

SECTION '2' – Applications meriting special consideration

Application No : 14/02529/FULL1

Ward:
Hayes And Coney Hall

Address : 85 Baston Road Hayes Kent BR2 7BS

OS Grid Ref: E: 540737 N: 165892

Applicant : Mr Charles Wimble

Objections : NO

Description of Development:

Conversion of existing dwelling into four self-contained flats with associated elevational alterations and balcony screening; provision of associated parking and refuse facility and amenity area. Formation of allocated parking in connection with existing pre-school.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London Distributor Roads

Proposal

This application proposes the conversion of the existing dwelling into four self-contained flats, with associated elevational alterations and balcony screening; provision of associated parking and refuse facility and amenity area. The formation of allocated parking in connection with existing pre-school is also proposed.

The application is accompanied by a Design and Access Statement and a parking stress survey.

Location

The site is a two storey detached dwelling house, with attached pre-school facility, located on the east side of Baston Road. The house and existing pre-school are situated within the Green Belt. Opposite the site, to the west, is a school and playing fields located within an area of Urban Open Space and Bromley, Hayes and Keston Commons Conservation Area; to the immediate north and south is residential.

There is a large existing garden area to the rear of the site along with a separate area currently used for an external play area for the pre-school. To the front of the

site is a landscaped area and in/out access; this is used by No. 81, the pre-school and No. 85. A detached garage is situated to the south side of the dwelling.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing the report.

Comments from Consultees

Subject to the correct size of parking bays, the application raises no Highways concerns; conditions are suggested in the event of a planning permission.

Environmental Health (Housing) raise concerns in respect of minimum space standards in relation to Mayor of London's 2010 London Housing Design Guide (4.0 Dwelling Space Standards).

Planning Considerations

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

H7 Housing Density and Design
G1 Green Belt
T3 Transport
T18 Road Safety
BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area

SPG1
SPG2

Planning History

There is an extensive planning history relating primarily to the school use of the wider site in the applicant's ownership.

The more recent and relevant planning history includes application ref. 14/00558 for the conversion of existing dwelling into five self-contained flats, with associated elevational alterations and balcony screening; provision of associated parking and refuse facility and amenity area. Formation of allocated parking in connection with existing pre-school. This was refused for the following reasons:

The proposal does not result in a satisfactory conversion to form five acceptable units in the manner proposed, by reason of the inadequate proportions and layout of the resultant accommodation thereby contrary to Policies BE1 and H11 of the Unitary Development Plan.

In the absence of sufficient information to demonstrate that the development will not have a knock on effect on to Baston Road, the proposal would be

likely to result in additional and unacceptable traffic congestion in the local road network, inconvenient to road users and prejudicial to the safety and free flow of traffic thereby contrary to Policy T3 and T18 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the existing and future occupants of nearby residential properties, the impact on highway safety and whether the previous grounds of refusal have been overcome.

The NPPF, and Policy G1, advise that the re-use of a building, is not inappropriate in the Green Belt provided 'they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt'. The buildings to be re-used should be of permanent and substantial construction.

There is a mix of residential and commercial/educational use within the vicinity, additionally there is maisonette accommodation at 87 Baston Road and the applicants have indicated a self-contained existing flat within the dwelling house at 85 Baston Road. No extensions are proposed to the host dwelling and there will be minor provision of outbuildings to provide refuse and cycle cover. The proposed garden/amenity is shown to be retained as a communal area for the proposed flats. Given the above and the planning history, in respect of impact on the character of the area the principle of the use of the existing house as flats may not be considered unacceptable.

There is an existing pre-school attached to the existing dwelling and therefore the intensification of the use of the site requires careful consideration. The refusal grounds to application ref. 14/00558 related to highways concerns and quality of resultant accommodation.

In respect of the relationship of the pre-school and the impact on future occupiers of the proposed residential units it is recognised that this sort of use often raises concerns with noise and the effect on neighbouring amenity. However, given the pre-school already exists alongside residential accommodation and on the basis that appropriate boundary screening can be provided no specific planning objection is raised in this respect.

Concerns are raised by Environmental Health in respect of the quality of the accommodation that will result from the proposal. The previously refused application was for five flats; this application is for four flats: two x one double bedroom and two x two double bedrooms. Table 3.3 of the London Plan sets out minimum space standards for new development which are minimum standards which developers are encouraged to exceed. The minimum area for a 1bed 2 persons flat is 50m² and that for a 2bed 4persons flat is 70m². The two bed flats proposed offer 73.64m² and 70.09m² gross floor area, respectively. It is for careful consideration as to whether the resultant accommodation will be satisfactory to provide a quality environment for future occupiers. The submitted documents do indicate a communal area but for clarity a plan to confirm the extent of communal

outdoor space has been requested. Given the context of the resultant accommodation and on the basis there is provision of a high quality and level of communal outdoor space, it may be considered, on balance, acceptable.

The revised parking area for the pre-school will result in increased hard-standing and loss of landscaped area to the front of the site. Whilst the site is situated within the Green Belt the impacts from the extent of the proposed parking area may not be considered to be so sufficient as to warrant a planning ground of refusal, given the existing use of the site. An element of existing soft landscaping is shown to be retained which will help to provide a reasonable setting for the proposed parking area. Any comments in respect of trees will be reported verbally to Committee.

In respect of Highways issues, a parking stress survey was submitted with the application . Four parking bays are provided with two visitor parking spaces for the proposed accommodation and dedicated parking for the pre-school existing facility. No concerns are now raised from a Highways point of view and conditions are suggested in the event of a planning permission, including a condition to secure the correct size parking bays.

It is therefore considered that, on balance, this proposal has satisfactorily addressed the previous grounds of refusal.

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 12.08.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACH04 Size of parking bays/garages
 ACH04R Reason H04
- 5 ACH19 Refuse storage - implementation
 ACH19R Reason H19
- 6 ACH22 Bicycle Parking
 ACH22R Reason H22
- 7 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In the interest of highway safety.

10 ACK01 Compliance with submitted plan
 ACK05R K05 reason

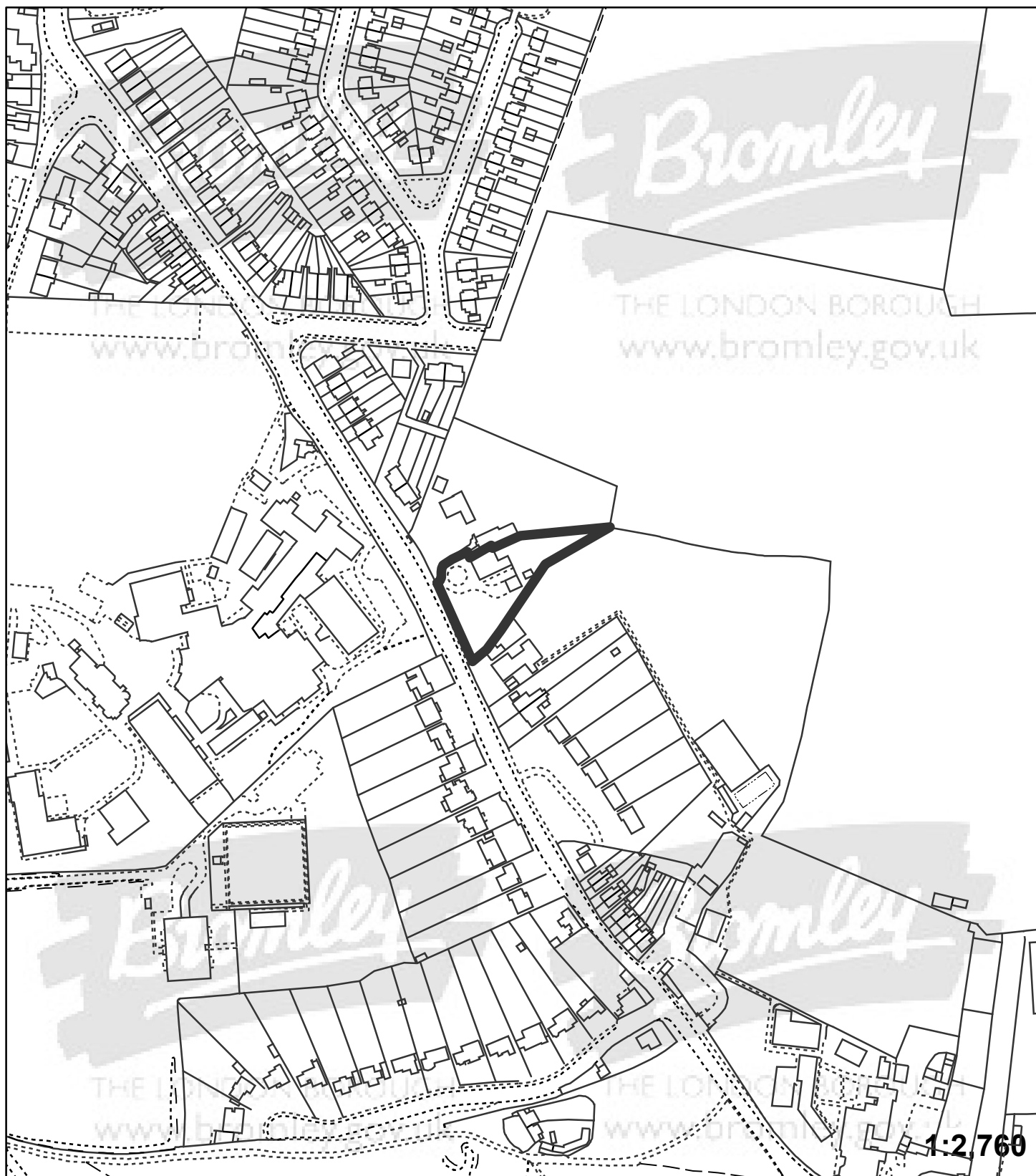
INFORMATIVE(S)

- 1 The applicant should be made aware that where bin storage is located further than 18m from the highway boundary LBB Waste Service has to be consulted regarding refuse storage and servicing of the units.

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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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