

SECTION '2' – Applications meriting special consideration

Application No : 14/02038/FULL1

Ward:
Hayes And Coney Hall

Address : Land Adjacent To 16A Lawrence Road
West Wickham

OS Grid Ref: E: 540310 N: 164851

Applicant : Mr Richard Mumford

Objections : YES

Description of Development:

Erection of detached double garage with associated access on to Lawrence Road

Key designations:

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

Proposal

Permission is sought for a detached double garage and associated vehicular access fronting Lawrence Road on land at rear of 117 Gates Green Road, West Wickham.

The garage will be 6.5m deep and 6.1m wide, with a dual pitched roof with eaves at a height of 2.4m and an overall height of 3.9m. the main entrance will be in the front elevation, with a pedestrian side door proposed in the side elevation.

Location

The application site is set on the southern edge of Lawrence Road and once formed part of the rear garden of no. 117 Gates Green Road, but has now been parcelled off into a separate plot.

Comments from Local Residents

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

- the development would set an unacceptable precedent
- the creation of a business use by renting out the garage
- the area does not need new garages
- the development established a building where there should not be one

- the building is likely to be used for residential purposes
- the garage could be used for business purposes
- the garages could be converted into a house in the future
- increased parking pressure arising from the loss of kerb space
- the application is an indirect attempt to build a dwelling on the site

Comments from Consultees

From a highways perspective initial comments from the Councils Highways Engineer requested that the proposed garages be set back by a further metre, in line with adjacent garages and in order to retain sufficient distance to the back edge of the footway. Revised plans were received on 7th July which showed the repositioned garage in line with this request. No objection is therefore raised, and the creation of a new vehicular crossover is considered acceptable.

The Councils Area Management Team note that the crossover should have a maximum width of 3.0m. Should consent be granted an informative ensuring that the Council is contacted in relation to the laying out of the crossover will be attached to the decision.

Planning Considerations

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

- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

The Councils adopted SPG guidance is also a consideration.

Planning History

Under ref. 06/04455, an application for a two bedroom single storey dwelling with 2 parking spaces was refused for the following reasons:

"The proposal represents an unsatisfactory subdivision of an existing plot resulting in a cramped overdevelopment of the site by reason of the size of the proposed dwelling and restrictive size of the plot, detrimental to the spatial standards of the area and thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

If permitted the development would be likely to set a pattern for similar undesirable new dwellings in the road causing harm to the established character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan".

A subsequent appeal against this decision was dismissed.

Under ref. 12/02665, an application for a detached 2 bedroom bungalow with accommodation in roof space and associated vehicular access with parking fronting Lawrence Road on land at rear of 117 Gates Green Road was also refused for the following reasons:

The proposal represents an unsatisfactory subdivision of an existing plot resulting in a cramped overdevelopment of the site by reason of the size of the proposed dwelling and restrictive size of the plot, detrimental to the spatial standards of the area and thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

If permitted the development would be likely to set a pattern for similar undesirable new dwellings in the road causing harm to the established character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposed dwelling, by reason of its unimaginative design and complex roof form, would result in a building of insufficient quality that would detract from the character and appearance of the Lawrence Road streetscene, contrary to Policy BE1 of the Unitary Development Plan.

The applicants submitted an appeal against this decision which was also dismissed.

The current application is for a double garage, and does not include provision of residential development.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

As can be seen from the above planning history, there have been two previous attempts for development at the site in the form of a residential dwelling. Both of these applications have been refused and the subsequent appeals dismissed. Members will be aware that each individual planning application must be determined on its own merits, and that the current application is clearly stated within the submission as being for private garaging.

In both previous cases concerns were raised by the Council that the development of this site would erode the spacious, open nature of the area, thereby detracting from its overall character. Members will note that the current application is for a detached double garage which would have an overall height of 3.9m, which would

be lower than previous proposals. It is also considered that the use of the building for private garaging and storage could be secured by way of a planning condition. This would allow the Council to control any future attempts to establish a residential use on this site.

Members will also note that no technical Highways objections have been raised, and the creation of a new vehicular crossover is acceptable in principle. Members will, however, need to have regard for the visual impact of the development in light of previous decisions and the views of two planning Inspectors.

On balance, and having had regard to the above it was considered that the siting, size and design of the proposed garages is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. Suitable planning conditions are suggested in order to ensure that the use of the garages remains appropriate, and does not allow any future attempts to use the site for residential purposes.

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

as amended by documents received on 07.07.2014

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 ACH05 Size of garage
ACH05R Reason H05
- 4 ACH32 Highway Drainage
ADH32R Reason H32
- 5 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 6 The development hereby permitted shall not be used for commercial purposes, and shall be used for private garaging only and for no other use without the prior approval of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring occupiers, the character of the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work

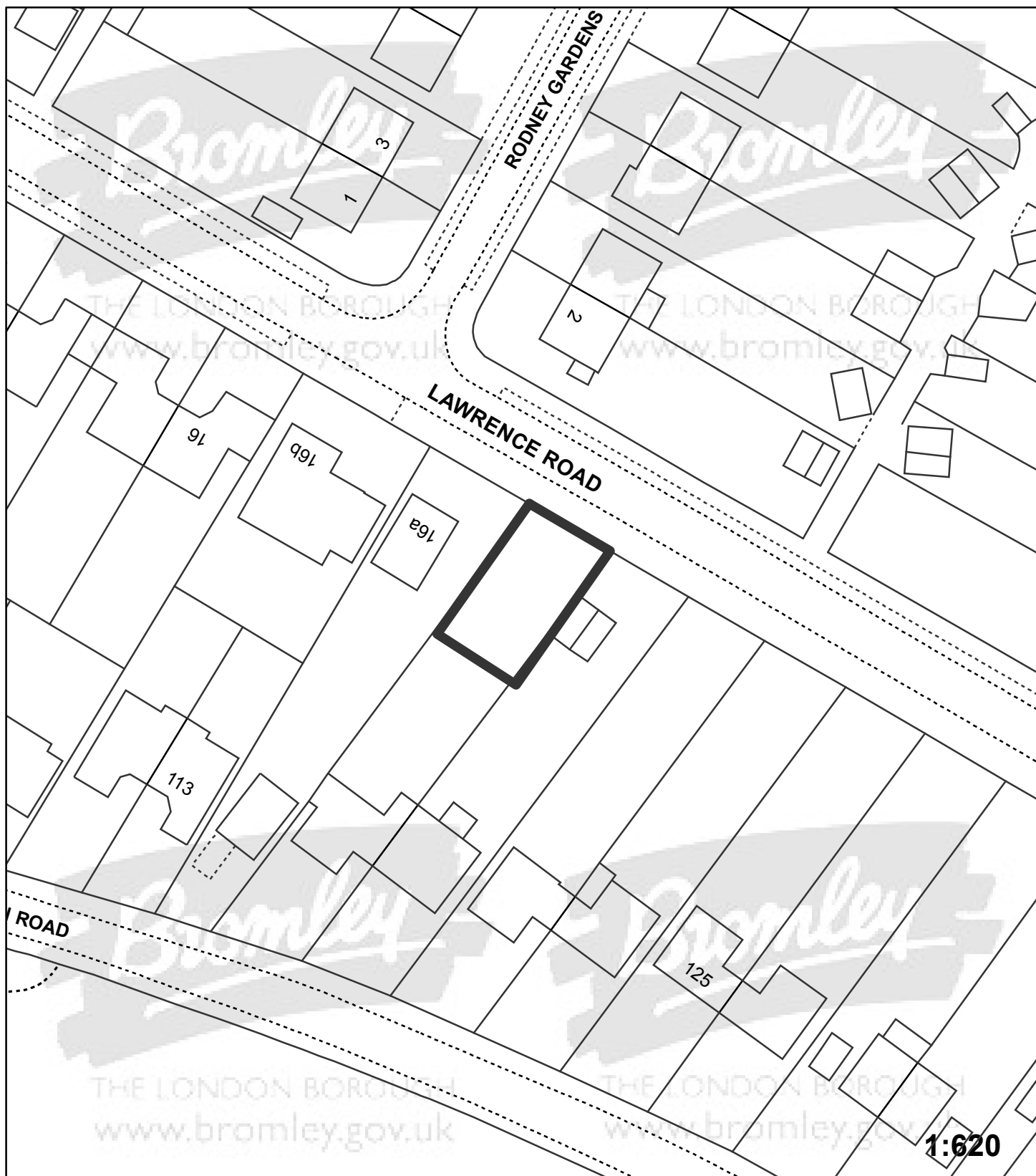
which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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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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