

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

Application No : 13/03498/FULL1

Ward:
Bromley Town

Address : 67 Ravensbourne Road Bromley BR1
1HW

OS Grid Ref: E: 540121 N: 168861

Applicant : Mrs Wendy Chow

Objections : NO

Description of Development:

Conversion of single dwelling house to provide 3 self contained flats involving the erection of a 2 storey rear extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
Local Cycle Network
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
River Centre Line

Proposal

- The proposal seeks permission for a 2 storey rear extension and the conversion of the existing single dwellinghouse to provide 3 self-contained flats.
- The proposed rear extension will project in depth by 3.5 metres to match the rear elevation of the rearward most part of the host dwellinghouse. This will effectively replace an existing timber structure at lower ground level and balcony area at ground floor level.
- Each new unit created will have 2 bedrooms, and each will have separate access.
- One parking space is available to the front of the site, and two are available to the rear via an existing access track that the applicant has right of way across.

Location

The application site is located on the south-western side of Ravensbourne Road, close to Bromley Town Centre and hosts a semi-detached dwellinghouse with two storeys to the front and three to the rear and with an existing rear dormer extension that was carried out through 'permitted development' tolerances under building regulations. The area comprises of residential dwellings, a number of which have been converted into self-contained units.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

The site is located within a high PTAL area and lies inside the inner area of the Bromley Town Centre Controlled Parking Zone (CPZ) where there is limited parking available. No objection to the alterations. However in order to reduce pressure on the existing parking demand in the area, future residents of the development should not be eligible to apply for parking permits.

The site is located within Flood Zones 1 and 2, the low and medium risk zones respectively, with the proposed works being located within Zone 1. Under the NPPF, a Flood Risk Assessment is not required. The Environment Agency (EA) raised no objection, but suggested that as the River Ravensbourne is culverted within 14 metres of the proposed works, any works in, over, under or within eight metres of this culvert will require consent from the EA.

No comment from Drainage.

Planning Considerations

BE1 Design of New Development
H11 Residential Conversions
H7 Housing Density and Design
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1

Supplementary Planning Guidance 2

The National Planning Policy Framework 2012 is relevant to any proposal at this location.

The London Plan is also of relevance to any application.

Planning History

A certificate for a loft conversion involving a hip-to-gable alteration and erection of a rear dormer was granted under ref. 13/02305.

Conclusions

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

The two storey rear extension element of the proposal will effectively replace an existing timber-framed structure. Members may consider that it is unlikely to have any impact upon the street scene as all the works will be to the rear of the host dwellinghouse. The neighbouring property has had similar extension works done however they are to third floor level so are higher than the proposal at Number 67.

Policy H11 of the Unitary Development Plan (UDP) allows for residential conversions if 4 criteria are satisfied, including criterion (ii), which requires a satisfactory living environment for the intended occupiers; and criterion (iv), which states that conversion should not lead to a shortage of "medium or small-sized family dwellings" in the area. Policy BE1 sets out 9 separate criteria which should be satisfied by all new development proposals, of which it was considered that criterion (v), concerning the protection of residential amenity, the most relevant in this case.

Whilst it is considered important to retain a mix of house types appropriate to the borough's household structure within in area, it is considered that the proposal would not diminish the supply of family dwellings in the area, and in fact with the property being very close to Bromley Town Centre, this is an ideal location for smaller car-free units that can take advantage of the close proximity of the site to various bus routes and the nearby mainline train stations of Bromley North and Bromley South.

On the balance of probability, it may be considered that 3 units might normally be expected to generate more demand for car parking than 1, and it can be seen that parking conditions in Ravensbourne Road are already very congested, there are parking controls in the area with either pay and display spaces or permit only spaces along the road, and advice from the Council highways engineer was that future residents should be prevented from applying for parking permits, which can be controlled by planning condition.

Turning to residential amenity, it can be seen that the proposal would meet the internal floor space standards. There is an area of outdoor amenity to the rear of the building, and nearby public amenity spaces that are available for outdoor recreation.

On balance Members may consider that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, and as such the proposed extension and conversion of the host building is acceptable and worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02305 and 13/03498, 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 ACH33 Car Free Housing
 ACH33R Reason H33
- 4 ACI13 No windows (2 inserts) flank extension
 ACI13R I13 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In order to accord with the terms of the planning permission hereby granted, to protect the residential amenity of nearby residents and to comply with Policies BE1 and H11 of the Unitary Development Plan.

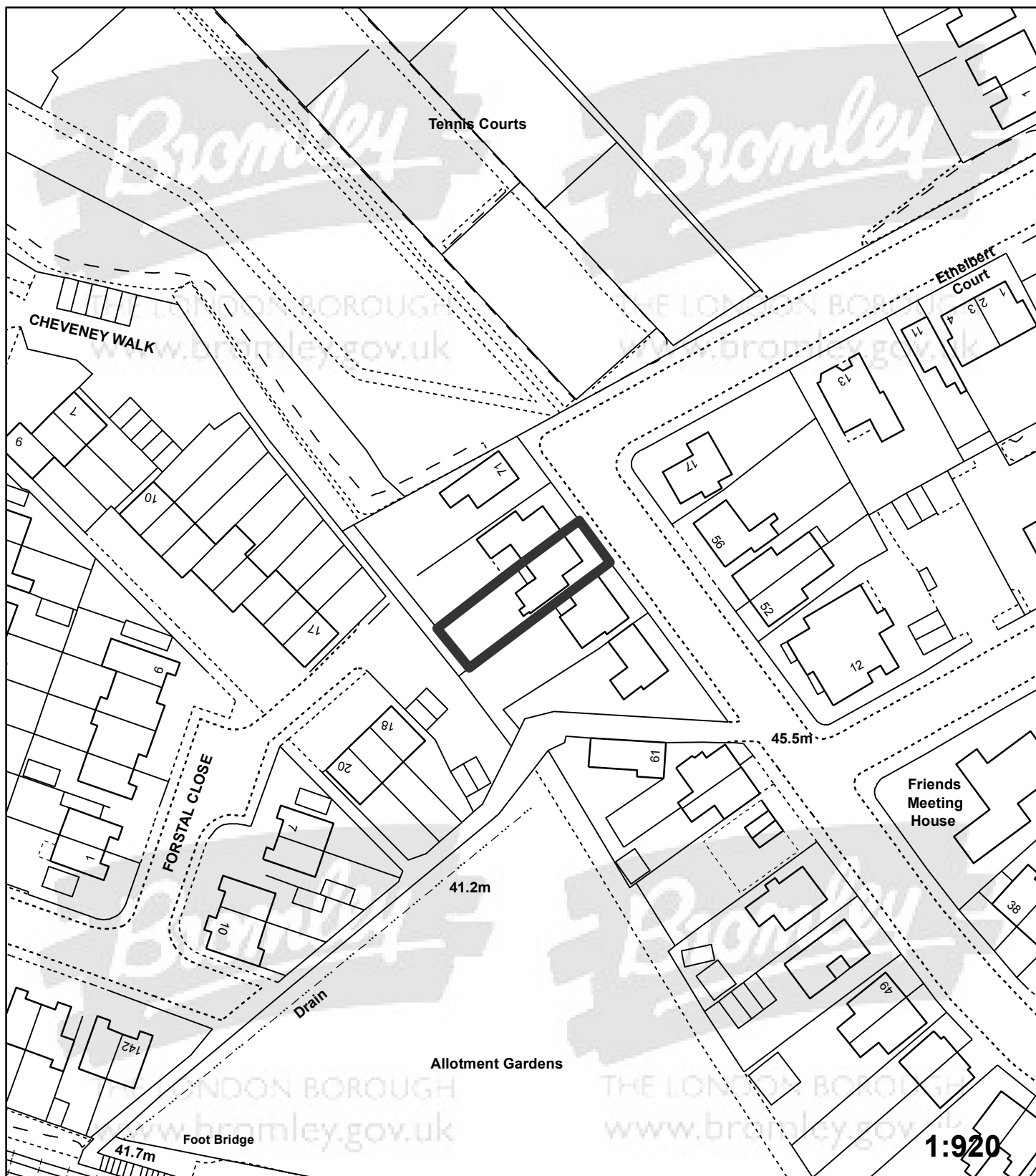
INFORMATIVE(S)

- 1 Please be aware that the River Ravensbourne is culverted within 14 metres of the proposed works. It is a designated 'main river' and under the jurisdiction of the Environment Agency for its land drainage functions as stated within the Water Resources Act 1991 and associated byelaws. Any works in, over, under or within eight metres of this culvert will require consent from ourselves. This is in addition to any planning permission. We would encourage the applicant to ensure that their works are outside the eight metre byelaw. If they do encroach they should contact the Partnerships and Strategic Overview team at PSO.SELondon&NKent@environment-agency.gov.uk to apply for consent.

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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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