolition of church hall in Birkbeck Road (loss of the Community use)
- Reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together
- 3 Houses in Ravenscroft Road
- Terrace of 4 dwellings fronting Birkbeck Road

In terms of the changes to the frontage of the church, these seem to be reasonable from an elevational prospective. However, Members will need to take into account that activities of the church will all be in Ravenscroft Road.

In terms of the proposed houses in Birkbeck Road and their impact on the street scene, the plans indicate that the proposal would be slightly higher than its neighbour at 128 but some distance from the vicarage. A metre side space is provided at both ends of this development. The garden areas are relatively short but confined by the rear of the remaining church building. There are windows to the side but there could be obscure glazed. There is concern for the boundary detail. However, could also be conditioned that details are to be submitted, although the ownership of the boundary is a private legal matter.

In terms of the proposed houses in Ravenscroft Road and their impact on the street scene, the plans indicate that the proposal would be of a similar height as its neighbour at 115 at the boundary but would higher in the middle of the site. The garden depths will be similar to that at 115. A metre side is provided. It is clear that there will be an impact on the adjacent properties as a result of this proposal and a judgement needs to be made about the whether the impact is unduly harmful.

In terms of the impact on neighbouring residents of the new units the relationship appears reasonable.

Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

With reference to the loss of community use, (Church Hall) the application provides changes to the existing church to provide a community hall area to the front of the building.

In relation to the density of the development the at Ravenscroft Road is approximately 48 units per hectare and 63 in Birkbeck Road

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03082, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first or second floor flank units hereby permitted, without the prior approval in writing of the Local Planning Authority.
ACI17R I17 reason (1 insert) BE1
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 5 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 6 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 7 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B or C of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.
ACI03R Reason I03
- 9 Details of the northern flank elevation to the units fronting Ravenscroft Road be submitted to and approved by the Local Planning Authority before the development hereby permitted is for commenced and carried out in accordance with the approved details.
ACI17R I17 reason (1 insert) BE1

INFORMATIVE(S)

- 1 You should seek the advice of the Trees and Woodland Team at the Civic Centre on 020 8313 4471 or e-mail: trees@bromley.gov.uk regarding removal and replacement of the street tree affected by the access.

2 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding any of the following matters:-

- the agreement under S.38 of the Highways Act 1980 concerning the estate road (Highways Planning Section)
- the alignment and levels of the highway improvement line (Highways Planning Section)
- general drainage matters (020 8313 4547, John Peck)
- the provision of on-site surface water storage facilities (020 8313 4547, John Peck)
- the provision for on-site storage and collection of refuse (020 8313 4557 or e-mail csc@bromley.gov.uk)

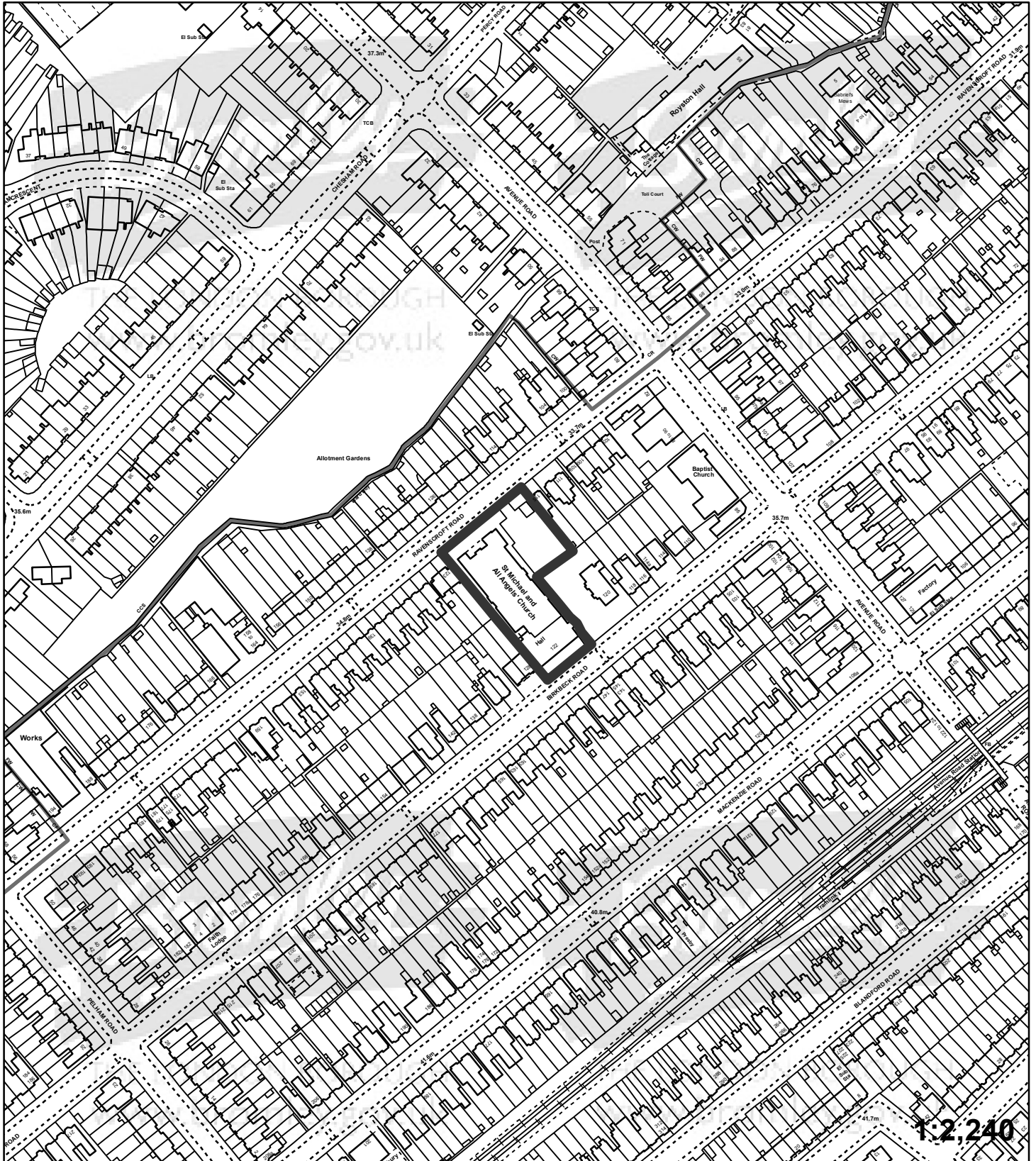
3 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- o A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
- o Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- o Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

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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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