

**ITEM 4.9 (18/01247/FULL1) - 348 CROFTON ROAD, ORPINGTON BR6 8NN**

Madam Chairman and Members

A number of objections have been received from local residents regarding this application and the Ward Councillors have had a number of consultations with these residents and it was felt that this application should be called in and be presented to a Plans Sub-Committee so that representations could be addressed.

The first point that stands out is that the existing roof as stated in the report is to be raised by 1.35 metres then there is no mention of this on the application drawings. It has been noted on the drawings and it clearly states, "DO NOT SCALE FROM THIS DRAWING", then, "VERIFY ALL DIMENSIONS ON SITE".

There are seven existing car parking spaces and it clearly shows for the use of customers attending the premises to purchase wines and spirits. The report states that three bays will be allocated to the occupants of the three new flats and there is a mention in the report at the top of page 112 that two further bays have been allocated for the two flats in the main building. When I made a site visit I was able to talk to the Manager who informed me that the parking bays are always in constant use for customers and the loss of parking would affect the sales. It can be seen that the space in front of bay seven is in the region of 3.00 metres and I am mindful that this would not comply with the Council's current guidelines for new developments. It also has to be pointed out that at the rear of Nos 336 to 368 is for the sole use of the shops, commercial premises and a number of residential units and being an un-adopted service road covers access for parking, refuse collections, deliveries etc.

I have read Robinson Escott's statement dated 15 March 2018 that 6 spaces have dual use for customer parking 9.00am/5.30pm on Monday to Saturday.

The area that has been allocated for cycles and refuse bins would appear to be insufficient to take the refuse bins from the five dwellings, the retail unit and cycle bays.

It is true to say that a number of first floor rear extensions have been added to properties between 336 to 368. The first floor extensions along the rear of other properties are of a much smaller scale and reflect the character and materials of the existing.

For Members that have not had the opportunity to make a site visit 348 Crofton Road is a large detached premises and it can be seen that the rear workshop that was permitted in 1995 would be long before the Council's UDP came into effect.

With the increased size of the structure it would have an overbearing impact visually to a number of residents living in Meadow Way and if this is approved could set a precedent for more properties in this parade to follow suit.

Therefore, in my opinion, this development under N>P>P>F> para 49, London Plan and UDP Policies recalls for high quality design and this scheme does not comply as it will have an overbearing impact. Whilst it is appreciated that more housing under Policy 3.8 housing choice in the London Plan that proposed schemes should be designed to compliment the character of surrounding developments. The scheme fails to address H7 of the UDP with the height and size of the overall mass having a bearing on the skyline and will add considerable bulk and scale to the rear of the premises if approved.

Whether we agree or disagree with the recommendation we can judge each application on its merits.

I am therefore moving refusal of this application.

Councillor Charles Joel  
Member for Farnborough & Crofton Ward  
28<sup>th</sup> June 2018