

Application No : 16/04385/FULL1

Ward:
Chislehurst

Address : 5 White Horse Hill Chislehurst BR7 6DG

OS Grid Ref: E: 543433 N: 171244

Applicant : Bromley Conservative Association

Objections : NO

Description of Development:

Three storey rear extension to provide additional ground floor office accommodation and provision of 2 one bedroom flats on first and second floors

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

Planning permission is sought for a three storey rear extension to provide an enlarged office at ground floor level to increase the accommodation of the existing ground floor office use. The existing upper floor office space and flat will be converted to form 2 one bedroom flats.

The proposed extension will have a rear projection of 3.3m at ground floor level, with a flat roof with a height of 2.9m. The first and second floor aspect of the extension will have a rear projection of 6m from the existing rear wall, incorporating a bay feature and an overall height of 10.1m with a flat roof.

The application was deferred from Plans Sub-Committee on the 5th January 2017 in order to seek a reduction in the rear projection of the ground floor rear extension. Amended plans have been submitted dated 01/02/17 indicating a reduction from 4.2m to 3.3m. The previous report is repeated below, updated where necessary.

Location

The site is located on the western side of White Horse Hill and comprises an end of terrace three storey building with a ground floor office occupied by the Bromley and Chislehurst Conservative Association. The upper floors contain a single flat and additional storage space. The wider area is largely residential in nature, with housing development sites under construction to the rear.

Comments from Local residents

Nearby owners/occupiers were notified of the application and no representations were received.

Consultations

Highways – given the relatively minor nature of the proposal there is unlikely to be a significant increase in demand for parking and no objection is raised.

Environmental Health – concerns are raised that the floor areas of the two flats proposed do not appear to meet the minimum space standards. The flats proposed will be above a commercial premises and therefore noise transfer would be a potential issue. Internal doors should be included to improve escape routes in case of fire.

Planning Considerations

The application falls to be determined in accordance with the following:

National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 1 – Building a Strong and Competitive Economy
Chapter 4 – Promoting Sustainable Transport
Chapter 6 – Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design

The London Plan (2015)

Policy 3.3 Increasing housing Supply
Policy 3.4 Optimising Housing Potential
Policy 3.5 Quality and Design of Housing Developments
Policy 4.2 Offices
Policy 5.13 Sustainable Drainage
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 Local Character
Policy 7.6 Architecture

Unitary Development Plan (2006)

BE1 Design of New Development
H1 Housing
H11 Residential Conversions
H7 Housing Density and Design
T3 Parking
T7 Cyclists
T18 Road Safety
EMP7 Business Support

Other Guidance

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closes on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 1 - Housing Supply
Draft Policy 4 - Housing Design
Draft Policy 9 – Residential Conversions
Draft Policy 30 - Parking
Draft Policy 31 - Relieving Congestion
Draft Policy 32 - Road Safety
Draft Policy 33 - Access for All
Draft Policy 37 - General Design of Development
Draft Policy 77 - Landscape Quality and Character
Draft Policy 83 – Non-Designated Employment Land
Draft Policy 86 – Office Uses Outside Town Centres and Office Clusters
Draft Policy 113 - Waste Management in New Development
Draft Policy 116 - Sustainable Urban Drainage Systems (SUDS)
Draft Policy 117- Water and Wastewater Infrastructure Capacity
Draft Policy 119 - Noise Pollution
Draft Policy 120 - Air Quality
Draft Policy 122 - Light Pollution
Draft Policy 123 - Sustainable Design and Construction
Draft Policy 124 - Carbon Dioxide Reduction, Decentralise Energy Networks and Renewable Energy

Planning History

There is no recent and relevant planning history at the site.

Conclusions

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

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.

Standard of Accommodation

The application includes the conversion of the existing upper floor office space and flat into 2 one bedroom flats. The access to the properties will be via the existing front door, providing a hallway to the side of the ground floor commercial premises similar to the existing situation at the site.

The Technical Housing Standards advise that one bedroom two person flats should have a GIA of 50 square metres. Each of the proposed flats will have a GIA of 55 square metres and therefore they would meet this requirement. The flats would not provide private amenity area and this would usually be expected for residential conversions. There are occasions where this is not possible and it is accepted that in this case, the provision of private amenity space would not be possible without further alterations to the building that may be considered unacceptable. In light of the neighbouring residential development that is currently under construction, it is considered that further outdoor amenity space may be unsuitable in this location. The site falls within an area that has a low PTAL rating, however it is in close proximity (150m) to the Walden Recreation Ground, therefore the lack of private amenity space is not considered to be harmful to the amenities of future occupants in this case. The units are also one bedroom and will not therefore be inhabited by families. The standard of accommodation is considered to be acceptable on balance.

Impact on the Character of the Area

The proposed extension will be to the rear of the building and will not affect the front elevation or the street scene in general. The roof will be flat and lower than the main roof height, and it will not be possible to view the extension from public areas. The extensions will not dominate the host building and are therefore considered to be acceptable in regards to the local character of the area.

Impact on Neighbouring Amenities

The proposed development will present a ground floor flat roofed extension that will project 3.3m to the rear of No. 7, which has been converted into a residential dwelling. The relationship resulting from the ground floor extension would not impact significantly on the amenities of No. 7, and the reduction in the rear projection would respect the light and outlook from the neighbouring rear window.

At first and second floor level, the proposed extension will be sited 1.5m from the flank boundary with No. 7, and will have a rear projection of 3.7m. The extension provides a bay that reduces bulk and it is considered that the impact from the first and second floor at No. 7 is acceptable on balance.

It is noted that the redevelopment of No. 1-3 White Horse Hill is currently in progress and therefore the extensions to the building must be considered in regard to the potential impact on this neighbouring property. The redevelopment of No. 1-3 comprises a three storey side and rear extension to provide flats. The approved plans indicate no significant flank windows facing No. 5 and therefore it is not

considered that the development of No. 5 would impact harmfully on the amenities of future occupants of No. 1-3.

Additional Office Accommodation

The proposal includes the provision of additional office accommodation at ground floor level that will provide a meeting room for the existing ground floor commercial use. This is considered to support the existing use and therefore no objection is raised.

Summary

Having had regard to the above it was considered that the proposed conversion would be acceptable as it would not impact harmfully on the character of the area and would not result in a significant loss of amenity to local residents. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref(s): 16/04385 and 16/04390 excluding exempt information.

RECOMMENDATION: PERMISSION

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 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.

- 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 visual and residential amenities of the area.

You are further informed that :

- 1 This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.**