

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

Application No : 16/00334/FULL1

Ward:
Hayes And Coney Hall

Address : 6 Baston Road Hayes Bromley BR2 7BE

OS Grid Ref: E: 540532 N: 166065

Applicant : Mr Tony Start

Objections : YES

Description of Development:

Change of use from hot food takeaway to three bedroom dwelling house. Single storey rear extension and elevational and associated alterations

Key designations:

Conservation Area: Hayes Village
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

The site is a locally listed, semi-detached, two storey building located to the south-west side of Baston Road and within Hayes Village Conservation Area. This application proposes the change of use from hot food takeaway to a three bedroom dwelling house. A single storey rear extension and elevational and associated alterations form part of the proposal.

Supporting information advises that the site has been vacant since May 2015 when the building was repossessed due to the failure of the business. It states the site as a 'takeaway' brings its own problems with the ventilation ducting, the proximity to the bus stop and disruption from the comings and goings.

Consultations

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

- Any changes should be in keeping with the locally listed building and conservation area
- Lack of parking; pressure of parking locally from the school and difficult to find any parking at the weekend
- Clinic/new business opening shortly at the old public toilets which will add to parking pressure
- Concerns whilst any works are being undertaken re obstruction of free flow of traffic
- Welcome change of use to residential

- No planning notice displayed
- Fully support the application which will significantly enhance the property and complement the local environment

No objections are raised by APCA

Highways comments note that the site is located in an area with PTAL rate of 1b (on a scale of 1 - 6, where 6 is the most accessible). Highways concerns are raised in that the proposed house will likely generate at least two cars in this low PTAL area which already suffers from congestion.

Conservation comments raise no particular concern given that the existing shopfront makes no real contribution to the Conservation Area.

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan:

H12 Conversion of non-residential Buildings to Residential Use
 T3 Parking
 T18 Road Safety
 BE1 Design of New Development
 BE10 Locally Listed Buildings
 BE11 Conservation Areas
 S5 Local Neighbourhood Centres, Parades and Individual Shops
 SPG1
 SPG2

London Plan:

3.5 Quality and Design of Housing Developments
 6.9 Cycling
 6.13 Parking
 7.4 Local Character
 7.6 Architecture

Mayor of London's Housing Supplementary Planning Guidance

The planning history includes applications in relation to the ventilation ducting.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, loss of commercial unit, highways safety and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It is considered the change of the use of the site to residential would enhance the character of the area. The application states the use of upvc windows. In the event

of a planning permission conditions are suggested to approve the materials/window design to the front elevation (as a whole) given that this is a locally listed building and within a Conservation Area. It is considered that timber windows would more specifically address design concerns within this location. A number of neighbour consultation responses indicate support for the proposal in respect of the change of use of the building.

At the same time however, some local concerns are raised in respect of the lack of parking. Highways have raised concerns given the low PTAL area and lack of on-site parking. Whilst the take-away facility brings its own highways issues Highways have commented that although the take-away could experience parking problems on a Friday afternoon / evening or Saturdays, the projected two cars from the proposed house could be there 24/7, including when school is in operation. Policy S5 advises on change of use within local neighbourhood centres, parades and individual shops. The Policy recognises that the Council places a high priority on protecting A1 uses, particularly local convenience stores. It also recognises that other community uses may be beneficial but that robust marketing material should be provided to support the change of use.

Careful consideration is to be given to this proposal. On the one hand the use of the building as residential would likely result in improved neighbour amenity whilst on the other hand it would result in an additional pressure on local parking needs. Additionally, it is considered that the removal of the ventilation ducting will result in visual improvement to the conservation area as will the opportunity to introduce a soft landscape front garden area. Although supporting information advises that the site has been vacant since May 2015 when the building was repossessed due to the failure of the business no marketing material has been provided in support of the application. In terms of the loss of an individual commercial unit it is noted that there is a local, vibrant parade in Hayes Street which is two/three minutes walk from the application site. Any supporting documentation that can be made available, regarding marketing, will be presented to Committee.

Given existing development and relationship to neighbouring property the proposed extension is unlikely to result in any significant detrimental impact on neighbouring amenity.

A CIL form has been completed and the proposal may be CIL liable.

This is a finely balanced proposal but it may be considered that, overall, it is acceptable and will bring about an improved residential environment with visual improvement to the character of the conservation area and in this particular instance override the concern with lack of parking.

as amended by documents received on 18.03.2016

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 appearance of the building and the visual amenities of the area

3 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

4 Details of the windows and front door, including their materials and design, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The windows and door shall be installed in accordance with the approved details.

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

5 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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