

Application No : 14/00045/FULL1

Ward:
Copers Cope

Address : South Park Court Park Road
Beckenham BR3 1PH

OS Grid Ref: E: 537441 N: 170043

Applicant : Mr V and Mrs V Patel

Objections : YES

Description of Development:

Conversion of basement boiler house to form additional bedroom for flat 10 and enlargement of existing lightwell

Key designations:

Conservation Area: Southend Road
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

It is proposed to convert a redundant boiler house located in the basement below Flat 10 into an additional bedroom for the flat. The boiler house is currently accessed via an external staircase and lightwell and the proposed bedroom will be accessed via an internal staircase. It is proposed to enlarge the lightwell and then reinstate the external staircase which would provide a secondary means of fire escape. A terrace formed in the altered lightwell will be landscaped with ground cover planting.

Location

South Park Court is prominently located at the junction of Park Road and Southend Road, within the Southend Road Conservation Area. South Park Court is a 4 storey large mansion block containing 32 flats, constructed around 1930 of brown brick and standing in landscaped grounds. Grade II listed buildings exist to the south and to the northeast. The principal garden areas to South Park Court front Park Road and Southend Road, with parking and utility areas sited away from the public realm on the western side of the building

Comments from local residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o overdevelopment / cramped form of development
- o risk of structural damage / weakening of existing building
- o increased risk of flooding and damp
- o proposal restricts fire escape routes from flats above
- o scheme is poorly designed and materials do not match existing building materials
- o bedroom will be overlooked with inadequate privacy
- o scheme would provide poor standard of accommodation
- o loss of amenity space
- o out of character with host building
- o harm to character and appearance of Conservation Area
- o precedent for further excavations to extend other flats
- o increased noise and disturbance
- o increased service charges for existing residents
- o increased demand for on-site and off-site car parking
- o increased security risk during construction works.

Consultations

The Council's Housing Surveyor has commented that there would be poor outlook from the window of the third bedroom that will be created as a result of the proposal.

Planning Considerations

Planning History

Planning permission was refused in February 2012 for the extension and conversion of the garage block to 2 flats (ref: 12/03449). It was considered that the proposal would represent a cramped overdevelopment, detrimental to the character and appearance of the Conservation Area. Furthermore, it was considered that there would be harm to the residential amenities of the occupiers of South Park Court and the unacceptable loss of on-site car parking and side space. A subsequent appeal was later dismissed.

Planning permission was refused in December 2013 for a similar, revised proposal on the same grounds and an appeal is currently in progress (ref. 13/04437).

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

BE1 Design of New Development
BE11 Development in Conservation Areas

H8 Residential Extensions

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance
Supplementary Planning Guidance (SPG) Southend Road

Conclusions

The main issues to be considered in this case are the acceptability of the resulting residential accommodation and the impact of the proposal on the character and appearance of the Southend Road Conservation Area and on the residential amenities of the occupants of nearby dwellings.

There would be poor outlook from the window of the proposed accommodation. However, the window serves a bedroom rather than a primary living area and it can be considered to provide an acceptable standard of residential accommodation.

The enlarged lightwell will not be visible from the public realm and there will be no harm to the character and appearance of the Southend Road Conservation Area. The proposal is not considered to result in undue harm to the residential amenities of the occupants of other flats within the block or other nearby properties.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/00045, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials
ACC04R	Reason C04