

Application No : 14/00731/FULL1

Ward:
West Wickham

Address : 42 High Street West Wickham BR4 0NJ

OS Grid Ref: E: 538142 N: 165991

Applicant : Forbes Dean Associates ETAL

Objections : YES

Description of Development:

Single storey, rear extension to Nos 44 and 46 High Street and adjoining 3 storey block to rear comprising 4 one bedroom and 2 two bedroom flats.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
Open Space Deficiency
Primary Shopping Frontage
Stat Routes

Proposal

It is proposed to demolish all outbuildings and to clear the rear of 42-46 High Street and erect a three storey block comprising 4 one bedroom and 2 two bedroom flats adjacent to an existing three storey office block. There will be a central pedestrian access serving the new building and three existing residential units above the existing shops fronting the High Street. A separate access alongside the existing office building will be used for servicing the retail units which will be extended at ground floor level. The existing residential units above the shops will be largely unaffected and will be accessed via a first floor pedestrian bridge onto a communal concourse.

The application is accompanied by a Parking Assessment.

Location

The site is located to the rear of shops and flats fronting 42-46 High Street, West Wickham. This site is adjacent to an existing office building to the rear of 38-40 High Street which has been granted planning permission for conversion to residential use. The site is accessed via a rear service road which adjoins a Local Authority/Sainsbury's Car Park to the north.

Comments from Local Residents

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

- overdevelopment
- out of character
- service road is already congested
- service road not equipped to accommodate the proposed volume of development
- access to other properties via service road will be impaired / inconsiderate parking will affect servicing of shops
- maintenance and upkeep of service road has not been discussed with its owners
- Japanese Knotweed in access road
- increased litter
- inadequate parking / increased demand for parking
- refuse collection problems
- loss of light, loss of outlook, visual impact and loss of privacy and at Global House (office block to rear of 38-40 High Street)
- building will abut Global House which will prevent maintenance for e.g. damp problems
- increased security risk for banks, jewellers, etc. fronting High Street.

The above includes comments received from the West Wickham Residents' Association.

Comments from Consultees

There are no objections from the Metropolitan Police Crime Prevention Design Advisor.

The Council's in-house drainage consultant has no objections to the proposal.

Thames Water have no objections to the proposal.

There are no objections in terms of Environmental Health.

There are no objections in terms of highways, subject to conditions.

Any further responses to consultations will be reported verbally at the meeting.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

UDP

- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space

- T1 Transport Demand
- T3 Parking
- T7 Cyclists
- T18 Road Safety
- BE1 Design of New Development

London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 8.2 Planning Obligations.

Planning permission was granted in February 2014 for the change of use from class B1A (office) to use class C3 (residential) to create a 2 one bedroom flats and 3 one bedroom flats at Global House, the adjacent three storey block to the rear of 38-40 High Street (ref. 13/04032).

Conclusions

The main issues to be considered in this case are the impact of the proposal on the character of the area and the impact on the residential amenities of the occupants of nearby residential dwellings.

The rear of this shopping/commercial parade is typical of such sites and does not make a positive contribution in character terms. The building has been designed to be lower in height than the adjacent Global House (rear of 38-40 High Street), which is considered the set a precedent for a three storey building in this location. The building will have a tidier appearance from the public realm than the existing development on the site and can be considered acceptable in terms of the character of the area.

The proposal will conflict with Policy H9 of the UDP in that it will abut Global House and first and second floor level and no side space will be provided. However, the application should be considered in the context of the adjacent Global House which provides no side space to the boundary and which was developed as a commercial building for which side space policy would not have been applicable. It should also be considered in the context of its location to the rear of a commercial/shopping parade with an untidy appearance typical of such locations. It may therefore be considered that the requirement to provide side space in order to prevent a terracing effect is not relevant in view of the location of the proposed development.

Planning permission has been granted for the residential conversion of Global House, including the infilling and glazing of an inset on the western elevation at first and second floor level. The proposed development will result in a visual impact and loss of outlook affecting two living rooms within the Global House development. Members should carefully consider whether there will be undue harm to the living conditions of the occupants of the affected dwellings within Global House, having regard to the fact that the Global House conversion has not yet taken place and any future occupants of these dwellings will be aware of the standard of the living conditions prior to occupation. On balance it may be considered that the scheme will not result in undue harm in residential amenity terms and the proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/00731, excluding exempt information.

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'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |
| 5 | ACD06 | Sustainable drainage system (SuDS) |
| | AED06R | Reason D06 |
| 6 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 7 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 8 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |
| 9 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 10 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |

INFORMATIVE(S)

- 1 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may

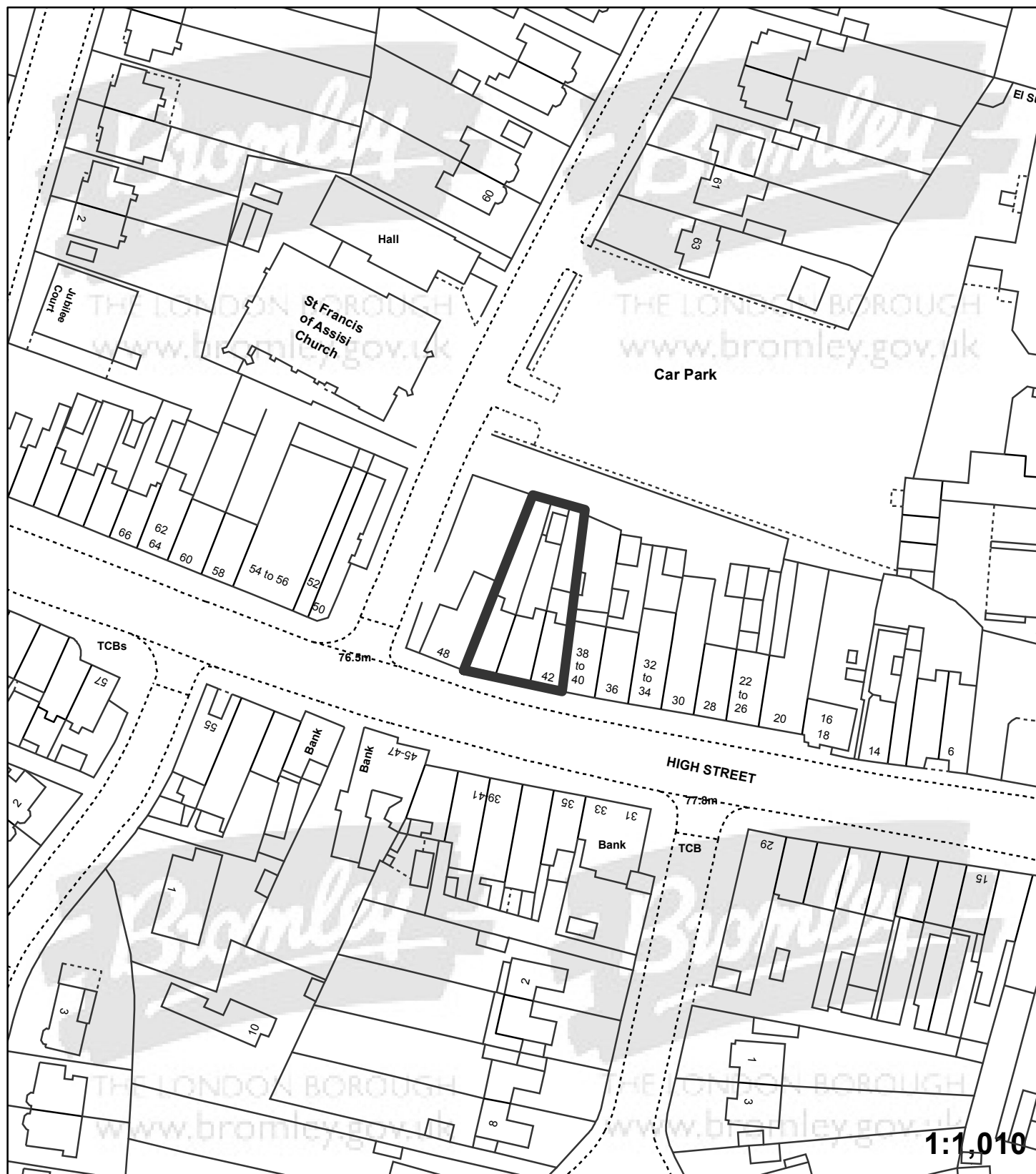
be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. 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.
- 3 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 4 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed an appropriate remediation scheme submitted to the Local Authority in writing.

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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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