

SECTION '2' – Applications meriting special consideration

Application No : 15/00887/FULL2

Ward:
Petts Wood And Knoll

Address : Chislehurst House 143 Chislehurst
Road Orpington BR6 0DS

OS Grid Ref: E: 545421 N: 167144

Applicant : Bromley Healthcare

Objections : YES

Description of Development:

Change of use of part of first floor from offices ancillary to respite care use (Class C2) to Class B1 offices unrelated to respite care use

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads
Smoke Control SCA 4

Proposal

This property is currently in use as a facility for respite care for children with ancillary offices, and it is proposed to use part of the first floor office accommodation (175sq.m.), as offices for 8 staff who would operate separately to the respite care use. The staff would comprise 6 nurses working in the community, with 2 members of staff remaining in the office. Planning permission for a separate Class B1 office use is therefore sought for this part of the building which equates to approximately 20% of the total floor area.

The part of the first floor accommodation to be used for separate Class B1 office use is located within the north-western wing of the building, and lies adjacent to No.145 Chislehurst Road which is a residential property. No additional on-site parking would be available for the proposed additional staff, and no external changes would be made to the building.

The applicants have submitted a Transport Statement to support their application.

Location

This property is located on the southern side of Chislehurst Road, and lies within Petts Wood Area of Special Residential Character. It comprises a part one/two storey building which is currently being used for the provision of respite care services for children. Eight parking spaces are provided on site including 2 spaces for minibus parking.

Consultations

Letters of objection have been received from nearby residents whose main concerns are summarised as follows:

- detrimental impact on parking in surrounding residential roads
- office accommodation inappropriate in a residential area
- previous unauthorised use of offices by health visitors caused parking problems in Grosvenor Road
- a similar proposal was previously refused.

Comments from Consultees

The Council's Highway Engineer has assessed the Transport Statement submitted, and concurs with the conclusions that there would be sufficient parking available in surrounding roads to accommodate the level of parking likely to be required as a result of the proposals. Concerns would, however, be raised if vehicles were to be parked on Chislehurst Road, and a condition to prevent this is suggested.

Planning Considerations

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

BE1 Design of New Development
H10 Areas of Special Residential Character
T3 Parking
T18 Road Safety

The application has been called into committee by Ward Councillors.

Planning History

Permission was refused in October 2005 (ref.05/01587) for a change of use from a residential nursing home to a respite care facility with office accommodation on the first floor, including a pitched roof to the front and a single storey extension for a bathroom, on the following grounds:

- 1 The mixed use proposal, by reason of general noise and disturbance, would be detrimental to the enjoyment that the adjacent residential properties currently enjoy, contrary to Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (September 2002).
- 2 The missed use proposal will result in the unacceptable increase in on-street car parking in the nearby roads, contrary to Policy T.15 of the adopted Unitary Development Plan and Policy T3 of the second deposit draft Unitary Development Plan (September 2002)."

Permission was subsequently granted in January 2006 (ref.05/04398) for changes to the building including a pitched roof to the front, a single storey bathroom extension, a canopy to the main entrance, and a canopy to a new side access door.

Conclusions

The main issues in this case are whether the proposals would have a detrimental impact on parking within surrounding roads, and on the amenities of neighbouring residential properties.

Although permission was refused in 2005 for the use of this building as a respite care facility with ancillary office accommodation on the first floor, it appears to have been used as such since then. However, planning permission would not in fact have been required to change the use from a nursing home to a children's respite care facility with ancillary offices as both uses fall within Use Class C2.

The current proposals to use the ancillary first floor offices as a separate Class B1 office use is likely to intensify the use of the building as it would result in 8 additional staff that would be unassociated with the existing use, although 6 of them would be nurses working mainly within the community. The Council's Highway Engineer has concluded that there is sufficient capacity for the resulting additional parking within surrounding residential roads, including Grosvenor Road opposite and Willett Way. This may result in a certain amount of increased activity within these residential streets, but Members may consider that this would not be to such an extent to warrant a refusal in this case.

The first floor offices lie within the western wing of the building, and can be accessed via a side access door adjacent to No.145 Chislehurst Road which is a residential dwelling. The proposed separate Class B1 use of the offices is unlikely to cause any significant increase in noise and disturbance to adjacent residents given the existing permitted office use of the first floor accommodation.

With regard to the Highway Engineer's concerns about potential parking on Chislehurst Road which is undesirable in traffic terms, Members should carefully consider whether a condition would be appropriate in this case given that parking is currently unrestricted on Chislehurst Road, and that there is a reasonable level of unrestricted parking available in nearby roads which staff are perhaps more likely to use.

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 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 The premises shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any**

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.

- 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.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.