

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

Application No : 14/00658/FULL1

Ward:
**Bromley Common And
Keston**

Address : County Garage 3 Commonside Keston
BR2 6BP

OS Grid Ref: E: 541271 N: 164544

Applicant : Mr Pat Sullivan

Objections : YES

Description of Development:

Demolition of existing detached garage / store and new roof over existing outbuilding with extension to provide a new workshop.

Proposal

It is proposed to demolish the existing detached garage and store. A new roof will be provided over the existing outbuilding which will be extended to form an L shaped building which will accommodate a new workshop and vehicle preparation area. The proposed workshop is related to the existing lawful use of the site.

Comments from Local Residents

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

- development will be in close proximity to 1 Windmill Drive
- loss of light and outlook at No. 1 Windmill Drive
- building will direct noise from Greyhound Pub smoking area into garden of No. 1 Windmill Drive
- similar proposal was previously unsuccessful
- increased pollution
- increased traffic and parking
- increased noise and disturbance
- loss of view of village green from No. 6 Windmill Drive
- excessive height / overbearing visual impact.

Comments from Consultees

The proposal is considered acceptable from a heritage point of view.

The application was not inspected by the Advisory Panel for Conservation Areas.

Planning Considerations

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

BE1 Design of New Development
BE8 Statutory Listed Buildings
BE11 Conservation Areas

Planning History

Planning permission was granted under application ref. 01/00159 for a first floor office extension to showroom and single storey building for vehicle servicing, MOT testing and car wash/valeting uses. The permission was not implemented and has now lapsed.

Conclusions

The site lies adjacent to the Metropolitan Green Belt and a Site of Interest for Nature Conservation but there will be no significant impacts on either of these designated areas. The main issues relating to the application are the effect that it would have on the character and appearance of the Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The impact on the setting of the adjacent statutory listed Nos. 1 and 2 Commonsides is also a consideration.

The addition of a pitched roof to the existing building is considered to enhance the character and appearance of the Conservation Area, subject to appropriate materials.

The pitched roof to the existing outbuilding will have a ridge height of 4.6m and this will result in a degree of impact on the residential amenities of the occupants of No. 1 Windmill Drive in terms of visual impact and overshadowing. However, it is considered that the hipped design and height of the roof is such that this impact will not be unduly harmful to the residential amenities of the occupants of No. 1 Windmill Drive.

The workshop extension will have a ridge height of 5.35m and in view of its location it is considered that there will be no undue harm to the residential amenities of the occupants of adjacent residential properties.

The applicant has submitted details of the previously approved scheme (ref. 01/00159) at page 18 of the Design and Access Statement. This scheme is similar in scale and design to the currently proposed scheme and was previously considered acceptable. This is a material planning consideration.

The proposal will be likely to result in an increase in noise and disturbance relating to the workshop use. It should be noted that the workshop is related to the existing lawful use of the site and that the noise will be contained within the building and will occur during normal working hours. It is not considered that the workshop will

result in undue harm to the occupants of nearby residential dwellings by reason of increased noise and disturbance.

It is considered that there will be no undue harm to the setting of the statutory listed Nos. 1 and 2 Commonsides by reason of the siting and design of the extensions.

Having had regard to the above it was considered 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 and appearance of the Conservation Area. Furthermore, it is not considered to result in harm to the setting of the adjacent statutory listed building.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

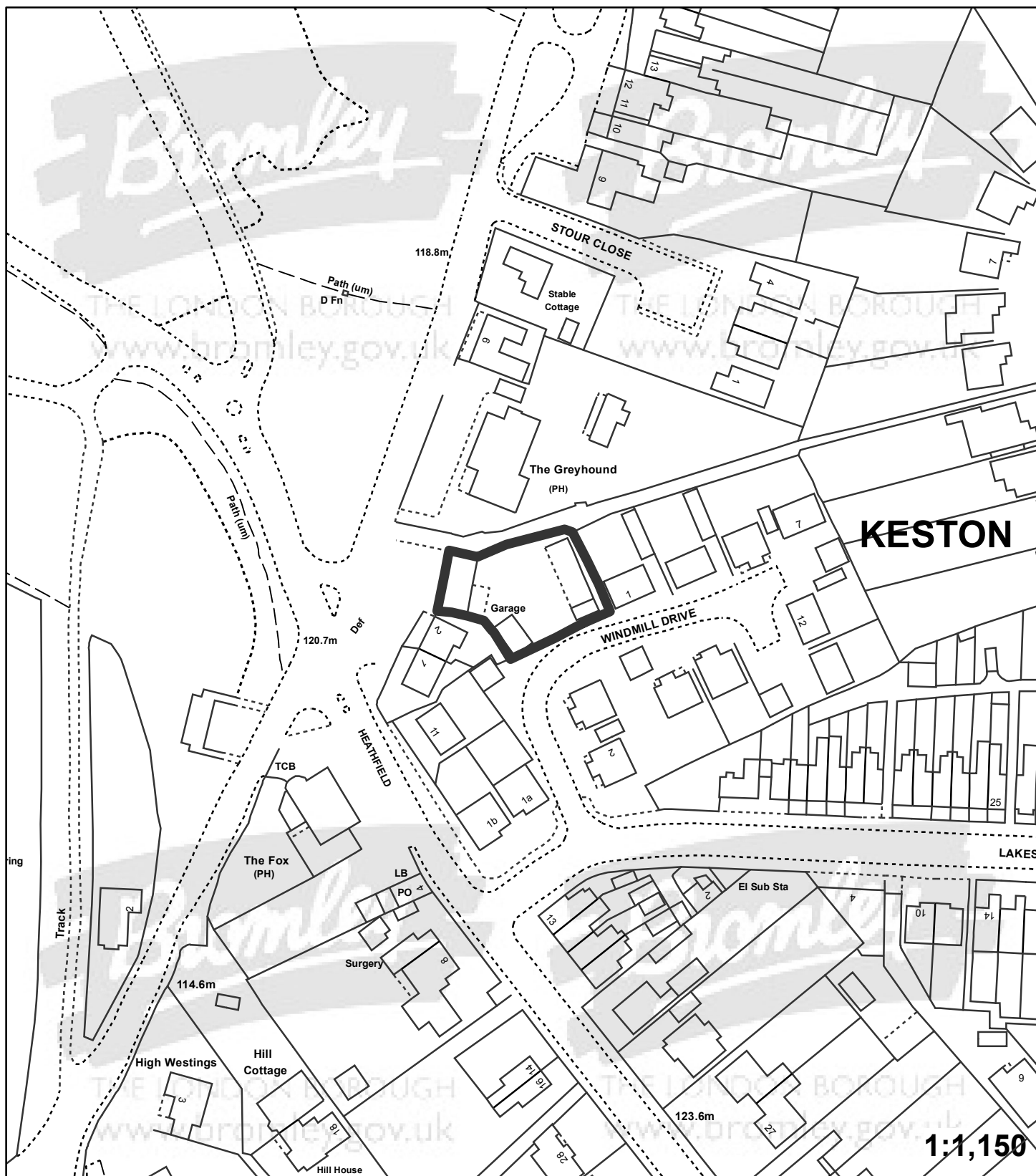
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACK01 Compliance with submitted plan

Reason: In the interest of the visual amenities of the area and in order to comply with Policy BE1 of the Unitary Development Plan.

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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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