

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/03479/FULL1

**Ward:**  
**West Wickham**

**Address :** 1 - 3 Red Lodge Road, West Wickham  
BR4 0EL

**OS Grid Ref:** E: 538313 N: 166473

**Applicant :** Mr M Voutas

**Objections :** YES

### **Description of Development:**

Rear ground floor and basement extensions, change of use of first floor offices and prep kitchen serving Prima Donnas restaurant to provide 2x1 bed flats and one studio and amended rear escape route. Construction of a first floor rear extension to create 2 x1 bed flats and associated external changes together with extension associated with flat conversion above the restaurant.

### **Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 21  
Smoke Control SCA 9

### **Proposal**

Planning permission is sought for a rear ground floor and basement extensions, change of use of first floor offices and prep kitchen serving Prima Donnas restaurant to provide 2x1 bed flats and one studio and amended rear escape route. Construction of a first floor rear extension to create 2 x1 bed flats and associated external changes together with extension associated with flat conversion above the restaurant.

The application has been amended from when it was first submitted. The revised drawings now show the removal of the upper floor (third level) to the rear of the site and the subsequent removal of one unit . Neighbours have been reconsulted and the following assessment is based on the revised plans.

### **Location**

The application site consists of a two storey, with basement, terraced building containing a restaurant and ground floor and basement levels including a rear yard area that is used for seating and storage. There are also offices and a prep kitchen situated at first floor level.

There is a detached building in the rear yard area currently used for storage and refrigeration. This will be removed as part of the proposal.

To the north-west of the site is the external amenity space for the flats at 1 - 46 Red Lodge Road.

The site is not located within a conservation area and is not listed.

### **Consultations**

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

- o Flats would intrude into the privacy and light of the residents at red Lodge
- o No facilities for refuse
- o Considerable amount of noise already
- o Will spoil the outlook
- o No provision for parking and there is already a problem with parking in the area for people using the restaurant

Neighbours were reconsulted on the amended plans on 11th November 2016 and no further comments have been received.

### **Internal consultations**

**Highways** - The site is located on an area with PTAL rate of 2. No parking is offered for the development, residential density should be linked to public transport accessibility levels and parking provision. A reduction in the parking requirement maybe justified as the site is considered accessible to public transport links, being within walking distance of bus routes and a rail station Furthermore as there is a correlation of car ownership and type of dwelling people reside (1 bedsit unit) this suggest that not all occupiers will own car(s). The proposal would not have a significant impact on the parking in the surrounding road network. No objection raised subject to five cycle spaces being provided.

### **Planning Considerations**

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

BE1 Design of New Development  
S5 Local Neighbourhood Centres, Parades and Individual Shops  
H1 Housing Supply  
H7 Housing Density and Design  
H12 Conversion of Non-Residential Buildings to Residential Use  
T3 Parking  
T7 Cyclists

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

London Plan (2015)  
Policy 3.3 Increasing Housing Supply  
Policy 3.5 Quality and Design of Housing Developments - inc. Table 3.3 Minimum space standards for new development  
Policy 6.12 Parking

Policy 7.4 Local Character

Policy 7.6 Architecture

Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.

Mayor's Housing Supplementary Planning Guidance (2012)

The National Planning Policy Framework (NPPF) is also a consideration.

### **Planning history**

There is extensive history to this site, however the following recent applications are the most relevant

Planning permission was granted in September 2015 ref 15/02154/FULL for a change of use of first floor from offices and prep kitchens serving Prima Donnas Restaurant to provide two one-bedroom flats and one bedsit flat, including a small rear extension, extended escape gantry and lobby extension to the rear and new windows to the side and rear extension.

Planning permission was also granted in December 2015 ref 15/04287/FULL for a revised application further to DC/15/02154/FULL3 for a change of use of the first floor from offices and prep kitchen serving Prima Donas restaurant to provide two one-bedroom flats and one bedsit flat, including a small rear extension, extended escape gantry and lobby extension to the rear: with amended escape route details and including details of bin and cycle stores, privacy screen and a small cellar extension

### **Conclusions**

The main issues relating to the application are the effect that it would have on the principle of development, impact on the character of the area, standard of accommodation and the impact that it would have on the amenities of the occupants of surrounding residential properties.

### Principle of Use

Saved Policy H1 seeks the provision of 11,450 additional dwellings over the plan period. This is facilitated by a number of factors including the development of windfall sites and making the most efficient use of sites.

Policy H7 applies to applications for new housing developments. Applications for such developments will be expected to comply with the density matrix set out in table 4.2; have an appropriate mix of housing types; the site layout, buildings and space around buildings are of a high quality; provide adequate private or communal amenity spaces and provide off-street parking at levels no more than set out in Appendix II.

Policy H12 conversion of non-residential buildings to residential use states that the Council permit the conversion of redundant office and other non-residential building to residential use, particularly above shops, subject to achieving a satisfactory quality of accommodation and amenity.

Planning permission has been previously granted for the 'Change of use of first floor from offices and prep kitchens serving Prima Donnas Restaurant to provide two one-bedroom flats and one bedsit flat, including a small rear extension, extended escape gantry and lobby extension to the rear and new windows to the side and rear extension' (Ref: DC/15/02154). A subsequent application ref 15/04287/FULL sought to amend that scheme to include a revised escape route/stair and a small cellar extension. This was also approved in December 2015. The principle of the conversion of the upper floor into residential accommodation has therefore already been agreed. Further the principle of residential accommodation to the rear of the site is also acceptable, subject to design and amenity impact which is discussed below.

Standard of Accommodation

The London Plan and London Plan Housing SPG set out minimum floor space standards for dwellings of different sizes. These are based on the minimum gross internal floor space requirements for new homes relative to the number of occupants and taking into account commonly required furniture and spaces needed for different activities and moving around, in line with Lifetime Home Standards. The quality of the proposed accommodation needs to meet these minimum standards.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

	London Plan (2015) Baseline	Unit measurement from plans
Flat 1 (1b2p)	50sq.m	50sqm
Flat 2 (1b2p)	50sq.m	54sq.m
Flat 3 (1b1p)	37sq.m	43sq.m
Flat 4 (1b2p)	50sqm	50.5sqm
Flat 5 (1b2p)	50sqm	50.5sqm

The above units would therefore comply with the minimum baseline standards set out within the London Plan. Each unit would be dual aspect and all rooms would receive acceptable levels of light and ventilation.

The application does not include the provision of outdoor amenity space, however there are a number of publically accessible open spaces within the locality including High Broom Wood and Blake Recreation Ground. This is considered reasonable given the level of occupancy proposed for each unit. Furthermore it should be noted that the previous applications for the 3 flats within the existing building were approved without the provision of amenity space.

Design

Policy BE1 states that all development proposals should be of a high standard of design and layout. Development should therefore be imaginative and creative to look at and should complement the scale, form, layout and materials of adjacent buildings.

The existing basement and ground floor level will be extended into the courtyard by a depth of 6.6m with a width of 4.4m to create toilets at ground level and a staff changing area and storage area within the basement. A refuse storage area and cycle storage building would also form part of this structure. The proposal would sit behind the existing structure and would not be visible from the public realm. The application property currently has an extant permission for a large rear extension under ref: 14/04384. However, given the informal nature of the rear elevation and the minimal visibility from the public realm, officers consider that on balance the cellar extension and storage areas are acceptable.

The application also includes the provision of an extended gantry at first floor level in order to provide access up from the ground floor entrance. This gantry would be contained to the rear of the property and would not be significantly visible from the public realm. There is already an existing gantry at first floor level and additional element would not appear incongruous within this setting. A privacy screen would be set at the end of the gantry in order to protect neighbouring amenity. This would not appear significantly intrusive given the location to the rear which includes a more informal arrangement in terms of the built form. It would be visible from the access road serving Red Lodge; however it would not result in significant harm to the appearance of the property or area in general.

The first floor extension would be of an L shape with a raised head height serving Flat 5, creating a maximum building height of 8.7m from ground level

It would incorporate a flat roof which is similar to the existing property. It would also be contained to the rear, where there are various extensions and alterations. The design and architectural quality of the rear elevation is therefore more informal allowing for a degree of flexibility. It is marginally higher than the existing building to the front and would therefore only be visible from the streetscene from longer views. It would be visible from neighbouring properties and an access road serving Red Lodge immediately adjacent the site. Subject to the use of good quality materials, officers consider the proposed extension to be an acceptable alteration.

Minor alterations would also be made to the side elevation of the existing building including the introduction of two additional windows. The additional windows would not significantly harm the appearance of the property or streetscene in general given their location.

#### Neighbouring amenity

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The proposed change of use to residential would not result in significant noise and disturbance to neighbouring residents given the existing and established use. Neighbouring properties also appear to have residential accommodation at first floor level and given the nature of surrounding development, which includes residential and commercial properties, officers consider that the proposed change would be acceptable.

The proposed first floor extension to the rear will of course be visible to the neighbouring first floor flats along Red Lodge Road. The first floor rear element will be set away from the southern boundary by approximately 5.8m and given the two storey element will now be two levels rather than three, to a maximum height of 8.7m, this is not considered to cause any adverse amenity impacts. There will be no windows on this flank elevation and therefore no issues with regards to overlooking.

The closest wall on the northern elevation of the first floor extension will be approximately 17m from the flank wall of the neighbouring flats, Red Lodge and will have a bathroom window in the flank elevation which will be obscure and a high level window serving a kitchen. The furthest wall on the northern elevation will have two windows serving the kitchen/dining room of Flat 4 will be approximately 23m away. Therefore the proposed first floor extension is not considered to cause any adverse overlooking issues. Whilst it is acknowledged that a first floor extension will of course be visible to the occupants of Red Lodge, the distances outlined above, combined with the reduced height of the building to a maximum of 8.7m, is considered on balance to be adequate so as to not result in a significantly intrusive or overbearing form of development for neighbouring occupiers.

The cellar extension and refuse storage building would be set away from the common boundary with No 4 Red Lodge Road by an accessway. There is also an existing staircase at the application site and a detached building in the neighbouring amenity space, which would separate the proposal from the rear elevation from No 4. The creation of an enclosure would tidy up this space and would improve the situation in terms of odour. Given the above, it is considered that the proposal would be on balance acceptable. This element is similar to the revised application 15/04287/Ful approved in December 2016.

The extended gantry would be closer to the flank elevation 1-46 Red Lodge. The applicant has proposed a privacy screen at the end of this extended gantry in order to prevent direct overlooking into these neighbouring windows. This was also proposed in the previous application. Three windows are proposed within the flank elevation of the existing building, these windows would serve a stairwell, corridor and a secondary kitchen window and would all be obscured glazed and non-opening. No significant loss of privacy or overlooking is therefore anticipated.

#### Parking

No parking is proposed within the current scheme; however the Council's highways officer has not objected to this lack of provision and has observed that the number of units would unlikely have a significant impact on parking in the surrounding road network.

#### Summary

Having had regard to the above, Members may consider that the development, on balance in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on 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 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.**

- 3 Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out 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**

- 4 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the side elevation(s) of the extensions; hereby permitted, without the prior approval in writing of the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties**

- 5 The flat roof area of the extension shall not be used as a balcony or sitting out area and there shall be no access to the roof area.**

**Reason: In order to comply with Policy BE1; of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.**