

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

Application No : 14/02988/FULL6

Ward:
Kelsey And Eden Park

Address : 5 Croydon Road Beckenham BR3 4AA

OS Grid Ref: E: 535882 N: 168215

Applicant : Mrs Joy Boyle

Objections : YES

Description of Development:

Formation of vehicular access and additional hard standing to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London Distributor Roads

Proposal

The application seeks permission for the formation of additional hardstanding to front and vehicular access for 5 Croydon Road, Beckenham. The additional hardstanding will be an area adjacent to no. 7 Croydon Road of approximately 3.5m in depth by 3.4m in depth when scaled from the submitted drawing. The materials to be used for the hardstanding will be shingle. The proposed vehicular access will be 3m in width extending to 4.8m at the point where the dropped kerb will be located.

Location

The application site is a two storey semi-detached residential property on the south-eastern side of Croydon Road, Beckenham. Croydon Road is classified as a London Distributor Road. The property is located close to the roundabout which leads to the Tesco store at Elmers End and to Chaffinch Business Park. There is also a bus stop adjacent to the proposed crossover.

Comments from Local Residents

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

- support for application as parking along this part of Croydon Road is appalling due to people parking for the nearby Elmers End Railway Station
- parking of vehicle "off street" will help relieve parking difficulties as outside application property is a bus stop so the applicants have to park outside neighbouring properties
- hardstanding existing so there will be little building work
- general support for application
- will mean safer access to and from property
- area of large hardstanding can accommodate 4 vehicles
- support for application as will be safer and easier for the residents at no5

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Engineers have raised no objection to the proposal. However, have highlighted a number of conditions and informatives, including that '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.'

The Council's Streetscene and Greenspace division have raised no objections with regards to the proposed vehicle crossover. However, it is noted that a triple utility cover is currently in front of the property where the proposed access is to be located. They advise that it is the applicant's requirement to pre-arrange, cost and pay for the required alterations to the services in the footway with the utility companies themselves.

Planning Considerations

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

BE1 Design of New Development
 T11 New Accesses
 T18 Road Safety

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

There is no relevant planning history at the property.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact upon highway safety.

The property is situated along the south-eastern side of Croydon Road, close to the roundabout which leads to the Tesco store at Elmers End and the Chaffinch business park. Croydon Road, Beckenham is classified as a local distributor road and therefore the formation of an access requires planning permission. Whilst the location close to the roundabout and bend on Croydon Road, and to a bus stop adjacent to the site are noted, comments received from the Council's Highways Engineers state that the proposed layout indicates an area to the front of the house which would allow a vehicle to leave in forward gear. Furthermore, they states that a London Borough of Bromley AutoCad technician has checked the swept path analysis shows that a vehicle can be driven in and out with few manoeuvres. As such there is not considered to be any highway safety concerns. Additionally, there does not appear to be any other vehicular access to the site.

It is however noted by both the Council's Highways Engineers and Streetscene and Greenspace division, that whilst the proposed crossover is considered acceptable, the applicant would need to arrange with the utility company themselves with regards to any works and payment of works that need to be undertaken to the triple utility cover currently located in the area proposed for the dropped kerb.

The property currently benefits from a large area of hardstanding to the front of the property. It is proposed to extend this hardstanding across the whole width and depth of the front garden, whilst retaining a small hedge. Given the presence of the existing hardstanding Member's may consider that this would not cause any undue harm to the character of the area or street scene in general. It is also noted that the property at no. 9 Croydon Road appears to also benefit from a dropped kerb and hardstanding.

Member's may therefore consider that the application as proposed is acceptable and would not cause a detrimental impact to the character of the area, would not result in a significant loss of amenity to local residents and would not cause harm to highways conditions subject to the appropriate conditions.

Background papers referred to during production of this report comprise all correspondence on the file, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 3 | ACH09
ACH09R | Restriction on height to front and flank
Reason H09 |
| 4 | ACH32 | Highway Drainage |

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 Street furniture/ Statutory Undertaker's apparatus "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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