

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

Application No : 14/01391/FULL1

Ward:
Bickley

Address : 246 Southlands Road Bromley BR1 2EQ

OS Grid Ref: E: 542256 N: 168347

Applicant : Regalia Homes Ltd

Objections : YES

Description of Development:

Erection of a two storey with lower ground floor side extension to provide 3 x 2 bedroom flats with refuse storage and parking.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Planning permission is sought for the erection of a two storey (with lower ground floor) side extension to provide 3 x 2 bedroom flats with refuse storage and parking.

Location

The application site is on the southern side of Southlands Road and is occupied by a 3-4 storey detached building divided into flats with a large side space to the western boundary. The site is neither listed nor within a conservation area.

Comments from Local Residents

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

- will be extremely disruptive and cause unnecessary noise and dust to the surrounding area;
- adding extensions solely for rental purposes means that consideration for the property is not going to be put first;
- proposal appears to close to adjoining property (#244);
- will make adjoining property claustrophobic (#244);

- will increase the number of units in the part of Southlands Road which is already too congested and scarce in parking;
- will block the views of properties opposite;
- a danger of creating a precedent when intruding into garden space;
- proposal is preferable to knocking down the whole adjoining building; and
- extension appears to have been designed to fit in with the existing building and to preserve the character of Southlands Road in that location.

Comments from Consultees

Thames Water: No objection.

Highways: No objection subject to conditions.

Drainage: No objection subject to standard condition.

Planning Considerations

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

BE1 Design of New Development
 H7 Housing Density and Design
 H9 Side Space
 T3 Parking
 T18 Highway Safety
 ER13 Foul and Surface Water Discharges from Development

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
 Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

No relevant planning history.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the streetscene, the standard of accommodation that it would provide for future occupiers, the impact on the amenities of the occupants of surrounding residential properties and the impact of the proposal in terms of parking and highway safety.

With regard to the design of the proposal and its impact on the character of the area, Members may consider that the extension is satisfactorily stepped down from

the main building with a hipped end which gives it a subservient appearance. In addition, a separation of approximately 1.5m is maintained to the western side boundary complying with relevant side space policy (H9 of the UDP). Furthermore, the extension is proposed to be constructed in materials to match existing which Members may also consider acceptable. To ensure the character and amenity of the surrounding area is maintained, a condition requiring the submission and approval of a suitable landscaping plan is recommended.

The proposed dwellings would meet the London Plan minimum space standards, are dual aspect and will have a sufficiently sized rear garden providing outdoor amenity space. Members may therefore consider that the proposed dwellings would provide an acceptable standard of accommodation for future occupiers.

The rear building line has been reduced in depth so as to no longer project such as to harm the neighbouring amenity of the existing flats on the site by way of sense of enclosure, dominance or loss of outlook. With regard to the neighbouring properties to the north and south, they are sufficiently separated so as not to be unduly harmed by way of unacceptable loss of outlook, increased sense of dominance or enclosure. Whilst an objection has been received on the grounds of loss of view, planning regulations do not protect views or give a right to a view and therefore this cannot be taken into consideration. With regard to the adjoining property to the west (#244), the proposal's front and rear building lines are approximately in line with those of that adjoining property. Furthermore, the closest adjacent window (in the front elevation) of the #244 is sufficiently separated so as to comply with the 45 degree BRE guidelines and will therefore not suffer any undue harm by way of loss of light, increased sense of enclosure or dominance. It is also noted that a separation to the side boundary of approximately 1.5m will be maintained. Overall, Members may consider that the proposal will not unduly impact on the amenities of the occupants of surrounding residential properties.

Council's Highway Planning Division, subsequent to the applicant providing tracking/swept path information, is now satisfied with the proposal subject to standard conditions and Members may therefore consider the application acceptable with regarding to parking and highways matters.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable in that it would not impact detrimentally on the character of the area or the streetscene, it would provide a suitable standard of accommodation for future occupiers, it would not result in a significant loss of amenity to local residents and it would not have a harmful impact in terms of parking and highway safety.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01391, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 13.06.2014

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 ACK01 Compliance with submitted plan
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.
- 4 ACC07 Materials as set out in application
ACC07R Reason C07
- 5 ACI17 No additional windows (2 inserts) eastern and western flank development
ACI17R I17 reason (1 insert) BE1
- 6 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 9 ACH19 Refuse storage - implementation
ACH19R Reason H19
- 10 ACH22 Bicycle Parking
ACH22R Reason H22
- 11 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 12 ACH29 Construction Management Plan
ACH29R Reason H29
- 13 ACH32 Highway Drainage
ADH32R Reason H32
- 14 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

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.

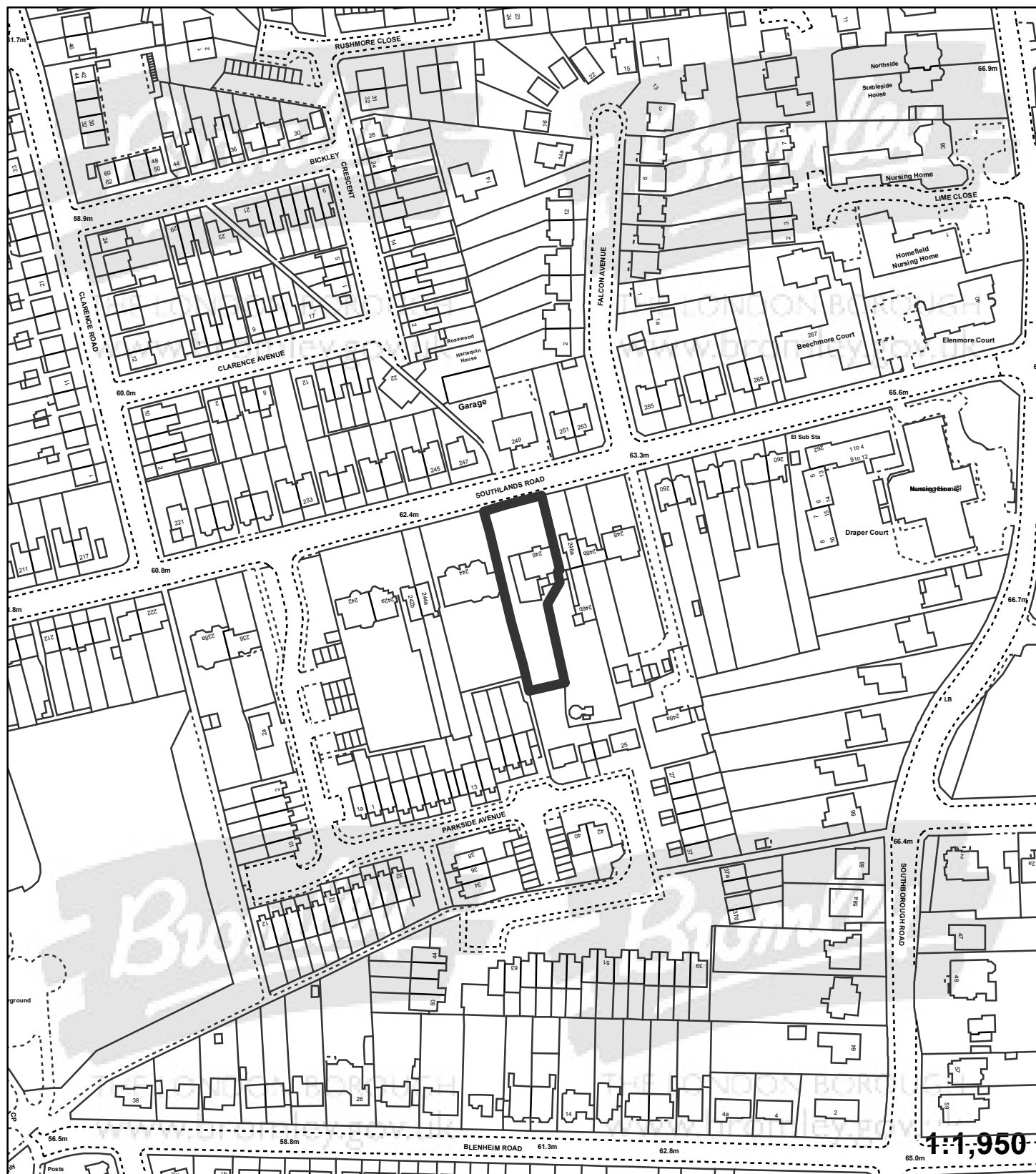
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 2 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 groundwater. 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 0845 850 2777.

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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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