

SECTION '2' – Applications meriting special consideration

Application No : 15/00763/FULL1

Ward:
Crystal Palace

Address : 24 Anerley Hill Anerley London SE19
2AD

OS Grid Ref: E: 533906 N: 170630

Applicant : GHR Holdings Ltd

Objections : YES

Description of Development:

Demolition of detached garage and erection of 3 x four bedroom dwelling houses fronting Cintra Park and demolition of single storey rear extension and replacement of first floor rear door with a window to No 24 Anerley Hill

Key designations:

Conservation Area: Crystal Palace Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 6

Proposal

Planning permission is sought for the demolition of the existing rear single storey extension to 24 Anerley Hill and replacement of existing garages on Cintra Park, to the rear of 26 Anerley Hill, with three, three storey, four bed six person family houses and associated gardens and off street parking.

Update: The agent has provided a response in the form of a letter dated 27th April 2015 which seeks to respond to the objections received by local residents in respect of the development. Members will be updated of the contents.

Location

The application site is an L-shaped site located in Crystal Palace and fronts both Anerley Hill to the north and Cintra Park to the east. The site currently comprises a residential dwellinghouse facing Anerley Hill (No.24) and three detached garages facing Cintra Park.

Part of the site lies within the Crystal Palace Park Conservation Area. The surrounding area is predominantly residential with a number of four storey Victorian properties within the immediate vicinity. The site lies within a 5minute walk of

Crystal Palace Park and Crystal Palace train station. The proposal site has a high PTAL rating of 6a (on a scale of 1 to 6 where 6 is the most accessible).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and several letters of representation were received which are summarised below:-

- The proposed development appears completely modern in style and not sympathetic to the rest of the street
- It would block daylight to the main living room of No.26 b
- The development would cause damage to the structure, foundations and Cedar Tree on Anerley Hill
- The contemporary features of the proposed new build do not currently provide an aesthetic fit within the Conservation Area
- Will be at risk and disruption from heavy construction machinery
- Would be at risk of subsidence
- The North East elevation would completely overlook my garden
- The new development is too high and will eliminate all sunlight into my garden and windows

Comments from Consultees

Highways

The site is located on the corner of Anerley Hill and Cintra Park. Anerley Hill is a classified road, the A214, and a London Distribution Route. Also the site is within a high PTAL area of 6a.

The proposal is to demolish the existing garages and replace it with 3 three storey houses.

Vehicular Access- is from Cintra Park utilising the existing arrangement. Six car parking spaces are indicated on the submitted plan; this is satisfactory; 2 parking per unit. Also six cycle parking/ storage would be provided, which is acceptable.

Environmental Health (Housing)

I have looked at the additional information provided by the applicant and have the following comments:

Mayor of London's Spatial Development Strategy for Greater London - The London Plan July 2011. Table 3.3 Minimum space standards for new development

The minimum recommended GIA for a three storey (4 bedroom 8 person) residential property is 133 sq.m. The GIA for the three proposed three storey (4 bedroom 8 person) residential properties is approximately 110 sq.m, which is below the minimum recommended.

Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS)

Fire

The proposed Kitchen/Dining room is a high risk room and has no internal door separating it from the living room, which is also a high risk room.
Hazard: 24 Fire (k) Lack of internal door in appropriate materials.

Environmental Health (Pollution)

I have considered the above and I have no objections in principle however I would recommend that a K09 condition is attached.

Drainage

Please impose condition D02 relating to surface water drainage.

Thames Water

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure 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 3m 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.

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 drainage 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.

Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water comments

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

APCA

Objection. Inappropriate design which is out of character with the surrounding properties which have a predominantly pitched roofs and a homogenous design within which this proposal would be detrimental.

Conservation Officer

The site is adjacent to the Crystal Palace Pk conservation area. The existing garages are fairly unsightly and I do not feel the proposed residential development would cause any harm to the setting of the CA in terms of views into or out of that area as per Policy BE13. The design is contemporary which will create an interesting contrast with the older houses in the area but I suggest a condition regarding materials.

Planning Considerations

- BE1 Design of New Development
- BE12 Development in a Conservation Area
- BE13 Development adjacent to a Conservation Area
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T6 Pedestrains
- T7 Cyclists
- T11 New Accesses
- T18 Road Safety

Crystal Palace Park Supplementary Planning Guidance

London Plan

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.13 Sustainable development
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building, London's Neighbourhoods and Communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.15 Reducing noise and enhancing soundscapes

The following documents produced by the Mayor are also relevant:

- Housing Supplementary Planning Guidance
- The Mayors Economic Development Strategy
- Providing for children and young peoples play and informal recreation SPG
- Accessible London: achieving an inclusive environment
- Sustainable Design and Construction SPG

Planning History

94/01058/EUC 24 ANERLEY HILL
 INSTALLATION OF RAILINGS TO PROVIDE ROOF PATIO OVER
 EXISTING GROUND FLOOR EXTENSION CERTIFICATE OF
 LAWFULNESS FOR A PROPOSED DEVELOPMENT

92/00246/FUL R/O 24 ANERLEY HILL FRONTING CINTRA PARK SE19 2AD
 FRONT BOUNDARY WALL AND RAILINGS 3 VELUX WINDOWS IN
 REAR ELEVATION OF GARAGE ROOF AND REMOVAL OF CONDITION III OF
 802825 TO ALLOW ANCILLARY DOMESTIC STORAGE ON
 GROUND AND FIRST FLOORS

90/00161/FUL FORMATION OF VEHICULAR ACCESS - REFUSED

87/02049 USE OF TWO ROOMS FOR THE CARE OF ELDERLY PEOPLE -
 PERMISSION

83/02532/FUL 24 ANERLEY HILL SE 19 SE192AD
 VEHICULAR ACCESS TO CLASSIFIED ROAD - REFUSED

83/01364/FUL FORMATION OF VEHICULAR ACCESS - REFUSED

83/00062/FUL FIRST FLOOR SIDE AND PART ONE/PART TWO STOREY
 REAR
 EXTENSION FOR GRANNY UNIT AND SURGERYSEMI-DETACHED
 HOUSE - PERMISSION

Conclusions

The primary issues in the assessment of this planning application are:

- Principle of development
- The design and appearance of the proposed residential development and its impact on the character and appearance of the area and locality
- Impact on the amenity of neighbouring residents
- The quality of living conditions for future occupiers
- Highways and traffic issues
- Sustainability and energy
- Refuse storage
- Drainage
- Previous S106 agreement

Principle of development

The application site comprises of three disused garages fronting Cintra Park. The garages have been used for ancillary domestic storage (rather than parking) since 2003.

The application seeks permission to demolish the existing garages and single storey rear extension attached to the rear of No.24 Anerley Hill, subsequently separating the site into two separate addresses.

Following the demolition of the garages it is proposed to build 3 x 4 bedroom properties over three storeys'. Each property would provide for two off road car parking spaces.

The demolition of the building and redevelopment of the site is considered acceptable as it would bring a vacant residential site back into use and would add to the Council's target to provide much needed housing within the Borough. The proposal therefore complies with Policy H1 of the UDP.

The proposal also encompasses the demolition of the existing single storey rear extension to No.24 Anerley Hill. The demolition of the rear extension will facilitate the occupiers of No.24 Anerley Hill with an adequate level of amenity space in view of the fact that some of the existing garden will be lost to the development on Cintra Park. The rear extension has no particular architectural merit and therefore the demolition of this structure is considered acceptable.

The design and appearance of the proposed residential development and its impact on the character and appearance of the area and locality

Policy BE1 highlights the need for proposals to be of a high standard of design and layout completing the scale, form and materials of adjacent buildings. Policy H7 sets out that developments should provide a mix of housing types and sizes.

Section 7 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making better places for people. As stated within the NPPF development should optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of the developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

The accompanying Planning Statement sets out at paragraph 5.11 that the scale, mass and appearance of the properties in Cintra Park have somewhat dictated the configuration of the proposed new development. The proposed new dwellings are all 4 bedroom family sized units.

The proposed new dwellings do proposes a striking contemporary design which is a contrast to the existing surrounding residential properties. The Conservation

Officer has highlighted that the design creates an interesting contrast with the older houses in the area whilst APCA feel the design is inappropriate out of character with surrounding properties.

The design concept has been to reflect the massing and height of the surrounding buildings. Each house has a front and rear garden. The front garden includes a parking space and bin store with access to the road as well as hard and soft landscaping.

The changes in levels across the site set out the arrangement for the room layouts in Each house has been arranged with a private entrance adjacent an integral garage that also incorporates bicycle storage, wc and utility room. From the entrance lobby, a stair rises to the upper ground floor containing living, dining and kitchen spaces. The courtyard gardens are directly accessed from the living areas. At first floor level, a family bathroom is positioned between two bedrooms, with a similar arrangement repeated at second floor level.

The shape, room size and layout of the rooms in the resultant building are 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.

The proposal would result in a larger building footprint than that of the current detached garages although at a density of 62.5 u/ha complies with Table 4.2 of the Bromley UDP and Table 3.2 of the London Plan concerning housing density and design.

Policy H9 of the UDP states that a 1m gap should be maintained either side of a proposed development when more than one storey in height. The development has been designed to comply with this policy.

Impact to neighbours

Several letters of representation have been received from local residents. In terms of the impact to neighbours as a result of the development no windows are shown in either flank elevation. To the rear new windows will overlook the rear gardens of No.20,22 and 24 Anerley Hill. Given the orientation of the properties located on Cintra Park namely No.2-6 the overlooking will be more prevalent than is currently undertaken from these properties.

The proposed development has been designed to provide a 1m side space to each flank elevation to comply with Policy H9 (Side Space).

In relation to privacy, the proposed building has been designed to ensure that there are no principal windows in the flank elevation that would overlook neighbours to the north-east or west of the site.

The quality of living conditions for future occupiers

Policy 3.5 of the London Plan states the minimum internal floorspace required for residential units on the basis of the occupancy that could be reasonably expected within each unit. The building as a whole contains many windows and doors which would ensure a good level of natural light to each of the habitable rooms

Comments received from the Council's Environmental Health department, outline that The proposed Kitchen/Dining room is a high risk room and has no internal door separating it from the living room, which is also a high risk room. The agent has responded to this comment by stating that the dwelling will be subject to Building Regulation checks and is confident it will comply with part B1 Fire Safety. All the proposed doors are to be fire doors with smoke and heat detectors to be provided throughout.

The rear garden space for each dwelling will measure between 27-33sqm. Whilst the depth of the gardens are smaller than those of surrounding gardens it is considered that the space will provide some degree of private amenity space and Crystal Place Park is located less than 5minutes walk away which can also provide occupiers with additional outside amenity space.

Highways

The existing three garages have not been used for their primary purpose since 2003, instead they have been used for ancillary storage

Access to the site is from Cintra Park, which is a one way street. The Highways Officer has assessed the development and commented that the site is within a high PTAL area of 6a. Vehicular access is from Cintra Park utilising the existing arrangement. Parking for six car parking spaces are indicated on the submitted plan which is satisfactory; two parking spaces per unit. Six cycle parking/storage is also considered acceptable.

The site is also located within a 5min walk of Crystal Palace District Centre, bus terminal and train station.

The proposal is generally considered to be in accordance with UDP Policy T3 and Policy 6.13 of the London Plan (2011).

Sustainability and Energy

Policy 5.4 Retrofitting, of the London Plan 2011 states that boroughs should identify opportunities for reducing carbon dioxide emissions from the existing building stock by identifying potential synergies between new developments and existing buildings through the retrofitting of energy efficiency

The scheme would provide for six secured cycle storage which would provide for a sustainable method of transport to and from the site. No other energy saving measures are known to be provided other than the development complying with the Code for Sustainable Homes (Level 4).

Refuse storage

Space has been allocated for refuse and recycling bins at the entrance to each dwelling.

Previous S106 agreement:

It is noted that there is Section 106 agreement from 22nd July 1992 which states:

- 2.1 At no time will he sever the garage (or any part thereof) from the curtilage of the existing house nor undertake any alterations to the garage to enable it to be used (or capable of use) as a dwelling (other than the manor described in 2.2 below).
- 2.2 (a) Not to be use the garage other than for storage of private vehicles or normal domestic storage or for any purpose ancillary to the use of the land (as described in the first schedule hereto) as a private residence.
(b) Not to use any part of the garage for habitable accommodation
(c) Not to carry on any trade or business from any part of the garage".

Summary

The proposal would create 3 x 4 bedroom units and six car parking spaces on a plot of land which is currently under utilised with three garages. The design, height and bulk of a development of this size and scale, in this location is satisfactory in light of local opposition to the scheme. The scheme complies with local and national planning policies. It is therefore recommended that planning permission is granted.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |
| 6 | ACH04 | Size of parking bays/garages |
| | ACH04R | Reason H04 |
| 7 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |

- 8 ACH29 Construction Management Plan
 ACH29R Reason H29
- 9 ACH32 Highway Drainage
 ADH32R Reason H32
- 10 No windows or doors shall at any time be inserted in either flank elevation(s) hereby permitted, without the prior approval in writing of the Local Planning Authority.
 ACI13R I13 reason (1 insert) BE1
- 11 ACK09 Soil survey - contaminated land
 ACK09R K09 reason
- 12 The removal of the existing single storey rear extension and construction of three detached dwellings shall only be constructed in conjunction with the other and be completed within 3 months of each other.

Reason: In the interest of the amenities of the neighbouring residents and in order to comply with Policies H8 and BE1 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 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
- 2 You should seek the advice of the Trees and Woodland Team at the Civic Centre on 020 8313 4471 or e-mail: trees@bromley.gov.uk regarding removal and replacement of the street tree affected by the access.
- 3 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.
- 4 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.
- 5 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

- 6 Before works commence, 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