

SECTION '2' – Applications meriting special consideration

Application No : 15/00654/FULL3

Ward:
Bickley

Address : Bickley And Widmore Working Mens
Club Tylney Road Bromley BR1 2SH

OS Grid Ref: E: 541674 N: 168909

Applicant : Mr A Barrett

Objections : YES

Description of Development:

Change of use and conversion of first floor social club function room, first floor front and rear extensions and creation of mansard roof to provide additional floor for a total of 6 flats (4 x 1 bedroom and 2 x 2 bedroom) on upper floors

Key designations:

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

Gas Holder Stations Gas_Holders_stations:

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Open Space Deficiency

Smoke Control SCA 13

Smoke Control SCA 12

Proposal

- It is proposed to retain and enhance the club house on the lower level, convert the existing function room on the upper floor to flats and add an extra floor above also for the provision of flats.
- The proposal seeks to extend the existing building forward by approximately 2.6 metres, including removing the existing single storey flat-roofed entrance and staircase structure.
- An additional floor will be built above the existing building; this will be contained within a mansard roof area;
- An extension is also proposed to the rear which will provide additional bedroom space to the flats at the rear of the property.
- The floor layout at both floors will be the same; one 1 bedroom flat towards the front of the building, and two flats at the rear of the building (one 1 bedroom and one 2 bedroom flats).

- Access to the flats will be from the front facing Tylney Road, and the entrance to the club will be altered and will utilise Canon Road, which is currently the rear garden area.

The main issues to be considered with regard to the proposal would appear to be:

- Size and scale of development
- Intensity of use
- Impact on neighbouring amenities
- Car Parking
- Amenities for the proposed flats

Location

The site hosts a social club located along Tylney Road in Bromley. The site appears to drop away from Tylney Road with the existing club house being built on lower and upper floors at present.

Comments from Local Residents

Local residents were notified of the scheme and responses were received which can be summarised as follows:

- Proposal appears to dense: 6 flats in a small space;
- Risk of overdevelopment, given the extensions;
- Further increase in noise affecting neighbouring properties;
- Parking appears to be an issue, especially given that the club will still be functioning;
- Tylney Road is currently a traffic disaster, and heavily parked at all times of the day, especially during rush hour and school run;
- Increase in depth and height of current building will further reduce light to neighbouring property;
- Loss of privacy due to creation of new window;
- Cars using proposed residents car park will have trouble entering and exiting;
- Design and Access Statement refers to an existing converted hall into residential use, however this has been well established for 130 years;
- There is planning history associated with the site, despite the D+A Statement stating there isn't any;
- Concerns should balconies be introduced;
- Harm to amenities of neighbours by noise and disturbance with regard to change in access to the club;
- Increase in noise by club patrons and future residents;
- Overlooking from new windows;
- Existing view from my flat is not picturesque, as it is of the club roof, there is a view and natural light;
- Proposal will result in loss of view and will block out natural light;
- Increased foot flow in and out of the road;

- Increased parking on the road due to front of the building now only containing residents parking (ratio 1:1) for the proposed flats;
- Relocation of club access to allow for extension would result in detrimental impact upon privacy and amenities of residents of Canon Road;

Support comments summarised as follows:

- Proposal will bring additional affordable apartments to the area;
- Maintains the amenity use of the club without sacrificing the facilities and enjoyment the club brings to its members or guests;
- Will enhance the appearance of the building and therefore the streetscene.

Comments from Consultees

No objections raised by Environmental Health (pollution), subject to a condition relating to sound insulation for future residents in the upper floors from noise within the ground floor premises.

Further to the submission of a parking stress survey requested by the Council's Highways Engineer, no objection has been raised to the development subject to standard conditions. In addition, in order to reduce pressure on the existing parking demand in the area, future residents of the development should not be eligible to apply for parking permits.

Environmental Health (Housing) stated the proposed floor plan for the first floor suggests it will be identical for the floor plan for the proposed second floor. The second floor will be within a mansard roof with partial dormer windows, so the useable floor area is likely to be less than that of the first floor.

The applicant is advised to have regard to the Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS), which recommends separate bedrooms, kitchens and living/dining rooms to avoid hazards associated with combined functional space.

Planning Considerations

BE1 Design of New Development
 H1 Housing Supply
 H7 Housing Density and Design
 H9 Side Space
 T3 Parking
 T18 Road Safety
 C1 Community Facilities
 C2 Community Facilities and Development

The National Planning Policy Framework 2012 is relevant to any proposal at this location. The London Plan is also of relevance to any application.

In strategic terms the most relevant London Plan 2011 policies are:

3.3 Increasing Housing Supply

- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character

London Plan Housing Supplementary Planning Guidance

Planning History

Permission was refused under ref. 09/02583 for detached bungalow at land at the rear of 56 Tylney Road for the following reasons:

- The proposed dwelling would represent a cramped overdevelopment of the site, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan; and
- The proposal would represent an unacceptable subdivision of the existing site and would leave insufficient amenity space for the proposed dwelling thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

Conclusions

It is proposed to retain and enhance the club house on the lower level, convert the existing function room on the upper floor to flats and add an extra floor above also for the provision of flats.

The existing building has a flat roof to the front and rear, with the central part of the building having a raised pitched roof element. The buildings either side of the club building in Tylney Road are both taller than the existing building. The existing function room will be converted into the first floor level of 3 flats, and an additional floor will be added within a mansard roof design for the further 3 new flats. The resulting height of the structure will remain lower than the converted building to the north and will be similar in height to the dwelling to the south.

Whilst it is acknowledged that the proposal will result in a building that is higher than the existing building on site, and there will as a result be some impact on outlook to neighbouring properties, the site benefits from being on a lower level and set back from the road frontage with Tylney Road, and adjacent buildings in the main are higher than the existing club house. It is therefore considered that the overall impact upon residential amenity in terms of view will be minimal.

Introducing residential units at this site is considered to be in keeping with the prevailing character of the area and as such is considered acceptable, however it is important to ensure that the overall density of the proposed scheme is acceptable in this particular location.

The proposal appears to provide a density of 95 units per hectare, and 222 habitable rooms per hectare, which is considered to sit comfortably within the

Council's density / location matrix within Policy H7 of the Unitary Development Plan.

The proposal is considered to comply with Chapter 3 of the London Plan (2011) and the Supplementary Planning Guidance 'Accessible London: Achieving an Inclusive Environment.' In addition, Environmental Health (Housing) have not raised objection to the proposal, although have drawn attention to ensure that the standard of accommodation proposed should comply with the Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS) and ensure that each residential unit provides adequate levels of light, natural ventilation and means of escape in case of fire where necessary to accord with Policies H1, H7 and BE1 of the Unitary Development Plan and Policy 3.5 of the London Plan.

Furthermore, in relation to the current application the proposed residential accommodation would meet London Plan minimum sizes and would provide a good standard of accommodation for future occupiers, and no concerns were raised by Environmental Health notwithstanding the need to have regard to the Housing Act 1985's statutory space standards contained within Part X of the Act and the Housing Act 2004's housing standards.

Members will note that key planning considerations must include impact on the amenities of neighbouring properties, however it is considered that the relationship to existing buildings, overlooking, noise and disturbance by reason of the introduction of residential units to this site will not have a detrimental impact on the residential and visual amenities of the neighbouring properties, nor on the character of the area generally.

Concerns have been raised by nearby residents with regard to the general use of the club facilities, causing noise and disturbance at present and fears that relocating the club facilities to a new part of the building, plus introducing residential units to the site, will lead to a further increase in disturbance to nearby residential properties. However it is considered that future management of the club facilities would be a private matter, and the introduction of residential units to this site should in fact result in development on this site that is more in keeping with the character of the area and more likely to sit comfortably within the immediate vicinity of existing residential units.

Whilst an element of the proposed mansard roof will be located within 1 metre from the property boundary and is therefore not compliant with Policy H9 of the Unitary Development Plan, the essence of this policy is to prevent a terracing impact of any proposed development upon adjacent buildings and to retain the spatial standards of the area. It is considered that this element of the proposal will not result in unrelated terracing to neighbouring properties and will not have a detrimental impact upon the character or spatial standards of the area.

On balance it is considered that the proposed development and introduction of residential units at this site is considered to be in keeping with the prevailing character of the area. The proposed residential units will meet London Plan minimum sizes and provide a good standard of accommodation for future occupiers. Whilst it is noted that the addition of the mansard roof level will add

some further bulk to the site, the amount proposed will not be adverse enough to have such a detrimental impact upon the neighbouring properties that it warrants refusal of the scheme.

Background papers referred to during production of this report comprise all correspondence on the file ref. 15/00654 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 01.05.2015

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
 ACC01R Reason C01
- 3 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 5 ACC03 Details of windows
 ACC03R Reason C03
- 6 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 7 ACH08 Details of turning area
 ACH08R Reason H08
- 8 ACH09 Restriction on height to front and flank
 ACH09R Reason H09
- 9 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 10 ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
- 11 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 12 ACH29 Construction Management Plan
 ACH29R Reason H29
- 13 ACH32 Highway Drainage
 ADH32R Reason H32
- 14 ACH33 Car Free Housing
 ACH33R Reason H33
- 15 ACI17 No additional windows (2 inserts) flank development
 ACI17R I17 reason (1 insert) BE1 and H7
- 16 ACI18 No additional hardstanding
 ACI18R I18 reason
- 17 ACI21 Secured By Design
 ACI21R I21 reason
- 18 A scheme for protecting the residential dwellings on the upper floors from noise arising from activities within the ground floor commercial premises

shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. Before the development commences the scheme shall be fully implemented and sound transmission tests shall be carried out by a competent person to demonstrate compliance with the approved scheme. The results shall be submitted to the Local Planning Authority and the approved scheme shall be permanently maintained thereafter.

Reason: In order to protect the amenities of the future occupiers of the residential units hereby permitted and to comply with Policies BE1 and H7 of the Unitary Development Plan.

19 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In order to comply with Policies T3 and T18 of the Unitary Development Plan.

INFORMATIVE(S)

1 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

2 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

3 The applicant is advised to have regard to the Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS), which recommends separate bedrooms, kitchens and living/dining rooms to avoid hazards associated with combined functional space.