

SECTION '2' – Applications meriting special consideration

Application No : 14/04862/FULL1

Ward:
**Bromley Common And
Keston**

Address : 33 Oakley Road Bromley BR2 8HD

OS Grid Ref: E: 542065 N: 165731

Applicant : Mr Michael Bourke

Objections : YES

Description of Development:

Single storey extension to an existing detached storage building (for additional storage and staff welfare facilities associated with store managers office area) plus hardstanding areas for staff parking in conjunction with existing business use.

Key designations:

Conservation Area: Bromley Hayes And Keston Commons

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London Distributor Roads

Proposal

It is proposed to extend the existing single storey storage building at the rear of the site with a single storey extension for additional storage and staff welfare facilities along with resurfacing of the existing hardstanding for vehicle parking at rear.

The applicant has provided a supporting statement setting out the justification behind this resubmission. Members can view this report in the file.

Location

The application site is located on the eastern side of Oakley Road and the area where the works are proposed are to the rear of the host building, which can be accessed via an access track from Cross Road or along the side of the host building.

Comments from Local Residents

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

- act as power of attorney for neighbouring resident;

- legal access to garages at rear, and if this application impedes access then this would be an issue.
- overdevelopment of the site
- noise and disturbance
- harm the character of the Conservation Area
- pressure on car parking

Comments from Consultees

Council Highways Engineer requested that a Swept Path Analysis is provided. The applicant has been advised of this. It is noted that under the previous application the development was regarded as acceptable from a Highways point of view .

The Metropolitan Police advice attaching a Secured by Design condition.

Any comments from the Environmental Health officer will be reported verbally.

Planning Considerations

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

BE1 Design of New Development

BE11 Conservation Areas

T3 Parking

History

13/04293 for single storey extension to existing storage building at rear of 33 Oakley Road, and resurfacing of hardstanding for vehicle parking at rear was refused for the following grounds:

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, and the bulk and height of the resulting building would detract from the character of the building and would harm the character and appearance of this part of the Bromley Hayes and Keston Commons Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

14/02201 for single storey extension to existing storage building at rear of No 33 Oakley Road and resurfacing/extension of hardstanding for vehicle parking at rear was refused for the following grounds:

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, and the bulk and height of the resulting building would detract from the character of the building and would harm the character and appearance of this part of the Bromley Hayes and Keston Commons Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

Conclusions

The revised scheme has been submitted to take account of the previous refusals. The reconfiguration of the building footprint and the reduction in extension width has reduced the impact in respect of the extensions bulk when viewed from the rear of the properties in Oakley Road.

A pitched roof design has been adopted, which incorporates decreasing ridge heights which help to reduce the impact of the extension. This is a smaller building than at the rear of 13 Oakley Road. The change in building layout allows for a reduction in tarmacked area. The use will be for Task Security staff only. Members may wish to consider the use of a personal permission should the application be considered satisfactory. Previously, the land was used for removal vans and there will be no vehicular access from the rear of the site.

Overall, Members may consider that the revised plans notwithstanding the comments received locally, results in a scheme that is not harmful to the character of the Conservation Area or unduly harmful to the amenities of the local residents.

RECOMMENDATION: PERMISSION

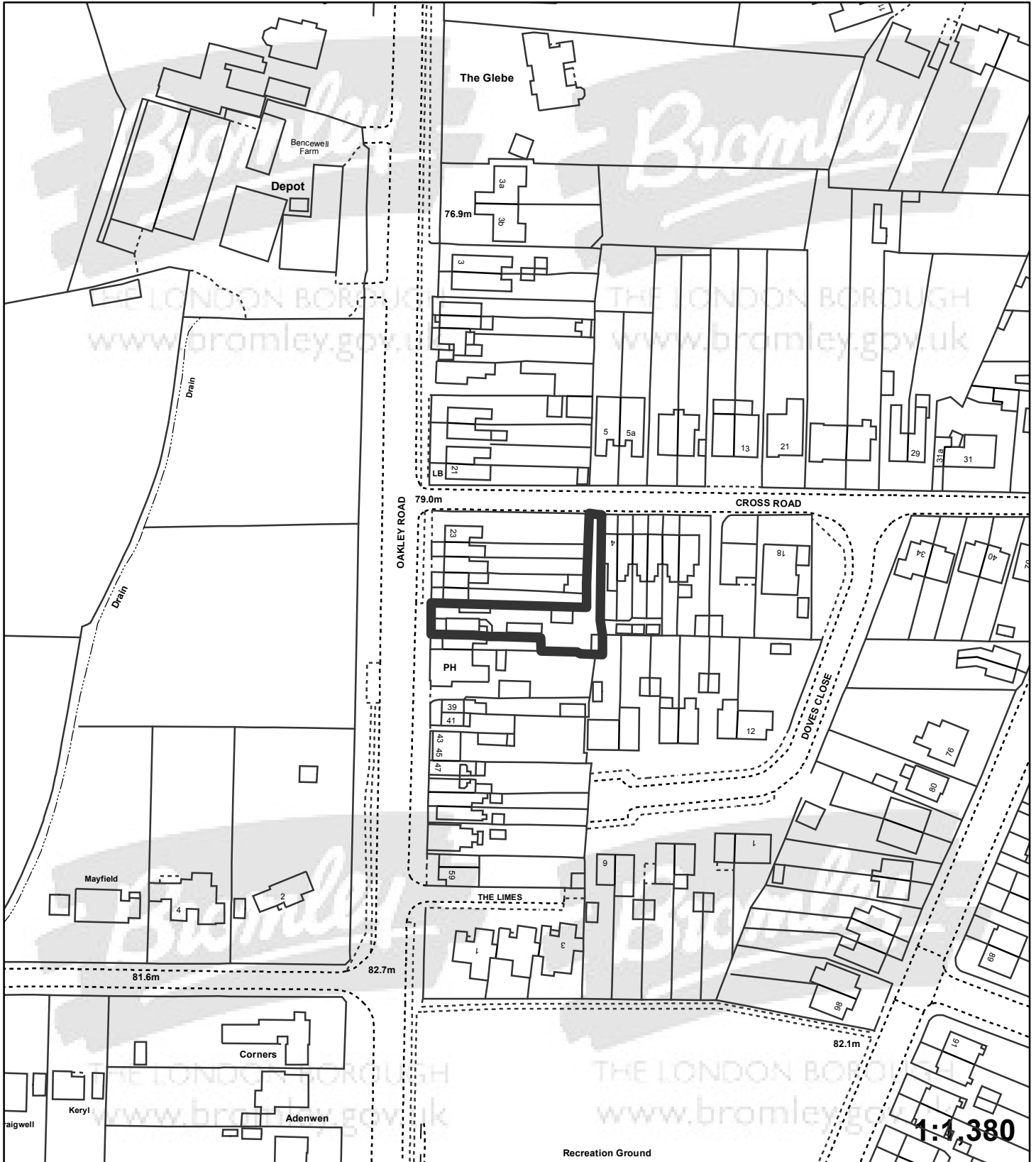
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan
 ACC03R Reason C03
- 3 The building hereby permitted shall only be used for purposes ancillary to
 the main use at 33 Oakley Road, Bromley and for no other purpose.
 ACI23R Reason I23R

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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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