

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No : 10/03025/FULL3**

**Ward:  
West Wickham**

**Address : Cheyne Centre Woodland Way West  
Wickham BR4 9LT**

**OS Grid Ref: E: 538273 N: 165291**

**Applicant : Golden Lane Housing Limited**

**Objections : YES**

**Description of Development:**

Demolition of Garden Cottage. Change of use of The Glade, The Coppice and The Spinney from residential care facility (Class C2) to dwellinghouses (Class C3). Alterations and extension of front facade of The Glade to include extension of left side elevation and new roof structure to provide 2 two bedroom residential units with communal lounge areas. Alterations to The Coppice and The Spinney to include front and rear extensions and covered walkway to form 1 three bedroom dwelling and 1 four bedroom dwelling with communal lounge areas.

Key designations:

Special Advertisement Control Area  
Green Belt  
Locally Listed Building  
Major Development Sites

**Proposal**

The application proposes to demolish Garden Cottage and landscape this area of the site and improve the existing remaining buildings known as The Coppice, The Glade and The Spinney.

A single storey front and side extension is proposed to The Glade which accommodates new communal lounges, a kitchen, a new entrance lobby, en suite bedroom and new bin stores. The property is to share ancillary staff facilities which include a washing area and bedroom but will essentially be divided into two separate spaces to allow for privacy of service users. Alterations which involve increasing the height of the roof by around 0.5 metres are also proposed to provide a new roof structure with rooflights.

Internal alterations and extensions to the front side and rear of The Coppice and The Spinney are proposed. The extensions provide new communal areas, staff facilities, en-suite bathrooms and a new kitchen. Again, both of these properties are to operate as two separate spaces to allow for privacy of service users but will provide ancillary staff facilities which include a washing area and bedroom.

The current use class of these properties is also proposed to change as a result of these alterations. The site currently falls within Use Class C2 (Residential Institution) and it is proposed to change this as a result of the accommodation provided to Use Class C3 (Dwellinghouse). The use falls within Class C3 as the development proposed is for single people living together as a single household and receiving care.

Pedestrian and vehicular access to and from the site is provided directly off Woodland Way via a single car width private road adjacent to the Gate Lodge. The parking for the site is located in a hard standing area adjacent to The Glade. This layout and access arrangement is to remain.

### **Location**

The application site is located towards the southern end of Woodland Way and falls within the Green Belt. The area is predominantly residential in character towards the north and west with playing fields adjacent to the southern boundary of the site known as Sparrows Den.

The Cheyne Centre forms what was historically part of the Cheyne Hospital for Children; this site was sold and partially redeveloped for housing in 2006 with the remainder of the site which is the subject of this application being retained by Bromley Primary Care Trust. The site now provides care and associated support for a range of service users across four separate properties. Whilst The Gate Lodge falls within the boundary of the Cheyne Centre site, it does not form part of this application and is to remain as existing.

Garden Cottage is a two storey 1940s red brick building with a mixture of pitched and flat roof structures. The property has a number of extensions and currently provides accommodation for adults with learning disabilities.

The Glade is a single storey pitched roof building dating from around 1960. The property was extended in 1990 to provide additional lounge space and staff facilities and currently provides accommodation for adults with learning disabilities.

The Coppice and The Spinney are single storey buildings constructed during the 1960's. They were originally 2 separate properties but were joined together by an extension in 1990. These buildings also provide additional lounge space and staff facilities and accommodation for adults with learning disabilities.

### **Comments from Local Residents**

The comments received are summarised below:

- the proposals put forward are acceptable.
- the demolition of Garden Cottage is unnecessary. The footprint of the buildings would be increased significantly as a result of this resulting in loss of outlook and privacy. There will be an increase in noise and disturbance due to this.

### **Comments from Consultees**

From a highway planning perspective, the proposal results in a reduction in the number of staff, service user vehicles and deliveries. The site is accessed via a private drive and off street parking is provided. No technical objections are therefore raised.

With regards to drainage issues, no technical objections are raised.

In terms of trees and landscaping issues, any comments received will be reported verbally at the meeting.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

H1 Housing Supply  
 H4 Supported Housing  
 H8 Extensions  
 T1 Transport Demand  
 T3 Parking  
 T18 Road Safety  
 BE1 Design of New Development  
 NE7 Development and Trees  
 G1 The Green Belt  
 G4 Extensions / Alterations to Dwellings in Green Belt  
 C4 Health Facilities  
 C5 Facilities for Vulnerable Groups  
 C6 Residential Proposals for People with Particular Accommodation Requirements

### **Planning History**

Under planning application ref. 01/02304, permission was granted for the change of use of The Lodge and Garden Cottage, and The Glade, Coppice and Spinney bungalows from hospital (Class C2) to dwellinghouses (Class C3) and redevelopment of 1.34 hectares for residential housing and formation of additional vehicular access.

### **Conclusions**

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, would result in an adverse impact to the open

character of the Green Belt and whether the proposal would be in keeping with the character and appearance the area or harm existing residential amenity.

In terms of the amenity of the local residents, the proposal would result in the removal of Garden Cottage and the landscaping and clearance of this area. This would mitigate any future issues relating to noise and disturbance to adjacent properties; it would also improve the openness and appearance of the site particularly when viewed from Woodland Way.

The extensions are considered to be of an acceptable design and scale and are in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers is adequately safeguarded compliant to Policies BE1 and H8. The proposed development ensures that the site continues to provide supported housing and improves the facilities and standard of accommodation provided whilst ensuring residential amenity and the character of the area are safeguarded, compliant with Policy H4. Due to the separation between properties and distances between the boundaries of the site and existing boundary vegetation, little harm would be caused to the residential amenity of adjoining properties as a result of this proposal.

As a result of the proposed alterations and the demolition of Garden Cottage, the amount of service users, associated staff and visitors would be reduced thereby reducing further the potential impact to residential amenity in terms of noise and disturbance.

To reduce the potential impact to the open nature of the Green Belt which may occur as a result of these extensions, the proposals include the demolition of Garden Cottage. The applicant states that as a result of the demolition of Garden Cottage there is still an overall reduction of 8% in the built footprint of the site, even when including the extensions and alterations that are proposed to the retained buildings. Members may therefore agree that on balance as a result of the removal of Garden Cottage the proposed extensions and alterations would not result in any incremental harm to the open nature of the Green Belt.

The proposals would enable eleven people with learning disabilities to live in purpose designed accommodation and ensure the continued use of this site whilst minimising the potential impact to the character of the area and residential amenity.

Members will therefore need to consider whether the proposed extensions and alterations are of an acceptable size, scale and design which leave adequate separation between buildings and do not result in any significant harm to the open nature of the Green Belt. The proposed extensions may result in some impact to the open nature of the Green Belt; however this needs to be considered in light of the demolition of Garden Cottage and the improvement of the housing provision for people in need of care.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/02304 and 10/03025, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 3 | ACB01  | Trees to be retained during building op. |
|   | ACB01R | Reason B01                               |
| 4 | ACB02  | Trees - protective fencing               |
|   | ACB02R | Reason B02                               |
| 5 | ACB03  | Trees - no bonfires                      |
|   | ACB03R | Reason B03                               |
| 6 | ACB04  | Trees - no trenches, pipelines or drains |
|   | ACB04R | Reason B04                               |
| 7 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |

### **Reasons for permission:**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- H1 Housing Supply
- H4 Supported Housing
- H8 Residential Extensions
- T1 Transport Demand
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- NE7 Development and Trees
- G1 Green Belt
- G4 Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land
- C4 Health Facilities
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the impact of the proposals on the open character of the Green Belt
- (c) the relationship of the development to adjacent property
- (d) the character of the development in the surrounding area
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the light and outlook of occupiers of adjacent and nearby properties
- (g) the privacy of occupiers of adjacent and nearby properties

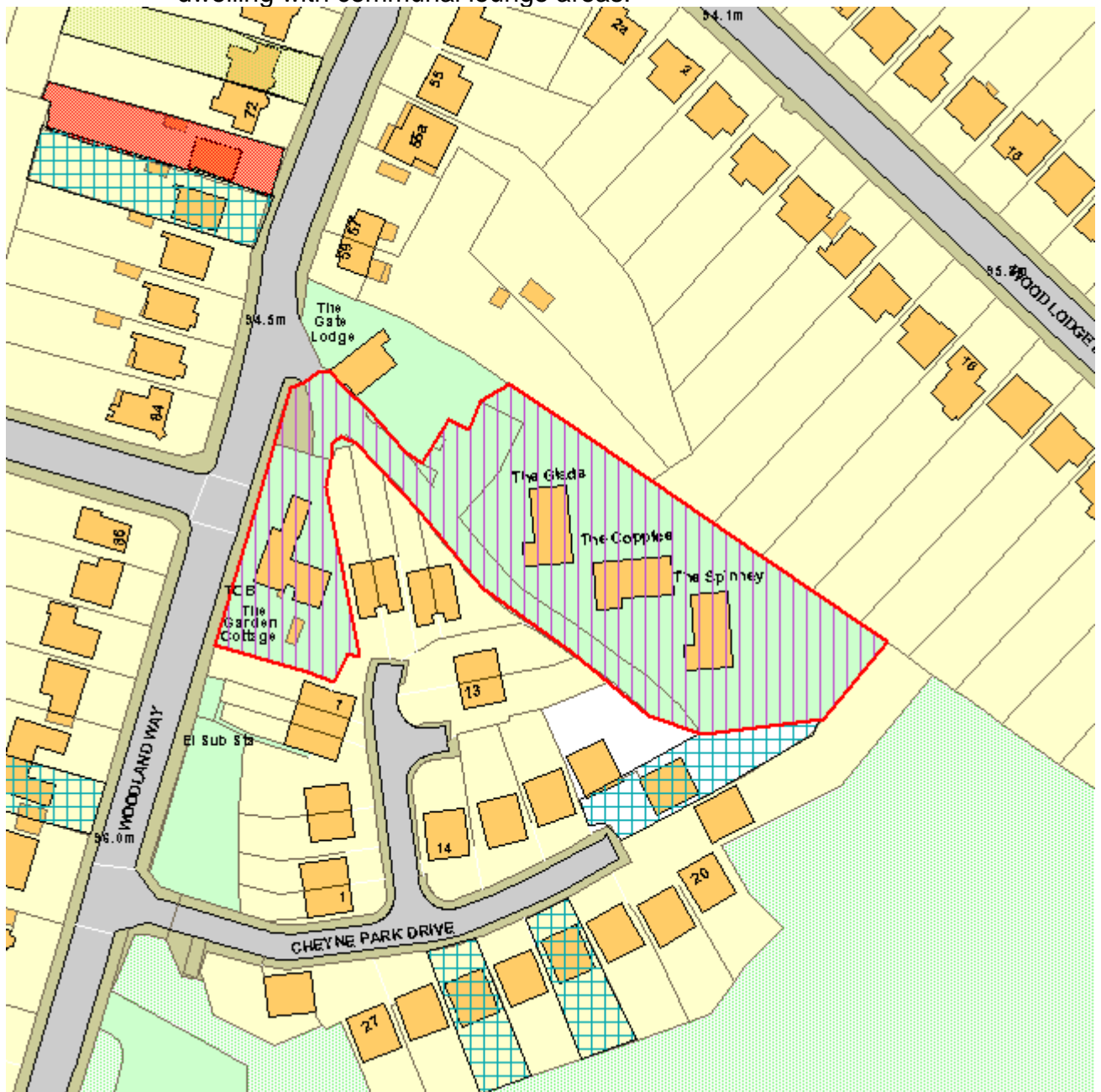
- (h) the relationship of the development to trees to be retained
- (i) the safety of pedestrians and motorists on the adjacent highway
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) the urban design policies of the development plan

and having regard to all other matters raised.

Reference: 10/03025/FULL3

Address: First Floor Flat The Garden Cottage 63 Woodland Way West Wickham BR4 9LT

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