

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

Application No : 14/04311/FULL1

Ward:
Petts Wood And Knoll

Address : Mega House Crest View Drive Petts
Wood Orpington BR5 1BY

OS Grid Ref: E: 544258 N: 167743

Applicant : G K Goldman Klein Ltd

Objections : YES

Description of Development:

Elevational alterations to existing building.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding

Proposal

This scheme seeks elevational alterations to the existing building, including partial terracotta tile cladding, white banding courses, and white rendering to its front, side and rear elevations. It is also proposed to install new uPVC window units. In addition, alterations are sought to the existing front glazed entrance to incorporate a dark grey aluminium finish and new entrance doors. The application submission states that the existing 50 off-street parking spaces will remain in place.

This application is accompanied by a Planning, Design & Access Statement.

This application is accompanied by application ref. 14/04309 which relates to a third floor office extension and elevational alterations to the existing building.

Location

See report reference 14/04309 of the agenda.

Comments from Local Residents

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

- loss of privacy
- overdevelopment of the site
- development will result in excessive parking demand in the area
- loss of employment in the area and benefit to local economy it provides
- neighbouring occupiers in agreement within the proposed plans

Comments from Consultees

Not applicable.

Planning Considerations

The application falls to be determined in accordance with Policy BE1 of the Unitary Development Plan (UDP) and the National Planning Policy Framework (NPPF).

Planning History

See report reference 14/04309 of the agenda.

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.

It is considered that the proposed elevational alterations, in particular the materials, are sympathetic in regard to the character and appearance of the host building and the wider area.

Having had regard to the above it is considered that the development in the manner proposed 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.

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

RECOMMENDATION: PERMISSION

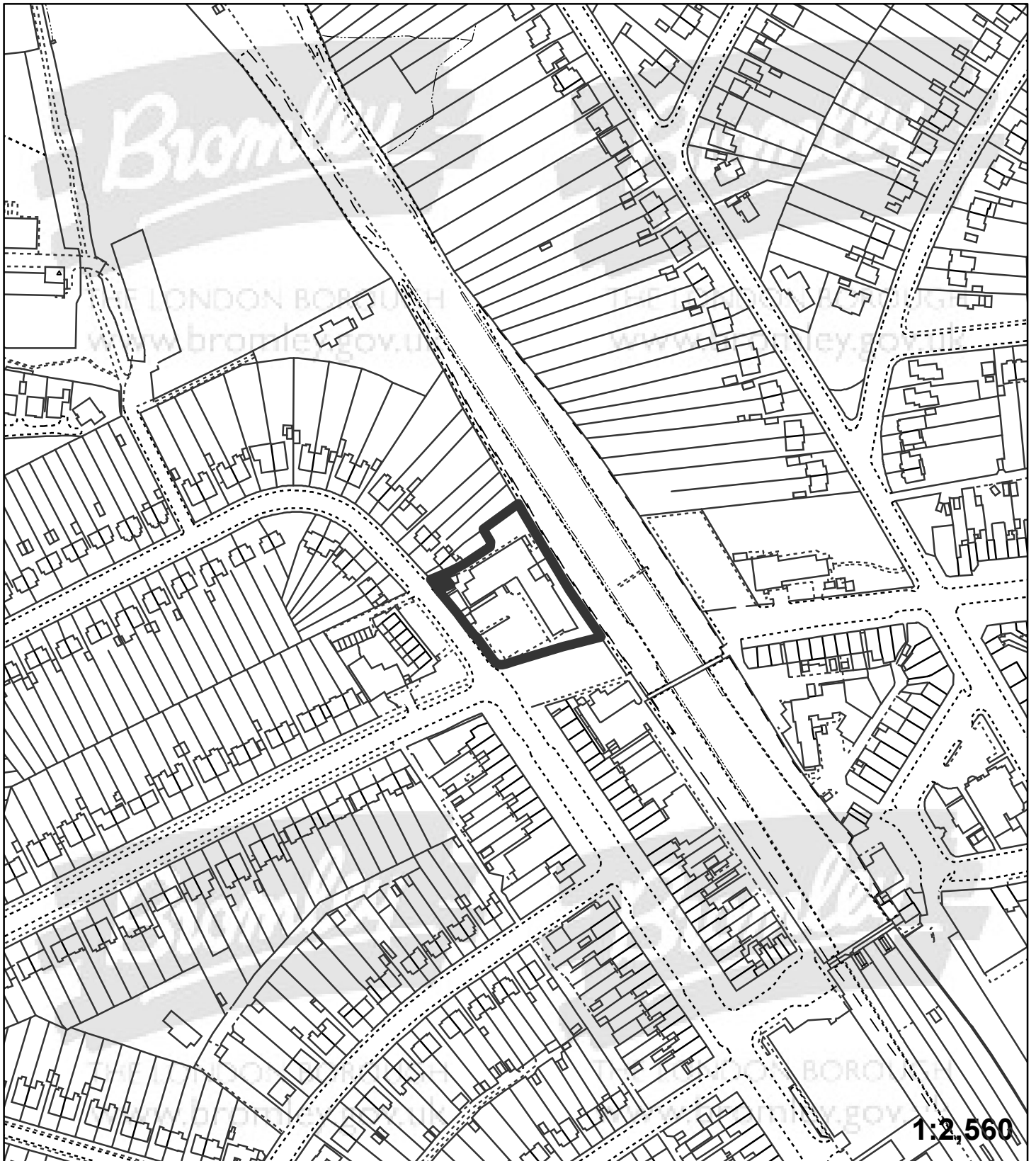
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |

Application:14/04311/FULL1

Address: Mega House Crest View Drive Petts Wood Orpington BR5 1BY

Proposal: Elevational alterations to existing building.



"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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