

SECTION '2' – Applications meriting special consideration

Application No : 18/00450/FULL1

Ward:
Copers Cope

Address : 115A High Street Beckenham BR3 1AG

OS Grid Ref: E: 537275 N: 169398

Applicant : London Parades

Objections : YES

Description of Development:

Reconfiguration of first and second floors, part 3/4 storey rear extension, conversion of loft space, alterations and extensions to the roof, elevational alterations all to form 18 units (8 x 1 bed and 10 x 2 bed) (an additional 10 units) together with refuse and cycle stores for 115-133 High Street, Beckenham.

Key designations:

Conservation Area: Beckenham Town Centre
Areas of Archaeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Primary Shopping Frontage
Smoke Control SCA 12

Proposal

Planning permission is sought for the reconfiguration of first and second floors, part 3/4 storey rear extension, conversion of loft space, alterations and extensions to the roof, elevational alterations at 115-133 High Street, Beckenham to form 18 units (8 x 1 bed and 10 x 2 bed) (an additional 10 units). Other associated works include the creation of a new bike and bin store in the rear yard of the site. No parking spaces will be provided as part of the development.

The extension would project 2.9m with a further 1m projection of a balcony adjacent to the northern boundary with The George Inn, the extension would have a maximum projection at first and second floors of 7m in the middle of the building. The extensions when measured from ground level would have a maximum height of 11.5m.

The extensions would be finished in facing brickwork to match the host building.

The application was supported by the following documents

- Daylight/Sunlight Report
- Energy Report

Location and Key Constraints

The application site comprises a three storey building located on the east side of High Street, Beckenham. The site currently consists of two commercial units at ground floor and 4x2 bedroom flats at floors 1 and 2. The site is predominately characterised by commercial units at ground floor with examples of residential floorspace above. The site is situated to the south of the High Street (A222) and is classified as a London Distributor Road. The site has a high PTAL rating of 5 with 6a being the most accessible. The site is also located within the Beckenham Town Centre Conservation Area.

Comments from Local Residents and Groups

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

- Proposal will block the light and bring out privacy issues. Our windows face the space where you want to extend 115 High Street upwards.
- The plan is to alter a Tudor-like building, has it been approved, I would believe it would be a listed building.
- Doubling the number of people on a building originally built for a number of flats will have an impact on pollution, noise and will not provide good quality of living for the new inhabitants. It is solely a for-profit develop, maximizing the revenue for the minimum space. Does it agree with Beckenham, to have people living like that?
- If I walk into my living room the view from the window is currently half sky and half roof. The proposed elevation plans will leave me looking at a Roof.
- Concern over construction works in terms of noise and dust pollution and the general nuisance that goes along with building works.
- Serious consideration should be given to the timing of this project as if it were to go ahead over the Summer local residents would not be able to open their windows making for unpleasant living conditions.

Comments from Consultees

Design out Crime:

Some concerns have been raised given the location of the development; accordingly a 'Secured by Design' condition has been requested if planning permission is granted.

Drainage Engineer:

No Comment

Highways:

In highway terms, no parking is proposed. The development is located to the south of High Street, Beckenham. High Street, Beckenham (A222) is a London Distributor Road (LDR). There are Pay & Display within close proximity of the premises; also the site is located within a high PTAL area. Furthermore there is a public car park within walking distance of the site.

I am of the opinion that the development would not have a significant impact on the parking demand and traffic generation within the surrounding road network. However the applicant should offer the first occupiers free membership for two years of the nearest car club, 20hrs free drive time and information to all residents. Furthermore, in order not to put pressure on the existing parking situation, future residents of the development should not be eligible to apply for parking permits.

APCA:

Object the design in too bulky at high level. Contrary to policies BE1 and BE11 of the UDP.

Conservation Officer:

Views into the back of the site can be had from within the grounds of the listed George Inn pub and across that site from the north east along the High Street. The extensions at the high level would appear very bulky and unrelieved in a manner that I would feel causes some harm to both the setting of the listed building and the Conservation Area. Therefore I believe the proposal is contrary to BE11 and without sufficient public benefit would fail to overcome para 134 of the NPPF in regards to less than substantial harm.

Thames Water:

Requested conditions regarding Surface Water Drainage and no piling unless a method statement is approved.

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

According to paragraph 216 of the NPPF decision makers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to an Examination In Public which commenced on 4th December 2017 and the Inspector's report is awaited. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework (2012):

Chapter 7- Requiring Good Design

Chapter 12 - Conserving and enhancing the historic environment

London Plan (2016):

Policy 3.3 Increasing Housing Supply.

Policy 3.4 Optimising Housing Potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater Infrastructure

Policy 5.15 Water use and supplies

Policy 5.16 Waste net self-sufficiency

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

Policy 6.5 Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 Cycling

Policy 6.13 Parking

Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage Assets
Policy 7.14 Improving Air Quality
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

Unitary Development Plan (2006):

BE1 Design of New Development
H8 Residential Extensions
BE7 Railings, Boundary Wall and Other Means of Enclosure
BE8 Statutory Listed Buildings
BE11 Conservation Areas
H1 Housing Supply
H7 Housing Density and Design
H8 Residential Conversions
H9 Side Space
T1 Transport Demand
T3 Parking
T7 Cyclists
T18 Road Safety

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

Emerging Local Plan (2016):

Draft Policy 1 Housing Supply
Draft Policy 4 Housing Design
Draft Policy 3 Backland Development
Draft Policy 8 Side Space
Draft Policy 37 General Design of Development
Draft Policy 30 Parking
Draft Policy 38 Statutory Listed Buildings
Draft Policy 41 Conservation Areas

Planning History

The relevant planning history relating to the application site is summarised as:

17/01348/FULL1 - Planning permission was granted on 26.05.2017 for the reconfiguration of first and second floors from 4x2 bedroom flats to form 8x1 bedroom flats (4 additional units).

17/05068/FULL1 - Planning permission was granted on 12.01.2018 for the reconfiguration of first and second floors, conversion of loft space to form 12 units (5x1bed and 7x2 bed) (4 additional units), part 3/4 storey rear extension,

alterations and extensions to the roof, elevational alterations together with refuse and cycle stores for 115-133 High Street, Beckenham.

Considerations

The main issues to be considered in respect of this application are:

- Principle
- Design, Impact on the Conservation Area and adjacent Listed Building
- Standard of residential accommodation
- Highways
- Neighbouring amenity
- Sustainability
- Trees
- Other (drainage/flooding/noise/pollution)
- CIL
- Planning Obligations

Principle:

Housing is a priority use for all London boroughs and the Development Plan welcomes the provision of small scale infill development in the areas of stability and managed change provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land), and excludes gardens from the definition of previously developed land.

Policy H7 of the UDP sets out criteria to assess whether new housing development is appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

Furthermore, Policy 3.5 of the London Plan seeks to ensure that housing developments should be of the highest quality internally, externally and in relation

to their context and their wider environment. In addition, development proposal should seek to protect and enhance London's residential environment and attractiveness as a place to live.

In terms of density, Policy 3.4 in the London Plan seeks to ensure that development proposals achieve the optimum housing density compatible with local context, the design principles in Chapter 7 and with public transport capacity. Table 3.2 (Sustainable residential quality) identifies appropriate residential density ranges related to a site's setting (assessed in terms of its location, existing building form and massing) and public transport accessibility (PTAL). This site is considered to be in a 'central' setting and has a PTAL rating of 5 giving an indicative density range of 650-1100 habitable rooms per hectare (dependent on the unit size mix). The London Plan states that residential density figures should be based on net residential area, which includes internal roads and ancillary open spaces. UDP Policy H7 also includes a density/location matrix which supports a density of 650-1100 habitable rooms / 240-435 units per hectare for locations such as this provided the site is well designed, providing a high quality living environment for future occupiers whilst respecting the spatial characteristics of the surrounding area.

Development should comply with the density ranges set out in table 4.2 of the UDP and table 3.2 of the London Plan and in the interests of creating mixed and balanced communities development should provide a mix of housing types and sizes. The Council's Supplementary Planning Guidance No1 - General Design and No.2 - Residential Design Guidance have similar design objectives to these policies and the NPPF. Policies 3.3 and 3.4 of the London Plan seek to increase the supply of housing and optimise the potential of sites, whilst policy 3.5 seeks to protect and enhance the quality of London's residential environment.

As the scheme is mixed-use, the calculation of residential density is based on a site area that is reduced by an amount that is equivalent to the proportion of total floorspace allocated to non-residential uses. This equates to a proposed residential density of approximately 895 habitable room per hectare.

Draft Policy 4 of the Local Plan where development should have regard to the London Plan, balanced against respecting local character. The density matrix is not to be applied mechanistically, and Policy 3.4 and 3.5 of the London Plan, as well as Draft Policy 4 of the Local Plan, require a balance between optimising density with a consideration of the local context and character. It is noted that the existing commercial floorspace is to be retained together with the re-configuration and additional units within the recommended range set out in the London Plan and UDP.

Whilst the density is in line with policy, density levels serves as an indication of the likely impact of development.

As outlined above, the application site is situated in an area of commercial activity, where many of the existing units above ground floor level comprise of residential accommodation, including the host property. As such the internal reconfiguration of the units maybe acceptable however given the restricted site the extensions

proposed need to be fully considered and any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore, the provision of additional residential units on the land needs to be considered in respect of the impact on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

Design, Impact on the Conservation Area and adjacent Listed Building:

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The NPPF requires Local Planning Authorities to undertake a design critique of planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Proposals must establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Developments are required to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Furthermore, Policy 7.6 of the London Plan states that development should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and should comprise details and materials that complement, not necessarily replicate, the local architectural character.

In addition, Policy BE11 of the UDP outlines that new development proposals, will be expected to be of a high standard of design and layout, attractive to look at, complement the scale, form, layout and materials of adjacent buildings and areas and not detract from the character area and the street scene of the Borough's Conservation Areas.

BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and

areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

The site lies adjacent to The George Inn, which is a Grade II Listed Building, for proposed development which may affect a listed building or its setting, section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a general duty on the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission. In respect to buildings or other land in conservation areas section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a general duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In respect of development proposed outside a conservation area which would affect its setting or views into or out of the area, the desirability of preserving or enhancing the conservation area would also be a material consideration.

The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

The London Plan seeks mixed and balanced communities in accordance with Policy 3.9, which states that communities should be mixed and balanced by tenure and household income, supported by effective design, adequate infrastructure and an enhanced environment.

The alterations to the building are at the rear, however due to the location of the site to the rear of Beney Court and adjacent to the Grade II listed George Inn the rear of the site is visible. The alterations proposed which would utilities matching materials to blend in with the host building however the size and scale of the proposed additions are considered not to be sympathetic additions to the host buildings and would be considered a disproportionate addition to the host building resulting in a very limited space surrounding the rear of the site.

As such it is considered that the proposal would be an overdevelopment of the site and have a detrimental impact to the character or appearance of the host building, the Beckenham Town Conservation Area, harm to the setting of the adjacent

Grade II Listed Building and the visual amenities of the locality. Taking this into account, the proposal would therefore not comply with the Policy objectives of the UDP, London and NPPF as set out above.

Standard of residential accommodation:

Policy H7 of the UDP sets out the requirements for new residential development to ensure a good standard of amenity. The Mayor's Housing SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies. The standards apply to new build, conversion and change of use proposals. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including refuse and cycle storage facilities) as well as core and access arrangements to reflect the Governments National Housing Standards.

Policy 3.5 of the London Plan and the Housing SPG (2016) Standard 24 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 should comply with Technical housing standards - nationally described housing standard (2015).

The floor space size of each of the units range between 37sqm for the 1B/P, 50-53sqm for the 1B/2P and 64-94sqm for the 2B/3P units. The nationally described housing standards state that a 1B/1P should provide 37m²(with a shower room 39m² with a bathroom), 1B/2P - 50m², 2B/3P - 61 m². The room sizes stated on the submitted plans for the proposed flats would comply with these standards.

In addition, the Mayor's Housing Supplementary Planning Guidance (SPG) (March 2016) provides guidance on the implementation of housing policies in the 2015 London Plan and the 2016 Minor Alterations to the Plan (MALP), replacing the 2012 Housing SPG. The SPG provides guidance on Private Open Space stating a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings.

The submitted plans show 12 balconies these are shown 3 of these have replaced the previous steel staircase. There is no allocated private amenity space for the other units, however, it should be noted that there is no amenity space for the existing units and the application site is constrained by the existing building footprint, given its central location along the High Street and the availability to local open space and parks the layout the proposal is considered acceptable.

Highways:

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, UDP and emerging draft Local Plan should be used as a basis for assessment.

Given the sites PTAL level and the close distance to public car parks the proposal is not anticipated to have a significant impact on the parking demand and traffic generation within the surrounding road network. Furthermore, the car free proposal is supported by the London Plan. However, the Council's Highways team outline that in order to not put pressure on the existing parking situation in the surrounding area future residents of the development should not be eligible to apply for parking permits, which will be conditioned as part of the decision. In addition, the Highways team encourage that the developer offer first occupiers free memberships for two years, 20 hours free drive time and information to all residents about car clubs in the surrounding area. Whilst free membership is desirable it is considered that the applicant, by way of condition, joins an existing car club in the locality. In regards to cycle storage a cycle store is proposed which is acceptable.

Neighbouring amenity:

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance. This is supported by London Plan Policy 7.6.

It is considered that the reconfiguration of first and second floors together with the conversion of loft to create 18 units (10 additional units) would not result in any significant increase in noise and disturbance over and beyond the current situation given the Town Centre location.

Concerns have been raised in representations regarding the overbearing mass and scale of the building and loss of privacy.

The concerns in respect of the scale of the building have been assessed above. In addition to this the quantum of residential units has been significantly increased on site. This results in an increased intensity of outlook to the rear of the property overlooking private garden areas at close proximity from significantly more future occupiers. Currently there are windows facing onto Beney Court; however nine of the new units will be only single aspect and directly face towards the flank of Beney Court.

In terms of loss of light, a daylight/sunlight report has been produced, this shows that the main windows serving Beney Court are north facing and as such there would be limited impact on the windows in terms of loss of daylight and sunlight. However it should be noted that the development as it is north facing included windows in the eastern and western flank elevations and roofslope to provide additional daylight and sunlight to the units. Whilst it is appreciated that the windows to the west are secondary given the orientation and proximity to the proposed development it is considered that on balance the development would

have an impact on the neighbouring properties in terms of loss of light to these units however may not be considered sufficient to warrant a reason for refusal alone.

With regards to loss of privacy, 12 balconies are proposed and these would be facing the boundary with Beney Court and the private amenity space associated with these flats. It is considered that there would be direct overlooking given the relationship with the proposed development and the private amenity space. With regards to the windows there are flank windows in the top floor flat that directly face the development site, these are not high level and therefore may result in direct overlooking and loss of privacy contrary to Policy BE1 of the UDP and 7.6 of the London Plan.

Given the closer proximity of much of the proposed rear elevation to the flank elevation of Beney Court it is considered that the proposal would be detrimental to neighbouring amenity in terms of overshadowing, loss of light, overbearing impact, overlooking and loss of privacy.

With regards the concerns raised in respect of noise, disturbance and pollution during construction a Construction Management Plan Condition has been suggested to mitigate any problems arising from deliveries times associated with the school times and disturbance to nearby residents and the adjacent nursery building. This condition will also cover mitigation methods for dust and other pollutants.

Sustainability:

The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Draft Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

Even though this scheme is a conversion of an existing building and, hence, the requirements are more flexible than for a new-build, the energy report produced shows how the development would strive to achieve a 35% reduction in CO2 emissions.

The report concludes that an average reduction in CO2 emissions of 35.42 % per year across the 18 flats, can be achieved through energy efficiency measures, using improved building fabric, passive measures, increasing the efficiency of the building services and finally installation of a renewable energy source.

Refuse:

A new bin store is proposed as part of the development, also there is space within the rear yard of the site to accommodate refuse and recycling bins. As a result, it is considered that further details can be conditioned if planning permission is forthcoming.

CIL:

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

Planning Obligations:

The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:

- (a) Necessary to make the development acceptable
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis. From 5th April 2015, it is necessary to link Education, Health and similar proposals to specific projects in the Borough to ensure that pooling regulations are complied with.

The Planning Practice Guidance outlines circumstances where infrastructure contributions through planning obligations for affordable housing should not be sought from developers. Contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000m² (gross internal area).

In this instance, only 10 units are proposed with a floor space of 550m². Therefore affordable housing would not be required from the developer.

With regards to Health and Education contributions have been sought and are set out below:

Health: £2,468.00

Education: £8,415.94

These contributions have been sought and would need to be agreed with the developer if planning permission was granted.

Conclusion

Taking into account the issues discussed above it is considered that the proposed development by reason of its size, scale, height, massing and design represents a visually obtrusive and inappropriate overdevelopment of the site which would be detrimental to the scale, form and layout of the locality resulting in significant harm to the character and appearance of the area and surrounding development and be harmful to the residential and private amenities of neighbouring property and visual amenities of the area. The development by reason of increased overlooking, overbearing nature, siting and proximity to neighbouring buildings and rear property boundaries would also have a serious and adverse effect on the privacy and amenity enjoyed by the occupants of neighbouring property to the rear and flank boundaries contrary to Policies BE1, B11 and H7 of the UDP and London Plan Policies 7.4, 7.6 and 7.8.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

as amended by documents received on 14.05.2018 29.03.2018 11.05.2018 03.07.2018

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed development by reason of its size, scale, height, massing and design represents a visually obtrusive and inappropriate overdevelopment of the site which would be detrimental to the scale, form and layout of the locality resulting in significant harm to the character and appearance of the Beckenham Town Conservation Area, the setting of the neighbouring Grade II Listed Building and surrounding development and be harmful to the residential and private amenities of neighbouring property and visual amenities of the area contrary to Policies BE1, BE8, BE11 and H7 of the Unitary Development Plan (2006), Policies 4, 37, 38 and 41 of the Draft Local Plan (2016) and Policies 7.4, 7.6 and 7.8 of the London Plan (2016).**
- 2 The proposed development by reason of increased overlooking, overbearing nature, siting and proximity to neighbouring buildings and property boundaries would have a serious and adverse effect on the privacy and amenity enjoyed by the occupants of neighbouring property to the rear and flank boundaries contrary to Policies BE1 and H7 of the Unitary Development Plan (2006), Policies 4 and 37 the Draft Local Plan (2016) and Policy 7.6 of the London Plan (2016).**