

Committee Date	28.05.2020	
Address	94 Wickham Road Beckenham BR3 6QH	
Application Number	20/00732/FULL1	Officer - Louisa Bruce
Ward	Kelsey And Eden Park	
Proposal	Demolition of existing store building (at rear) and erection of a single storey rear extension to form preparation area and corridor. Formation of a rear courtyard area with outdoor seating. New stairs to rear elevation to allow roof access to first floor flat through new door opening and railings. Shopfront alterations to include new awning and bi-folding windows. Two car parking spaces and cycle spaces to rear.	
Applicant	Agent	
P. Patel	Andrew Pegley RIBA	
94 Wickham Road Beckenham BR3 6QH	78 York Street Westminster London W1H 1DP	
Reason for referral to committee	Call-In	Councillor call in
	Call-In	Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 18</p>
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Land Use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing	A1/A3/C3	123sqm
Proposed	A1/A3/C3	173sqm

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	0	2	2
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	Percentage or number out of total spaces
0	

Representation summary	Adjoining owner letters were sent on 3rd March 2020	
Total number of responses	2	
Number in support	0	
Number of objections	2	

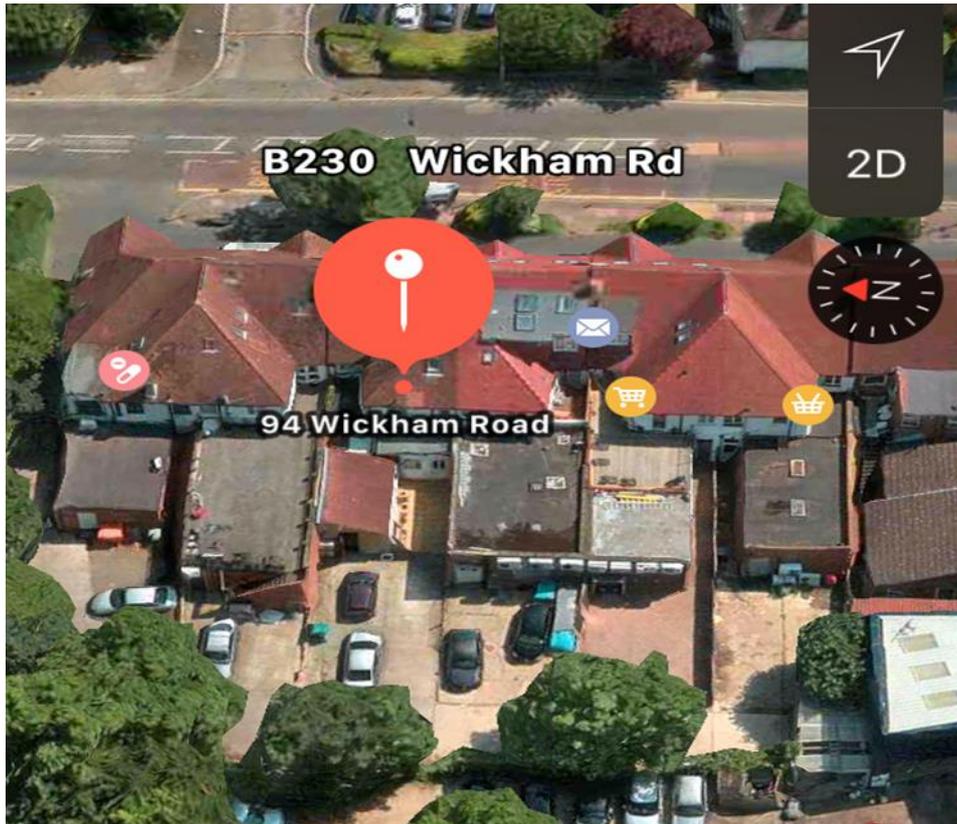
1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the area
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

2.1 The application relates to a two-storey mid-terrace property that is located within a commercial parade. The surrounding area is characterised by a mix of commercial units on the ground with residential properties above.

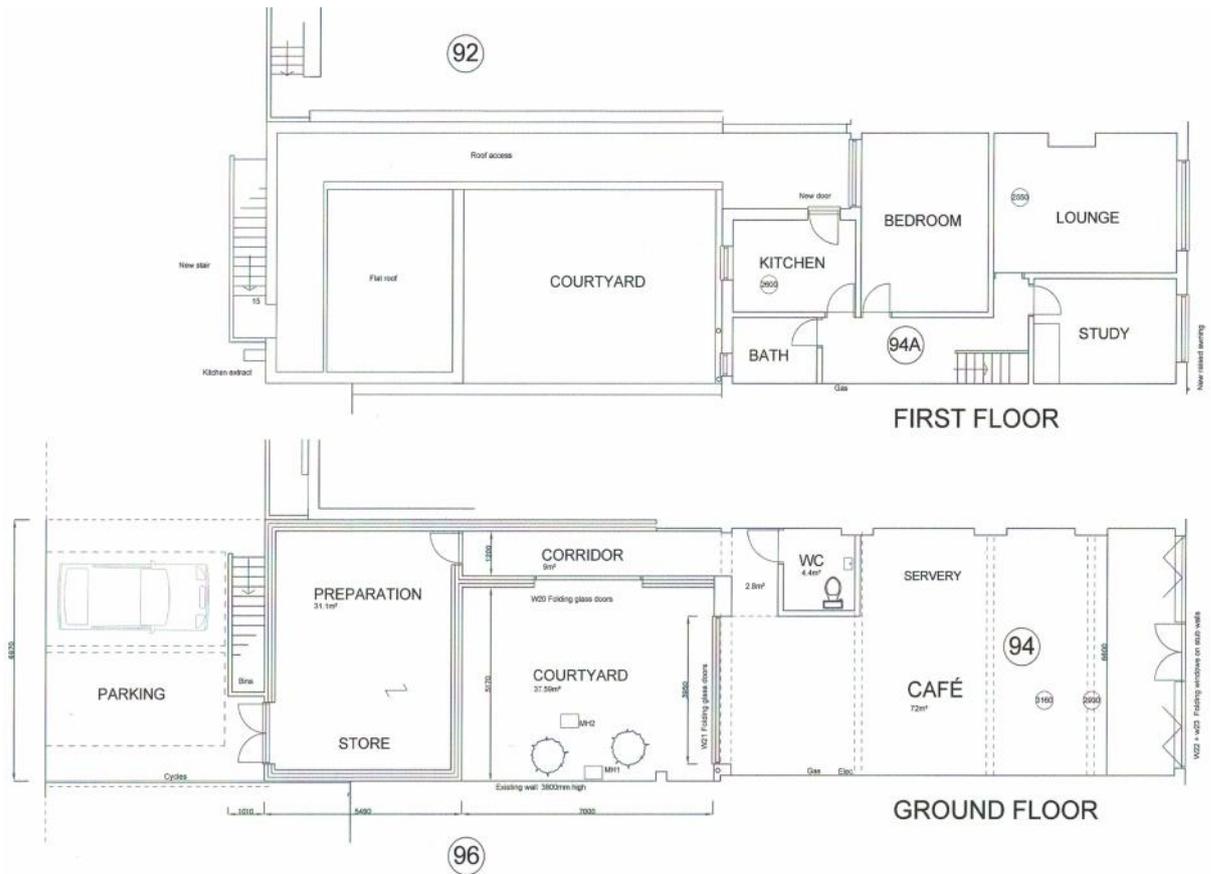
2.2 No.94 Wickham Road operates as a french delicatessen and coffee house (Parc Francaises) on the ground floor with separate living accommodation above. The premises lie in the middle of a local parade of nine similar two storey premises close to the busy roundabout where Wickham Road meets Stone Park Avenue, South Eden Park Rd, Wickham Way and Hayes Lane. The parade is set back from Wickham Road behind a service road used for parking. There is an unmade track at the rear giving access to the back of the shops and in some instances to the residential accommodation above them. There is a bus stop in front of No.94/96 with a service to Beckenham.



3 PROPOSAL

3.1 Planning permission is sought for demolition of the existing store building (at rear) and erection of a single storey rear extension to form a preparation area and corridor. Formation of a rear courtyard area with outdoor seating. New stairs to rear elevation to allow roof access to the first floor flat through new door opening. New railings are also proposed to the roof of the ground floor extension. Shopfront alterations to include new awning and bi-folding windows. Two new car parking spaces and cycle spaces to rear.

3.2 The existing commercial premises on the ground floor operates as a French delicatessen and coffee house. A small rear extension and concrete yard provide parking at the back. Access to the first floor flat is also from the rear.



Proposed floor plans

4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref. 03/01623/FULL1 planning permission was granted for continued use of ground floor as retail shop/food and drink premises without complying with conditions 01, 02 and 03 of permission 96/0396 to permit opening 8 a.m. - 7 p.m. every day, use of microwave and bread oven for cooking/heating of food and to increase number of tables from 5 to 13
- 4.3 Under ref. 96/00396/FUL planning permission was granted for continued use of ground floor as retail shop/food and drink premises Class A1 and A3 (Retrospective Application).
- 4.4 Under ref: 95/00077/FUL planning permission was refused for change of use of ground floor from retail shop Class A1 to Pizza Delivery Class A3.

96 Wickham Road, Beckenham

- 4.5 Also of relevance are the following two planning applications, at the next door property. Under ref: 19/00963/FULL1 planning permission was granted on 21st April 2020 for a Change of Use from Retail (Use Class A1) to Retail/Café/Restaurant (Use Class A1/A3). Under ref: 20/01550/FULL1 planning permission is currently pending consideration for the construction of a new rear canopy.

5 CONSULTATION SUMMARY

A) Statutory

Highways – No objection

- No objections raised to the application
- Adequate parking will be provided to serve the development.
- Apply the following conditions
 - OC03 (Satisfactory parking)
 - AG11 (Refuse storage)
 - AG12 (Cycle parking)

Drainage

Thames Water must be consulted because public foul sewer crosses the site. No Comment.

Thames Water

No response received at the time of writing.

Environmental Health (Pollution)

No response received at the time of writing.

B) Local Groups

None

C) Adjoining Occupiers

Overlooking and loss of privacy (addressed in para 7.2)

- The erection of the proposed extension would severely impact the privacy of my customer's and workforce as they use the rear courtyard for dining and breaks.
- The natural light into the courtyard will be blocked and restricted to an unacceptable level.

- The view from the courtyard is presently amenable and this extension will be undesirable.
- Also concerned that the applicant will cross my boundary line to facilitate their extension.

6 POLICIES AND GUIDANCE

6.1 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.

6.2 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.

6.3 The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The 'Intend to Publish' version of draft London Plan (December 2019) is a material consideration in the determination of this planning application.

6.5 The draft new London Plan was submitted to the Secretary of State (SoS) on 9 December 2019, following the Examination in Public which took place in 2019. This is the version of the London Plan which the Mayor intends to publish, having considered the report and recommendations of the panel of Inspectors. Where recommendations have not been accepted, the Mayor has set out a statement of reasons to explain why this is.

6.6 The London Assembly considered the draft new London Plan at a plenary meeting on 6 February 2020 and did not exercise their power to veto the plan

6.7 Ahead of publication of the final plan, the SoS can direct the Mayor to make changes to the plan. This affects the weight given to the draft plan. At this stage, the Council's up-to-date Local Plan is generally considered to have primacy over the draft London Plan in planning determinations.

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

6.9 National Policy Framework 2019

6.10 The London Plan

- 6.13 Parking
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture

6.11 Draft London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

6.12 Bromley Local Plan 2019

- Policy 6 Residential Extensions
- Policy 30 Parking
- Policy 37 General Design of Development
- Policy 101 Shopfronts and Security Shutters
- Policy 119 Noise Pollution
- Policy 121 Ventilation and Odour Control
- Policy 123 Sustainable Design and Construction

6.13 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Design – Layout, scale – Acceptable

- 7.1.1 The main change will be to the rear of the property with the demolition of the existing store and construction of a single storey rear extension which will incorporate an outdoor courtyard area, corridor and preparation area. The rear extension will measure 12.5m in depth x 7m in width x 3.8m in height.
- 7.1.2 The first and second floor accommodation will remain. The only change will be to the entrance of the flat via a new staircase to the rear and flat roof with a new rear entrance door via the existing kitchen. New metal railings are proposed around the perimeter of the roof of the extension.
- 7.1.3 The extension will be very similar to that of the next door property No.92 Wickham Road and would not look out of keeping with the wider parade where all of the commercial units have rear extensions which extend for the full width of their curtilage.
- 7.1.4 The awning or bi-folding windows to the front of the café are not considered to harm the character and appearance of the wider parade with several of the other units having awnings fitted to their shopfronts.

7.2 Residential Amenity – Acceptable

7.2.1 No.94 is a café/delicatessen on the ground floor with residential accommodation above. The existing drawings show the entrance to No.94a is via the rear of the commercial premises on the ground floor. The proposed drawings show the new entrance will be via the new rear staircase at the rear. This change is not considered to disturb other neighbouring properties many of whom have their own entrances from the rear. The extension will be very similar to that of the next door property No.92 Wickham Road.

7.2.4 The rear extension will be flush with the extension at No.92 but would extend approximately 2.5m beyond the rear building line of No.96. No.96 has its own rear courtyard area and is currently proposing to erect a canopy over the existing seating area so the extension at No.94 is not considered to be so detrimental to customers outlook to warrant the refusal of the application.

7.3 Highways – Acceptable

7.3.1 The Highways Officer raises no objection to the development. Two car parking spaces are provided at the rear which the Highways Officer is considered acceptable to serve the commercial and residential use.

7.3.2 Therefore, it is considered that the proposal would not impact detrimentally upon parking or highway safety.

8 CONCLUSION

8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would preserve the character and appearance of the area and not harm the amenities of neighbouring residential properties.

8.2 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.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Materials as set out on application drawings**

Any other planning condition(s) considered necessary by the Assistant Director of Planning