

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

Application No : 14/04851/FULL1

Ward:
Bickley

Address : Lauriston House Nursing Home Bickley
Park Road Bickley Bromley BR1 2AZ

OS Grid Ref: E: 542885 N: 168930

Applicant : Larch Nursing Home Ltd

Objections : YES

Description of Development:

Two storey rear extension to provide 20 additional beds and formation of separate vehicular access to serve adjoining residential properties at The Lodge and Orchard Cottage

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

The proposed extension will project approximately 22.5m at the rear and rise to a height of approximately 7.6m, maintaining a similar roof height to the part of the building to which it will be attached. The extension will incorporate a total of 20 bedrooms (equivalent to 20 beds), and one dayroom on each floor. The total number of bedroom will be increased to 82, all of which will be single occupancy.

According to the planning application, the total number of parking spaces within the site will be increased from 35 to 42.

The agent on behalf of the applicant has confirmed that the care home will not renew the contract with Bromley Healthcare Rehabilitation when it expires in January 2016, and that following the termination of the current contract the existing bedrooms on the first floor will revert back to single rooms and operate as part of the nursing home. Also the total number of bedrooms / residents within Lauriston House Nursing Home after the reversion and extension would be no more than 82

in total, and all 42 parking spaces provided within the site are for the use of the nursing home staff, visiting medical personnel and visitors only.

The agent has also confirmed that the applicant would be happy for the planning authority to attach a pre-occupation condition in the decision notice to ensure that:

- the development (extension) will not be occupied until the contract with Bromley Healthcare Rehabilitation ceases, and the existing rooms on the first floor revert back to single rooms and operate as part of the care home; and
- a Green Travel Plan will be submitted and approved by the Local Planning Authority prior to the occupation, to reduce the reliance on single occupancy car usage and to minimise the risk of parking overspill on neighbouring roads.

The application is accompanied by a Design and Access Statement and an Arboricultural Report and Tree Survey.

Location

The site is situated along Bickley Park Road which forms part of the A222 London Distributor Road. The site falls within the Bickley Area of Special Residential Character.

Comments from Local Residents

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

- proposal will result in significant increase in traffic and congestion
- further parking along Bickley Park Road
- excessive residential density
- additional noise
- detrimental impact on highway safety
- this is a residential area, inappropriate for commercial development

Comments from Consultees

No technical Highways have been raised, subject to conditions being imposed, following the submission of further information from the agent. There is no objection to the widening of the existing access at the western end to enable two-way traffic, but 4.8m would be enough as per Bromley Design Manual.

Also blocking up of the eastern end and formation of new entrance is fine.

The Highways Area Inspector has raised no objection to this proposal.

To date, the Tree Officer has failed to comment on this 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
- H10 Areas of Special Residential Character
- T3 Parking
- T18 Road Safety
- C1 Community Facilities
- C4 Health Facilities
- C6 Residential Proposals For People With Particular Accommodation Requirements

Planning History

Under refs. 90/03298 and 90/03299, planning permission was originally granted for a detached two/three storey building comprising a nursing home and 35 car parking spaces.

Most recently, under ref. 14/00790, planning permission was refused for the erection of a two storey/extension to existing care home to accommodate 20 additional beds, for the following reason:

"In the absence of sufficient information to demonstrate the capacity of the existing access and car park to accommodate satisfactorily the additional traffic generated by the development, the proposal would be likely to prejudice the free flow of traffic and general road conditions in and around the site, contrary to Policies T3 and T18 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the parking provision and general conditions of highway safety, the impact it would have on the Bickley Area of Special Residential Character, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

As noted above, the site is situated along Bickley Park Road which forms part of the A222. One of the major constraints identified in the course of the previous application (14/00970) was the shared access utilised by Lauriston House and the two neighbouring dwellings at The Lodge and Orchard Cottage. Following the partial occupation of the site by Bromley Healthcare Rehabilitation in December 2013 it was apparent that the parking demand has increased significantly, resulting in excessive parking demand within the site. This has been reflected in parking along the shared access (adjacent to entrance to The Lodge and Orchard Cottage) and along Bickley Park Road. This has hindered the free flow of traffic and undermined general road conditions in and around the site.

Following the refusal of the previous application for a care home extension, the following changes have been made:

- number of off-street parking spaces increased from 34 to 42
- formation of separate vehicular access to serve the neighbouring houses at Orchard Cottage and The Lodge, and closure of the adjoining egress point which formerly served Lauriston House. This dedicated access will not have to accommodate vehicle movements in and out of Lauriston House. The existing egress point will be stopped up.

From a highways perspective it is considered that the above changes will ensure that there is adequate off-street parking within the site to accommodate the additional 20 rooms which are sought. Furthermore, the formation of a dedicated access to serve the two neighbouring properties will prevent vehicles that serve Lauriston House from hindering access to those adjoining houses. The agent has agreed to conditions which prevent the extension from being occupied until the contract with Bromley Healthcare Rehabilitation ceases, and the existing rooms on the first floor revert back to single rooms and operate as part of the care home.

As was the case in respect of application ref. 14/00970, no objection is raised in respect of the design of the proposed extension which will maintain a similar appearance to the existing building and which will appear discreet from within the streetscene and wider Area of Special Residential Character. Furthermore, no objection is raised in respect of overlooking and loss of residential amenity given the considerable distance between the proposed extension and neighbouring residential properties.

In summary, following the changes made from the previous scheme it is considered that this application satisfactorily addresses earlier concerns relating to traffic generation, free flow of traffic and general road conditions.

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.

as amended by documents received on 22.01.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 The extension hereby permitted shall not be occupied until the current contract with Bromley Healthcare Rehabilitation ceases, and the existing rooms on the first floor revert back to single rooms and operate as part of the care home.

Reason: To prevent over-occupation of the site in the interest of general highway conditions in the area, and to accord with Policy BE1 of the Unitary Development Plan.

4 Prior to commencement of building works hereby permitted, the existing eastern access shall be stopped up, and the replacement access to serve the adjoining residential properties at The Lodge and Orchard Cottage shall be provided at the applicant's expense.

Reason: In the interest of the general highway conditions of the area, and to accord with Policy T18 of the Unitary Development Plan.

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| 5 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |
| 6 | ACH01 | Details of access layout (2 insert) |
| | ACH01R | Reason H01 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACH08 | Details of turning area |
| | ACH08R | Reason H08 |
| 9 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 10 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 11 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 12 | ACH23 | Lighting scheme for access/parking |
| | ACH23R | Reason H23 |
| 13 | ACH24 | Stopping up of access |
| | ACH24R | Reason H24 |
| 14 | ACH28 | Car park management |
| | ACH28R | Reason H28 |
| 15 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 16 | ACH30 | Travel Plan |
| | ACH30R | Reason H30 |
| 17 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |

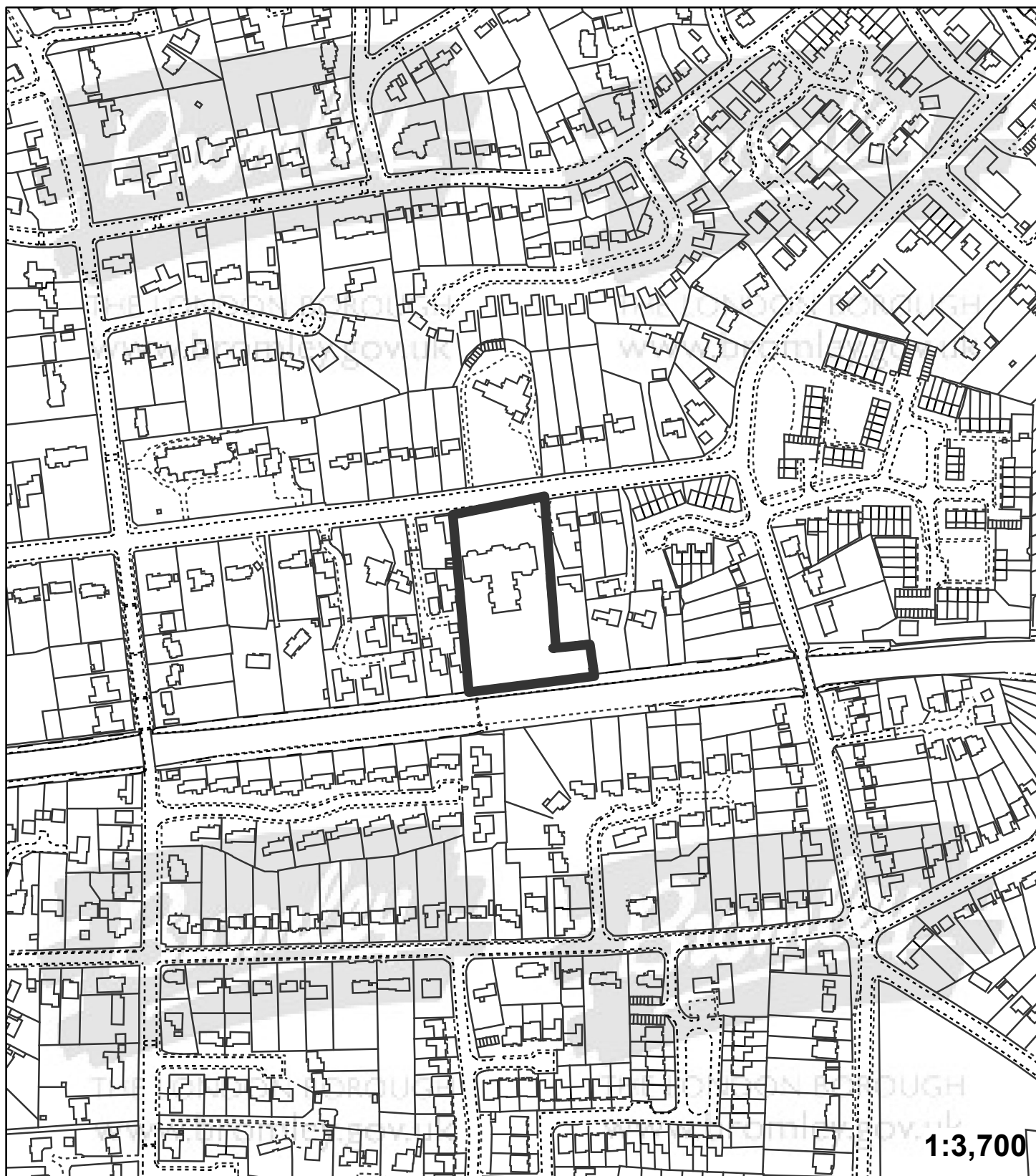
INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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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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