

SECTION '2' – Applications meriting special consideration

Application No : 14/02473/FULL1

Ward:
**Bromley Common And
Keston**

Address : 1 Brewery Road Bromley BR2 8LG

OS Grid Ref: E: 542377 N: 166291

Applicant : Mr Khaireidin Taha

Objections : YES

Description of Development:

Construction of additional floor and alterations to existing building to provide office accommodation on ground floor (B1) plus 2 x two bedroom flats.

Key designations:

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

Proposal

The proposal is to build an additional storey to accommodate a two bedroom flat. The office use will be retained on the ground floor and the existing flat of the first floor is proposed to become a two bedroom flat, with balconies and two car parking spaces.

Location

The application site is a two storey building located towards the western end of Brewery Road close to the junction with Hastings Road. The property is situated on the corner at the junction with Osprey Close and currently has a commercial use at ground floor and a residential flat above. The area is predominantly residential in character although opposite the site is a commercial use.

Comments from Local Residents

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

- limited parking in the area
- previous occupants of the building were illegally evicted from the premises
- lack of parking is already a major issue for residents on this street
- no concern for neighbouring properties

- loss of light to flats in Pembury House, 3 Brewery Road
- impact on residents of 1a Brewery Road
- office accommodation and new flats would cause increased parking pressure
- construction workers will park in Osprey Close
- the height of the development would look unseemly
- the development would attract thieves
- noise and nuisance is already a problem with loud praying and chanting coming from the building late into the night

Comments from Consultees

Highways - on balance no objections are raised, subject to a standard condition.

Environmental Health (Housing) - the proposed combined kitchen and living spaces is not desirable due to the risk of accidents associated with areas used for both food preparation and recreation. A lack of external recreational space is also of concern and balconies are not considered recreational space suitable for children.

Thames Water - with regard to sewerage and water infrastructure capacity, no objection is raised.

Drainage - no objection raised subject to conditions

Crime prevention - the application does not fully demonstrate how crime prevention measures have been incorporated into the development. Should permission be granted a Secured By Design condition should be attached.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- T3 Parking
- T18 Road Safety

London Plan policies:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Developments (inc. Table 3.3 Minimum space standards for new development)

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of all application.

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

Planning History

Under planning application ref. 14/00773, planning permission was refused for the 'Demolition of existing two storey building and erection of three storey building (plus basement) with office accommodation (B1) on ground floor plus 4 x one bedroom studio apartments with balconies and two car parking spaces'.

In 2010 under ref. 10/02987, consent was granted for the 'retention of office (Class B1) at ground floor'.

Under planning application ref. 05/04064, planning permission was granted 'for a single storey side extension first floor rear extension use of flat roof at rear for roof terrace and change of use from offices to 1 two bedroom and 1 one bedroom flats'.

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 planning history, the principle of a mixed use development comprising B1 office space with residential upper parts may not be considered inherently unacceptable. The premises were historically in use as an office on both floors for a number of years, and there are other commercial uses within this road near to the application site.

An important material consideration in the determination of this application is the previously refused scheme which was refused permission on the 4th March 2014 for the following reasons:

- 1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, resulting in a development out of character with the area and thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.
- 2 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundaries in respect of

two storey development, in the absence of which the development would constitute a cramped form of development, out of character with the street scene, contrary to Policies H7, H9 and BE1.

The current plans show the retention of the existing building and the addition of an additional floor to accommodate a further residential dwelling in the form of a 2 bedroom unit. The existing one bedroom flat at first floor level is proposed to become a two bedroom unit with the existing terrace area, at the rear, becoming part of the dining room. The new flat on the second floor will mirror that to the one below. New glazed balconies are also proposed on the first and second floors. A staircase up to each of the flats is also proposed on the side elevation closest to the boundary with No.3 Brewery Road. This added bulk to the building will be build right up to the boundary and will therefore contrary to Policy H9, side space.

The host building is a relatively modest two storey building, flanked by three storey residential buildings either side. In general terms, a building over three storeys may therefore sit comfortably within the streetscene. The proposed units themselves would accord with the minimum space standards set out in the London Plan (2011) and Annexe 4 of the Mayors' Housing SPG.

From an amenity perspective, the building would incorporate new flank windows at the first and second floors which overlook Osprey Close. These would serve bedrooms & bathrooms on the eastern side. Whilst the bathroom windows could be obscured by way of planning condition the bedroom windows would look into the properties of Osprey Close. Concerns have been raised from neighbouring properties in relation to a detrimental impact on amenity. The site is separated from neighbouring properties by an access road on either side and the provision of side windows as proposed could be considered to result in overlooking and loss of privacy.

The application includes provision of balconies to the rear elevations to provide outside amenity space. These balconies would face the car park to the rear. It is noted that the neighbouring property to the east (No.3 Brewery Road) has high level forward facing Juliet balconies, and that the host building already has a rear roof terrace. The impact of the proposed balconies is not considered to be harmful to such a degree as to warrant refusal of planning permission on this basis.

A number of representations voiced concerns over the impact of the development on parking pressures within the immediate area. The Councils Highways engineers have considered the application and raise no objections.

Notwithstanding the above, there are concerns over the level of development being proposed on the site. The submitted drawings indicate that the flank elevations of the building will constitute the boundary treatment, effectively resulting in a development with 100% site coverage. This is contrary to adopted policy H9 in respect of side space provision, and is an indication of an overdevelopment of such a limited site.

The resulting development would mean the entire site would be covered by buildings and hard surfaces. If the principle of a mixed-use development is

considered acceptable in this location, careful consideration must be given to the built form of the proposal. It is an increase in density on the site which although, on balance, could be considered to respect neighbouring amenities, there is a requirement for it to relate well to the existing street scene.

It is considered that there is insufficient space to create an attractive setting for the development, which is an over-riding characteristic of the street scene. Other developments in the immediate area have a high density; however these are set within much larger plots with areas of soft landscaping which soften their appearance, improving their presence in the streetscene. Given the limitations of the subject site, it is considered that the proposal would not relate well to the wider streetscene.

Having had regard to the above it was considered that the proposed development is unacceptable in that it would result in an overdevelopment of the site, creating a development with insufficient side space provision; thereby resulting in a development that is out of character with the wider area.

RECOMMENDATION: PERMISSION BE REFUSED

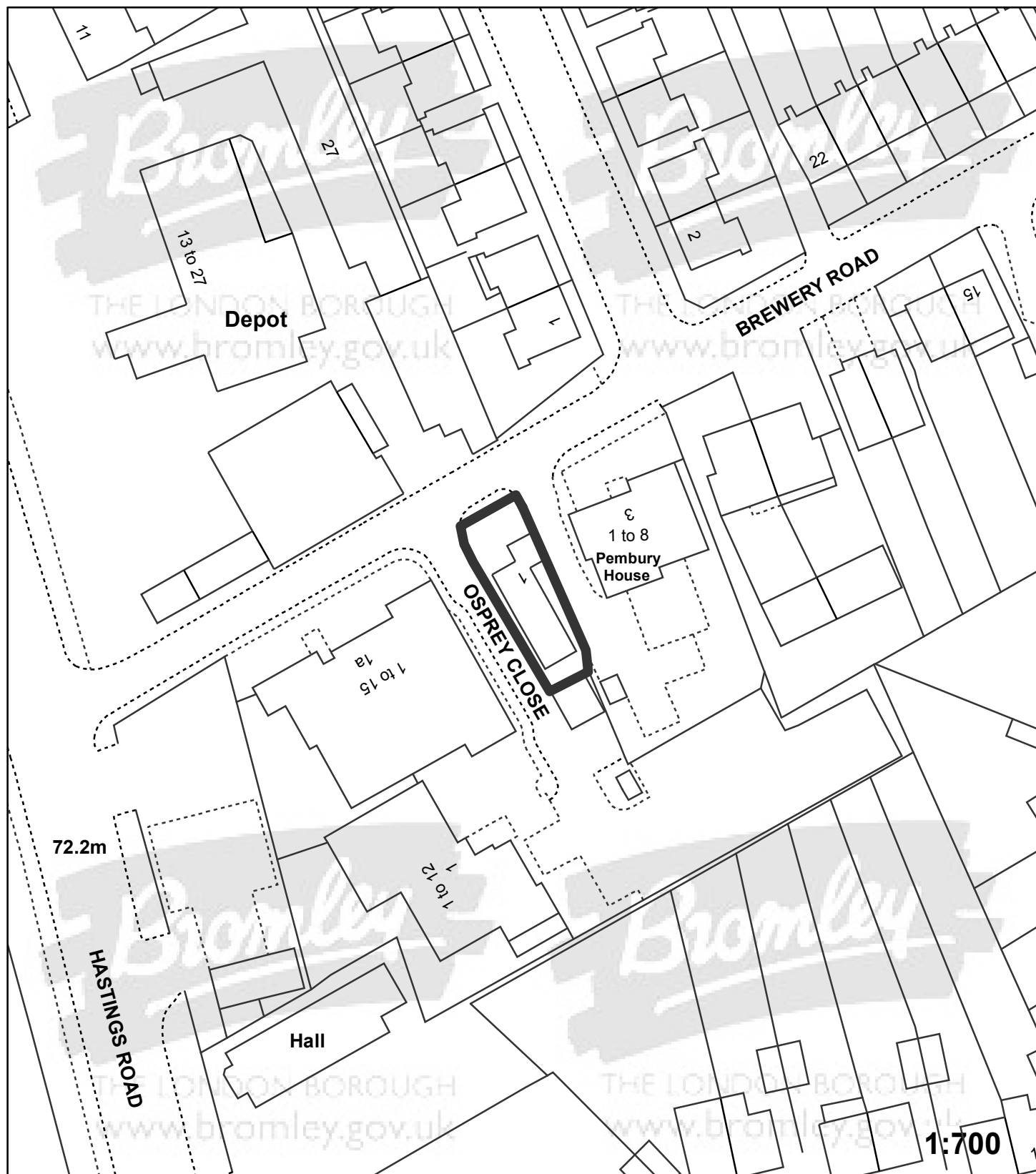
The reasons for refusal are:

- 1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, resulting in a development out of character with the area and thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.
- 2 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundaries in respect of two storey development, in the absence of which the development would constitute a cramped form of development, out of character with the street scene, contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.

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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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