

SECTION '2' - Applications meriting special consideration

Application No : 14/04144/OUT

Ward:
Penge And Cator

Address : 20 Snowdown Close Penge London
SE20 7RU

OS Grid Ref: E: 535558 N: 169762

Applicant : Mr Matthew Church

Objections : YES

Description of Development:

Demolition of the existing building and construction of a two storey building comprising 6 two bedroom flats.
OUTLINE APPLICATION for siting and means of access only.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Urban Open Space

Proposal

Outline planning permission is sought for the demolition of the existing building and construction of a two storey residential building comprising 6 two bedroom flats. The outline application seeks permission for the principle of the development and for matters of siting and means of access only. All other matters are reserved for future determination.

Plans have, however, been submitted that show an indicative design, the footprint, height mass and scale of the proposed building.

The building will be two storey to a maximum ridge height of approximately 8m with a pitched roof design. Materials are indicated as brick and render. Balconies are shown facing south west to Snowdown Close and north west towards the recreation ground.

Six car parking spaces will be allocated to the residential flats within the existing car park area to the rear.

Location

The site is located at the north eastern end of Snowdown Close in a primarily residential area and comprises a single storey building of 181m² footprint. A car parking area exists to the rear of the site accessed from Kenilworth Road and Westbury Road. Royston fields recreation ground lies to the north of the site.

The last formalised use of the property was as a Citizens Advice Bureau (Use Class A2). Although it is acknowledged that the operation of the building has recently been as a community hall (Use Class D1) operated by Christ Central Church. This use does not have the benefit of planning permission.

Comments from Local Residents

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

- The sale of 20 Snowdown Close is insensitive. The building should continue to be for the benefit of the community and remain an asset for work by local voluntary groups.
- Financial decisions made by Bromley do appear to demonstrate their lack of concern for the community, particularly in Penge.
- The use of the building by Christ Central Church over the last year has provided enormous and much needed voluntary support.
- Will result in over development in this location.
- This building has always been for the use of the community.
- Decision should not be made on financial grounds alone. The benefit of the community need to be considered far more than just more housing.
- No space available for young people in the area. This is an extremely useful community project.
- In a diverse community is important that such centres remain open to foster good relationships.
- Would mean the loss of a vital community centre providing important services.
- Site is too small for 6 dwellings in an already overly populated area.
- When the building was in use as a CAB it was not office as far as residents were concerned but of benefit to residents, the local community and wider community of Penge.
- The current use providing free community uses by the Church has backing and support of neighbours and local residents.
- Crime rate in Penge/Cator has decreased as a result of the use of this building.
- The flats and surroundings as illustrated will detract from the streetscene. The spaces around the flats are not attractive.
- There is definitely a need for a community centre in this area.
- The loss of this facility will show that Penge means nothing to Councillors.
- The vital work that has emanated from Christ Central Church has seen the development of key local services and support structures such as youth work, football outreach and recently held festival. Council should recognise key local networks such as 20 Snowdown Close.
- A long term commitment to the hub can help regenerate the area.

- It is more beneficial to retain the property for community use.
- Design does not conform to Policy BE1 and C1.
- If community provision is removed where else can this be provided.
- There is an absolute need for services provided by the centre.
- A change of use will end all the hard work the local churches are doing to engage the youth and take them off the street.
- Concerns regarding an increase in on street parking.
- The Penge Forum have commented that the application should be deferred until the application to consider re-designating the site from A2 to D1 has been determined.

Comments from Consultees

Highways Officer:

The site is located to the north of Snowdown Close and it's within a medium PTAL rate of 4. Vehicular access- the access is from Kenilworth Road/ Westbury Road via an existing arrangement leading to the car parking area. Parking- Six car parking spaces indicated on the submitted plans which is acceptable. The applicant should be also aware that six secure cycle parking spaces are required.

Environmental Health - Pollution:

I have looked at this application and in principle would have no objections to permission being granted.

Thames Water:

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

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
 NE7 Development and Trees
 C1 Community Facilities.
 H1 Housing Supply
 H7 Housing Density and Design
 H9 Side Space
 T3 Parking
 T7 Cyclists
 T18 Road Safety

SPG1 General Design Principles
 SPG2 Residential Design Guidance

London Plan:

- 3.3 Increasing Housing Supply.
- 3.4 Optimising Housing Potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.3 Sustainable design and construction
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

Planning History

There is no relevant planning history relating to the site.

However, a planning application (ref.14/04615) for change of use of the existing building (Use Class A2) to a community centre (Use Class D1) is also to be considered on this agenda.

Conclusions

The main issues relating to the application are the principle of the development and the effect that a residential development in terms of its siting would have on the character of the locality, access arrangements and the impact the scheme would have on the amenities of nearby properties.

Principle of Development

The current permitted use of the site is for an A2 Use for financial and professional services. The surrounding area is residential. The applicant has provided a statement from a surveyor and valuer that details in its conclusion that the existing lawful use is not suited to the area from a marketing perspective and therefore unlikely to be attractive to potential A2 occupiers.

It is noted that the unlawful use currently operating on site is a community use and that Policy C1 states that planning permission will not be granted for proposals that would lead to the loss of community facilities unless it can be demonstrated that there is no longer a need for them or alternative provision is to be made in an equally accessible location.

The public interest as detailed above is also noted in terms of the comments made regarding the benefits described by members of the public regarding the efforts of the current occupiers to provide a community facility known as 'The Hub'

However, Members are reminded that consideration of this planning application is based on the lawful use on the site which is for A2 use only.

Housing is a priority use for all London Boroughs and the Development Plan welcomes the provision of small scale infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

On this basis, given the surrounding residential use and lack of demand for a similar occupier for A2 use, the redevelopment of the site for residential development is considered acceptable in planning terms.

Siting and design

Policy BE1 states that all development proposals will be expected to be of a high standard of design and layout. Development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features and its relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

This application is submitted in outline form as detailed above. The application contains an indicative layout and footprint of the proposed building and an indicative design and parameters of the chosen building. The intended design is commensurate in mass, scale and height to buildings within the immediate existing. Similarly, the footprint of the buildings is largely the same as the existing buildings on site. As such it is considered that the proposal represents an appropriate design that will make a positive contribution to the locality provided that it is suitably detailed. To ensure this, conditions are recommended through reserved matters to secure the materials and detailed design shown on the submitted indicative drawings shall be submitted and approved by the Local Planning Authority.

Standard of Residential Accommodation

Policy 3.5 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

The floor space size of each residential unit is 73m², 72m², 76.5m², 73m², 81m², 76.5m² respectively. Table 3.3 of the London Plan requires a Gross Internal Area of 70m² for a two storey 2 bedroom 4 person flat. The indicative shape, room size and layout of the rooms in the proposed building is considered satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use. All habitable rooms would have satisfactory levels of light and outlook. On this basis the outline floorspace provision and layout is considered to be acceptable. Conditions are recommended through reserved matters to secure the standard of residential accommodation.

In terms of amenity space small contained front gardens are provided for the ground floor flats and 7m² balcony areas are provided for the first floor flats. The depth and size of the gardens areas and balconies are of sufficient proportion to provide a usable space for the intended occupancy.

Access and Parking

No objection has been raised from the Council's Highways officer on the basis that there are 6 parking spaces provided for the development. Access to the parking area is from Kenilworth Road and Westbury Road via an existing arrangement leading to the area indicated for the 6 spaces. Free parking is also available in the locality with easy access to public transport with a PTAL of 4 (good). Therefore due to the relatively minor impact the additional units will have on parking issues in the vicinity it is considered the proposal would generally be in accordance with UDP Policy T3 and Policy 6.13 of the London Plan (2011).

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA02 Details req. pursuant outline permission appearance,
 landscaping, layout and scale
 ACA02R Reason A02
- 2 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 3 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 4 ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
- 5 ACH22 Bicycle Parking
 ACH22R Reason H22
- 6 No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:
 - (a) Dust mitigation measures.

- (b) The location and operation of plant and wheel washing facilities
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:
 - (i) Rationalise travel and traffic routes to and from the site
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity
 - (iii) Measures to deal with safe pedestrian movement
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements

Reason: In order that the Local Planning Authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policies BE1, T6, T7, T15, T18 of the Unitary Development Plan (July 2004).

- 7 No development shall commence on site until the following information has been submitted to and approved in writing by the local planning authority:
- (a) A full site survey showing: the datum used to calibrate the site levels along all site boundaries, levels across the site at regular intervals, floor levels of adjoining buildings, full details of the proposed finished floor levels of all buildings and hard surfaces.
 - (b) The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the Local Planning Authority may be satisfied as to the detailed external appearance of the development in relation to its surroundings and to comply with Policy BE1 and H7 in the Unitary Development Plan.

- 8 ACD02 Surface water drainage - no det. submit

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 Of the London Plan (2011)

- 9 (a) The buildings hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.
- (b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011).

- 10 ACK01 Compliance with submitted plan
ACK05R K05 reason

INFORMATIVE(S)

- 1 In your own interest you should consult with the Development Control Section at the Civic Centre before preparing detailed plans. Please telephone 020 8313 4956 or e-mail planning@bromley.gov.uk to arrange an appointment.
- 2 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

- 3 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 4 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site. If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 5 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may

be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

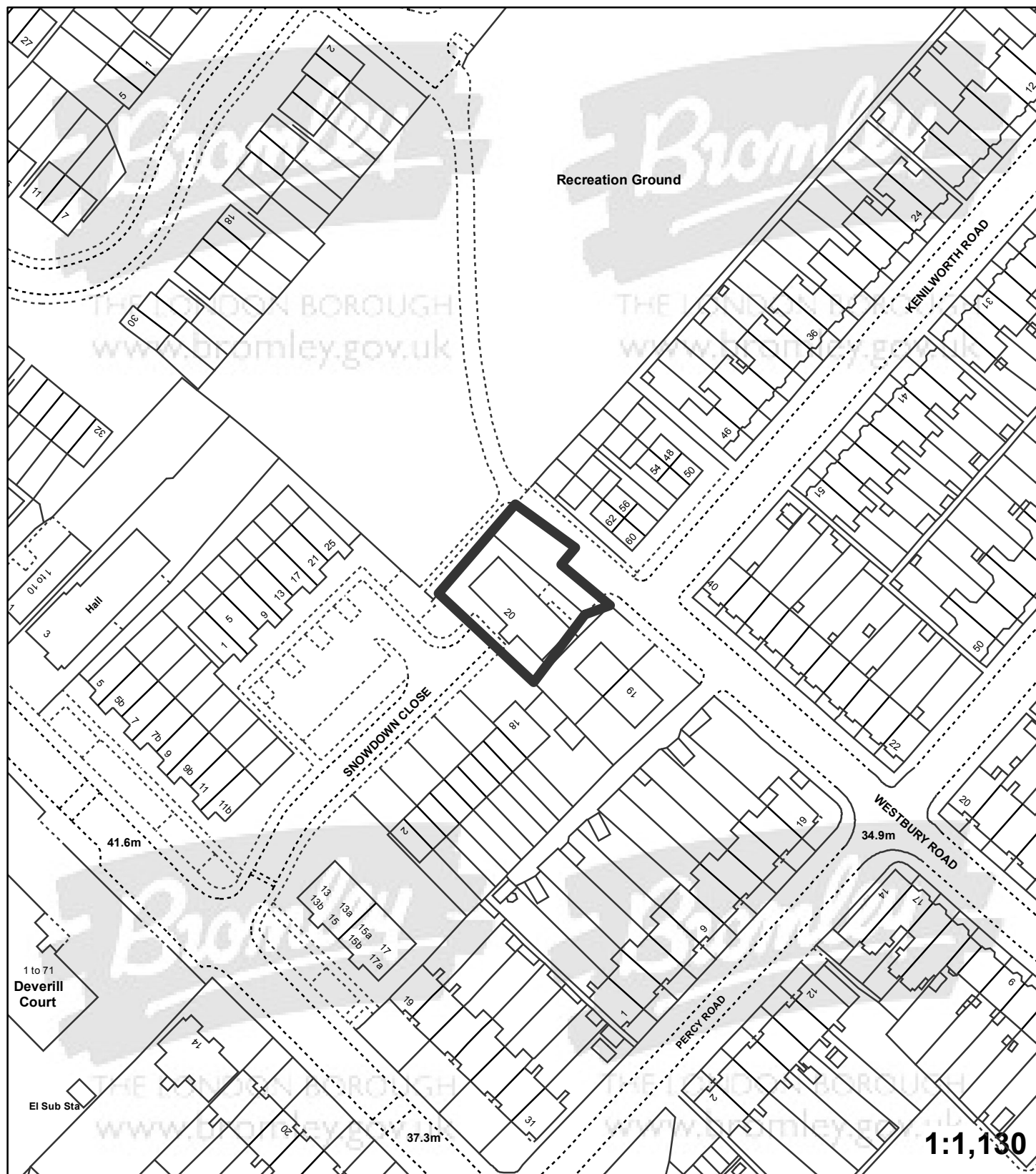
- 6 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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OUTLINE APPLICATION for siting and means of access only.



"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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