

SECTION '2' – Applications meriting special consideration

**Application No :** 14/04838/FULL1

**Ward:**  
**Chislehurst**

**Address :** Builders Yard Rear Of 1 To 4 Albany  
Road Chislehurst BR7 6BG

**OS Grid Ref:** E: 543784 N: 171032

**Applicant :** Mr Jason Moyce

**Objections :** YES

**Description of Development:**

Demolition of existing buildings and erection of a single storey building comprising 1 one bedroom dwelling and offices (Bromley and Chislehurst Conservative Party)

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

Planning permission is sought for a single storey building comprising an office unit with a floor area of 102.5sqm to be used by the Bromley and Chislehurst Conservative Party and a one bedroom residential unit with a floor area of 106sqm. The building would be single storey in height, with a pitched roof measuring a total height of 4m to the top of the ridge. 2 rooflights are proposed on the front elevation facing onto the public car park and another to the flank elevation adjacent to the rear of the properties in High Street.

The residential unit includes a single garage, with 2 surface car parking spaces provided for the office. There are also small grassed and paved amenity areas proposed to the rear of the properties in Albany Road and to the front of the proposed building. Bin storage and a cycle store are also indicated on the submitted block plan.

**Location**

The application site is located to the south of properties in Albany Road and to the east of properties facing onto the High Street. The proposed building will be accessed via Albany Road and access road to the rear of the High Street. To the south of the site is a public Pay and Display car park. The southern and western boundaries of the site are adjacent to the Chislehurst Conservation Area.

## **Comments from Local Residents**

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

- site is behind 1-5 Albany Road, not 1-9 as stated in application
- request that fence between site and No.6 Albany Road be replaced with the 1800mm high fence shown on plan before works commence
- fence would ensure safety, security and privacy during building work
- concerns over where tools and materials would be stored and access for machine, deliveries and builders
- building work at No.68 High Street has caused problems for shops and residents

## **Comments from Consultees**

Highways- No objections raised to the proposed number of parking spaces but dimensions of garages should be increased or made into an open parking space.

Environmental Health (Pollution)- No objection raised in principle.

Environmental Health (Housing)- the applicant is advised to have regard to the Housing Act 1985's space standards contained within Part X of the Act and Housing Act 2004's.

## **Planning Considerations**

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

- BE1 Design of New Development
- BE13 Development Adjacent to Conservation Areas
- H7 Housing Density and Design
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

The London Plan and the National Planning Policy Framework (NPPF) is also a consideration.

## **Planning History**

The planning history of the site is summarised as follows:

- 11/00172 - Extension of time limit for implementation of permission ref. 07/04023 for a single storey detached office building with cycle store was granted permission.
- 07/04023 - Planning permission granted for a single storey detached office building with cycle store.

- 06/00640 and 06/00643 - Planning permission and conservation area consent refused for the demolition of existing buildings rear of 68-70 and a 2 two storey detached office units 81 at the rear of 68-70 High Street Chislehurst and 1 Albany Road Chislehurst with 5 car parking spaces.
- 83/01715 - Planning permission granted for the continued use as builders storage yard and retention storage building.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the adjacent Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The principle of developing the site has been established by the granting of planning permission under ref. 07/04023 and its extension of time for the same scheme under ref. 11/00172.

The current application seeks a building which has a smaller footprint compared to the previously granted applications and it allows a more open frontage to the High Street access road, providing 2 on-site car parking spaces and hard and soft landscaping that was not included in the previous schemes. The height and scale of the proposed building remains comparable to the approved applications and Members may consider the scale of the building to be acceptable in this location. Members will note that the proposed building differs in design to the approved scheme which was modern in style and included a sedum roof. Given the location of the site adjacent to the Chislehurst Conservation Area and that the building would be visible from a number of properties along Albany Road and by users of the car park, a high level of design is sought. Although the previously approved building had a sedum roof which may have softened the appearance of the building when viewed from the residential properties in Albany Road and High Street, Members may consider that the omission of this element is not considered to significantly alter the visual appearance of the building.

With regards to the proposed residential unit, The London Plan paragraph 3.5, details outlined in Table 3.3 and the Mayor's Housing SPG outline the minimum requirements for new dwellings. The Mayor's housing SPG requires a minimum internal area for a 1 bedroom 2 person (flat) of 50sqm, with the proposed dwelling measuring approximately 106sqm. The proposed bedroom also meets the minimum requirement of 12sqm for double bedrooms, measuring approximately 16.77 sqm. The building retains the same separation distance to the boundary, providing a limited view from these windows, however there are two small amenity areas proposed for the residential unit and on balance Members may consider that the proposed dwelling would provide a satisfactory living environment for future occupiers .

The proposed office is to be used by the Bromley and Chislehurst Conservative Party and will provide a reception area, 2 office rooms, a meeting room, kitchen and w/c . The use of the site for office purposes has been established by way of

applications refs. 07/04023 and 11/00172 and Members may agree that the proposed use is appropriate in this location.

The Council's Highways officer does not object to the principle of the scheme on the basis of the parking proposed. However, the Applicant has been requested to address the concerns raised regarding the sub-standard garage proposed for the residential unit. Amended plans will be submitted prior to the committee meeting.

With regards to the impact of the building upon the residential amenities of nearby neighbours, Members may consider that the proposed building is unlikely to result in a more significant impact when compared to the application and on this basis the current proposal is recommended for permission.

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 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |
| 3 | ACK09  | Soil survey - contaminated land          |
|   | ACK09R | K09 reason                               |
| 4 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |

### **INFORMATIVE(S)**

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health and 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 of Code of Practice 2008 which is available on the Bromley website.
- 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)).

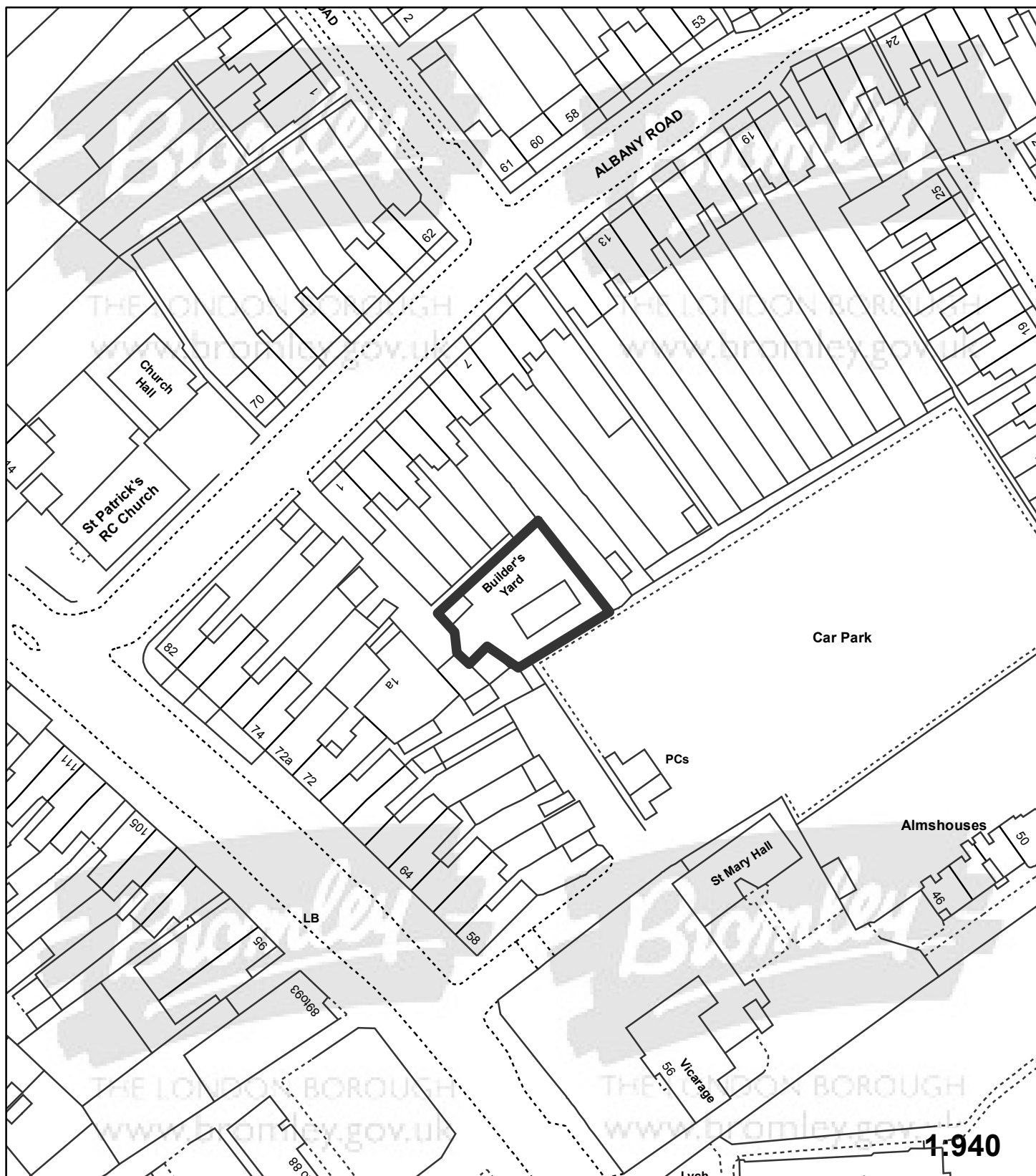
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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