

SECTION '2' – Applications meriting special consideration

Application No : 15/01334/FULL1

Ward:
Copers Cope

Address : Ground Floor 2 - 4 Fairfield Road
Beckenham BR3 3LD

OS Grid Ref: E: 537313 N: 169418

Applicant : Mr Tilesh Chudasama

Objections : YES

Description of Development:

Change of use of ground floor from former members social club (Sui Generis) to restaurant (Use Class A3) Front elevational changes to incorporate stairs

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 12

Proposal

Planning permission is sought for a change of use a Former Social Club (Use Class Sui Generis) to a Indian Restaurant (Use Class A3) and elevational changes to the front of the building.

Location

The application property is a ground floor unit, located on the end of six terrace properties on the western side of Fairfield Road, Beckenham. The site is not part of a designated shopping frontage but does lie on the edge of Beckenham High Street (which is a designated District Centre).

Consultations

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

- o The proposed restaurant will be located within a residential neighbourhood
- o Beckenham High St is already saturated with bars and restaurants
- o Any new restaurant should be located within the High Street where noise and disturbance would be less perceptible and would be a more appropriate location.

- o The private members club was long established and members and their guests had to adhere to strict controls.
- o The building should be returned to a residential use
- o Do need another restaurant in Beckenham High Street
- o It will increase demand for parking
- o Increased noise
- o Pests - there are a significant amount of rats, mice and foxes in the area already
- o Unpleasant smells

Consultee comments

Highways

The site is located on Fairfield Road just off High Street Beckenham (A234), which is a London Distributor Road (LDR) with waiting restrictions (No waiting at any time) immediately outside. PTAL rating for this development is 4. Furthermore there are two public car parks in the vicinity.

The application is for change of use from former Members Social Club (Sui Generis) to restaurant (Use Class A3). Front elevational changes to incorporate stairs.

The site is within a parade of shops which has other food & takeaway outlets so I would have no objection to the application.

Environmental Health

I have looked at this application and visited the area and would have no objections to permission being granted.

Drainage

No comment

Thames Water

No objection subject to an informative.

Waste services

No comment

Planning Considerations

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

- BE1 Design of New Development
- ER9 Ventilation
- S1 District Centres
- S9 Food And Drink Premises
- T3 Parking

T18 Road Safety

London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

Planning History

Under planning application reference: DC/05/00079 planning permission was granted for elevational alterations to ground floor and access ramp and steps at front.

Under planning application reference: 84/01069 planning permission was refused for a part one/two storey side extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of Beckenham District Centre (having regard to its shopping function), the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact on highway safety.

Impact of the development on the character of the area

The site lies in Beckenham (just off the main High Street) and therefore must be considered in respect of Policies S1 and S9. The proposal is currently vacant and was formerly the Beckenham Social Club.

The proposal involves the change of use of a former Members Club (Use Class Sui Generis) to a Indian Restaurant. The Former Members Social club has been vacant since June 2014.

In considering the acceptability of the proposed change of use in policy terms, the absence of any long term vacancy at the premises makes it necessary to consider whether the proposed use would contribute to the range of local services or provision of local community facilities and whether it would contribute to the vitality of the centre by providing a services or attracting visitors during shopping hours (in accordance with Policy S1). The proposed use could be considered to contribute to the range of local services and would provide a service and potentially attract visitors during shopping hours, from lunchtimes onwards.

As noted above, whilst the site is not within a designated retail frontage, it is located 40m from Beckenham High Street where other restaurants exist. There are many restaurants located in Beckenham High Street with the only other Indian Restaurant being 'Curry Cottage' located on nearby Kelsey Park Road. In view of Beckenham Town Centre having a range of uses it is not considered that the change from a Sui Generis use would lead to an over concentration of similar uses arising.

Impact to neighbours

Fairfield Road consists of six residential properties, a Church & Church Halls and a supermarket (Lidl), making the surrounding area mixed use.

The proposed use will operate during daytime and evening hours, up to 11pm (Mon-Sat) & 10pm on Sundays and Bank Holidays. The Former members Club operated until similar times (Mon/Tues/Wed/Sun until 10pm & Thurs/Fri/Sat until 11pm).

Whilst the use is likely to attract customers until 11pm is considered that will be of a similar level of people who visited the Members Club. Other restaurants in the nearby vicinity open until similar times on any given day. Therefore in light of the proposed hours of operation it is considered to be acceptable.

The Environmental Health Officer has raised no concerns from a noise or ventilation perspective. Whilst it is acknowledged that nearby residents will experience some impact on their current level of amenity it is considered that the associated use and adequate ventilation to mitigate fumes and odours can be controlled through condition. The closing times are also considered acceptable and can be controlled accordingly.

Highways & parking

The proposed restaurant does not propose any car parking spaces as part of the development. The Highways Engineer considers that there are two car parks located close by in which people can park and given the proximity to Public Transport the Highways Officer raises no objection to parking.

Summary

Having regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in the loss of amenity to local residents not detrimentally upon the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Customers shall not be admitted to the premises before 11:00 on any day, or after 23:00 Monday-Saturday, or after 22:00 on Sundays and Bank Holidays.**

Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

In the interests of residential amenities of the adjoining properties and the visual amenities of the area, in line with Policies BE1 and S9 of the UDP.