

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 15/04113/RECON

Ward:
Bickley

Address : 45 Southlands Grove Bickley Bromley
BR1 2DA

OS Grid Ref: E: 542127 N: 168584

Applicant : Ten Levels Ltd

Objections : YES

Description of Development:

Removal of condition (ii) of permission reference 19/81/1409 to enable the conversion of the property into two separate dwellings.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 13
Smoke Control SCA 12

Proposal

The application site is a three storey end of terrace property located on the south side of Southlands Grove.

Planning permission was granted for a two storey side extension under planning ref: 19/81/1409. Condition (ii) of this permission states: The additional accommodation shall be used only by members of the household occupying the dwelling, Holmdene Court, 45 Southlands Grove, Bickley, and shall not be severed to form a separate self-contained unit. This application has been submitted in order to remove Condition (ii). The reason given by the applicant for the removal of this condition is in order to convert the property into two dwellings.

A parking survey was submitted to the Council 15th December 2015.

Consultations

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

- The original reason for the condition has not changed
- There is no access to the rear of the extended property other than through No.45. the only door to the extended dwelling is to the rear
- Impact on on-street parking. Only parking available for one vehicle
- If permitted, it is likely that further applications to extend dwelling vertically will be sought causing disturbance and loss of privacy.
- Condition originally imposed due to problems with access and parking. These have not been addressed
- Would be ideal for 'granny annexe'
- Close to Bickley Station therefore has enough traffic and cars without this additional dwelling.

The Council's Highways Officer stated that there is only 1 car park space i.e. a garage for the existing 4 bedroom house. Splitting the house into 1 x 3 bedroom and 1 x 2 bedroom. I am of the opinion that this proposal would have some impact on the parking demand within the local road network. However following the submission of a parking stress survey, received 15th December 2015, the Highways Officer raised no objection as it was demonstrated that there is some on-street parking available during the hours of maximum residential parking demand.

The Council's Housing Officer was consulted however no comments have been received to date. An update will be provided verbally at the committee meeting.

Planning Considerations

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

BE1 Design of New Development
 H8 Residential Extensions
 H11 Residential Conversions

London Plan - Policy 3.5 Quality and design of housing developments

The site has been subject to the previous planning application:

- 19/81/1409 - Two storey side extension - Permitted 02.07.81

Conclusions

The main issues relating to the application are the effect that the removal of Condition (ii) of permission reference: 19/81/1409 would have on the character of the area, the amenities of the occupants of surrounding residential properties and impact on levels of parking.

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.

Condition (ii) reads:

The additional accommodation shall be used only by members of the household occupying the dwelling, Holmdene Court, 45 Southlands Grove, Bickley, and shall not be severed to form a separate self-contained unit.

Reason: To ensure that this unit is not used separately and associated with the main dwelling so as to cause unsatisfactory sub-division into two dwellings.

The reason given by the applicant for the removal of this condition is in order to convert the existing property into two separate dwellings.

It is noted that there have been a number of objections raised by local residents, largely on the basis of parking and access. These comments have been taken into careful consideration whilst considering the application.

There is currently only 1 car park space, i.e. a garage, for the existing 4 bedroom house. The proposal is to convert the house into 1 x 3 bedroom house and 1 x 2 bedroom house, therefore it would require 3 parking spaces in total. 2 additional on-street spaces are required in order to accommodate the proposal. A parking stress survey was submitted by the agent (15.12.2015) which shows that there is some on-street parking available during the hours of maximum residential parking demand. No objection is therefore raised on highways grounds following the results of the parking survey.

Policy 3.5 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit. The floor space size of the new house is given as 72.52sqm. Table 3.3 of the London Plan requires a Gross Internal Area of 83sqm for a two storey 2 bedroom 4 person dwelling house.

Policy H11 of the Unitary Development Plan refers to the conversion of a single dwelling into two or more residential units. It requires that the subdivision must result in adequate accommodation and a satisfactory living environment for the intended occupants. Furthermore the proposal must not impact on the amenities of neighbouring properties, levels of parking or lead to a shortage of medium or small sized family units. With regards to plot size, the two storey extension is of a similar width and depth as the main dwelling. Furthermore, it already appears to be a separate unit when viewed from the street due to the difference in height and materials. On balance, it is not considered to result in a detrimental impact on the amenities of neighbouring properties or character of the area, therefore the proposal is considered acceptable in this instance.

Having had regard to the above it was considered that the proposal to remove this restrictive condition would be acceptable in that it would not result in a significant loss of amenity to local residents, impact on the character of the area nor impact detrimentally on the highway or level of parking.

as amended by documents received on 15.12.2015

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 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 visual and residential amenities of the area.

- 3 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.**

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.**

Reason: In the interests of the amenities of nearby residential properties and to prevent overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan.