

Application No : 14/01394/FULL1

Ward:
Penge And Cator

Address : Kent House Tavern Thesiger Road
Penge London SE20 7NQ

OS Grid Ref: E: 536005 N: 170423

Applicant : Mr A Ghufar

Objections : YES

Description of Development:

Dormer windows to Thesiger Road and Somerville Road elevations and internal alterations to provide 8 one bedroom flats at first floor level and within the roofspace.

Key designations:

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

Proposal

The application proposes first floor alterations and the creation of accommodation within the roof space to include the introduction of dormer windows to the Thesiger Road, Somerville Road and inward facing elevations and a flat roof extension at second floor level. 8 one bedroom flats and a retail unit will be provided at ground floor level (planning permission is not required for this ground floor change of use).

The applicant has submitted a Parking Assessment in response to comments received from the Council's Highways Engineer.

Location

The site is located at the fork of Thesiger and Somerville in Penge and is occupied by a public house which has been vacant since January 2013. The property is a two storey building of masonry construction. It has a clay tiled roof to the main building with flat roof sections to the rear. The property has a garage/storage area and a garden to the left hand elevation of Thesiger Road.

Comments from Local Residents

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

- overdevelopment / excessive residential density / surrounding area is already overdeveloped

- harm to character of existing building
- substandard accommodation
- inadequate sized flats / inadequate amenity space
- increased traffic / traffic already excessive
- inadequate car parking / increased demand for on-street car parking
- blocking of driveways occurs frequently / servicing of shop will cause traffic problems
- detrimental impact on highway and pedestrian safety
- loss of a valuable community asset
- no pubs remain in surrounding area
- pub closed due to poor management and could be turned around if better managed
- well run pub would be desirable / there have been expressions of interest in running the pub / it has not been sufficiently demonstrated that pub use is redundant / pubs promote social cohesion and support community groups / there is an alternative proposal for a social, recreational and cultural facility
- unclear what type of retail space is proposed and how it would operate / vacant retail units in surrounding area / difficult to establish a retail business in this area / supermarket would affect nearby shops / adequate supermarket and convenience store provision in the area
- residential use on upper floors will compromise commercial viability of ground floor unit
- increased crime and anti-social behaviour
- increased noise and disturbance
- increased litter
- inadequate cycle parking
- inadequate refuse storage provision
- increased pollution
- overlooking of No. 212 Kent House Road / mutual overlooking from proposed flats
- increased pressure on local infrastructure and services
- larger or family sized units should be provided / demographic changes have occurred in area
- tenure of flats is not clear
- flats will generate more revenue for Bromley Council
- inadequate publicity and consultation on application.

Comments from Consultees

There are no objections to the proposal in terms of highways.

Any further responses to consultations, including Environmental Health (Housing) comments will be reported verbally at the meeting.

Planning Considerations

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

UDP

- H8 Residential Extensions
- 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.

Conclusions

The proposal is considered acceptable in terms of the highways impact and there are no policy grounds upon which to protect the existing public house use. 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 the development and of nearby residential dwellings.

The main issue arising from the proposal in character terms is the impact of the introduction of dormer windows onto the Thesiger Road and Kent House Road elevations. It is considered that these windows will not result in undue harm to the character of the area and the proposal is therefore considered acceptable in this regard.

The proposed layout of the residential units and the arrangement of the existing first floor windows and the proposed second floor windows will result in significant mutual overlooking affecting Flats nos. 3, 4, 7 and 8. The affected windows are inward facing over a flat roof to the rear and serve the lounge/kitchen rooms to all four flats and a bathroom and bedroom to flats 4 and 8. The overlooking concerns could be satisfactorily addressed through an obscure glazing condition. The lounge/kitchen rooms are all served by other windows and the bathrooms would ordinarily be obscure glazed therefore it would appear appropriate for the bedrooms to remain clear glazed. This arrangement would ensure limited opportunities for overlooking of the nearest residential dwellings fronting Thesiger Road and Somerville Road.

The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/01394, 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 ACH22 Bicycle Parking
 ACH22R Reason H22
- 4 Before the development hereby permitted is first occupied details of obscure glazing and any openings to windows serving flats 3, 4, 7 and 8 shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details.

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

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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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