

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

Application No : 14/03822/FULL1

Ward:
Petts Wood And Knoll

Address : 7A Station Square Petts Wood
Orpington BR5 1LY

OS Grid Ref: E: 544498 N: 167693

Applicant : Mr & Mrs Coling

Objections : YES

Description of Development:

Conversion of upper floor maisonette to form 1 two bedroom and 1 one bedroom flats and rooflights at rear

Key designations:

Conservation Area: Station Square Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

London City Airport Safeguarding

Primary Shopping Frontage

Proposal

Planning permission is sought to sub-divide the existing upper floor maisonette to provide the following:

- 1x two bedroom flat (67m² GFA)
- 1x one bedroom flat (52m² GFA)

The application seeks to address the recent grounds of refusal for a similar application (ref. 14/02848) which proposed 2x two bedroom units.

Location

The property lies within Station Square Petts Wood Conservation Area. At present the property is one dwelling, although a kitchen and bathroom is shown on both floors.

Comments from Local Residents

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

- second application following refusal under ref. 14/02848
- still have concerns
- concerned that dwelling will be divided into 2
- could lead to substandard, cramped living accommodation
- poor access and amenity space
- contrary to Policy BE11 as fails to respect layout of existing buildings
- result in over-intensive use of the property
- similar proposal refused under ref. 07/02287 at No.23 Station Square
- will set precedent for future proposals

Comments from Consultees

Highways- no objections raised

Environmental Health (Housing)- No objections raised in principle

Planning Considerations

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

BE1 Design of New Development
 BE11 Conservation Areas
 H11 Residential Conversions

The London Plan (2011) policies:

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

Mayor's Housing SPG

The National Planning Policy Framework (NPPF)

Planning History

Planning permission was recently refused under ref. 14/02848 for the Conversion of upper floor maisonette to form 2 two bedroom flats and rooflights at rear. The application was refused for the following reason:

"The proposed second floor flat constitutes a cramped and over-intensive use of the property, resulting in accommodation that fails to meet the minimum space standards for residential accommodation as set out in the Mayors Housing Supplementary Planning Guidance; and an unsatisfactory living environment for future occupiers thereby contrary to Policies BE1 and H11 of the Unitary Development Plan, and paragraph 3.5 of the London Plan."

Planning permission was granted under ref. 99/00597 for replacement window to front and rear elevations.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties. It is also important to consider whether the resulting accommodation would result in a satisfactory quality of accommodation and amenity for future occupiers.

Policy H11 states that planning permission for the conversion of a single dwelling into two or more self-contained units will be permitted provided that the amenities of neighbouring dwellings will not be harmed; the resulting accommodation will provide satisfactory living environment; would not affect off-street parking and the proposal would not lead to a shortage of medium or small sized family dwellings.

The Council's Environmental Health (Housing) Officer previously raised concerns regarding the proposed flat sizes under ref. 14/02848. The London Plan paragraph 3.5 , details outlined in Table 3.3 and the Mayor's Housing SPG, although the proposed first floor flat may have adequate floor area and room sizes, the proposed second floor flat previously appeared to be sub-standard in size. The current proposal has attempted to overcome the previous grounds of refusal by reducing the number of bedrooms in the first floor flat. The Mayor's Housing SPG requires a minimum internal area for 2 bedroom 3 person flat of 61sq.m, with the proposed flat on the first floor being approximately 67sq.m. The second floor flat which is now a 1 bedroom 2 person flat has a proposed floorarea of 52sq.m which now complies with the Mayor's minimum standard of 50sq.m. All the proposed bedrooms now meet the minimum requirement of 8sq.m for single bedrooms and 12 sq.m for double bedrooms. Whilst the concerns from the residents association have been taken into account, on the basis of the information above, Members may consider that the resulting accommodation will provide satisfactory living environment for future occupiers.

There are 2 rooflights proposed at the rear of the building which will not be highly visible from the streetscene, they are therefore not considered to have a detrimental impact upon the conservation area. A balcony area is shown on the existing and proposed drawings. The Environmental Health Officer has suggested that a condition be added to ensure a safely fenced or guarded amenity space. If Members are minded to grant planning permission, a suggested condition has been attached to the report.

Background papers referred to during production of this report comprise all correspondence on the files ref. 14/02848 and 14/03822 as set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 Details of a means of safety guard for the existing balcony shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.
Reason: In order to comply with Policy H11 of the Unitary Development Plan and in the interest of safety for future occupiers.
- 3 ACK01 Compliance with submitted plan
ACK05R K05 reason

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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