

SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 10/03596/FULL1

**Ward:
Copers Cope**

**Address : Hill House 113 Foxgrove Road
Beckenham**

OS Grid Ref: E: 538483 N: 170052

Applicant : P.J. Supplies Construction

Objections : YES

Description of Development:

Lift overrun for lift shaft

Key designations:

Conservation Area: Downs Hill

Proposal

This application seeks permission for a lift overrun which measures at 1.6m high x 2.6m wide with a pitched roof.

Location

- The application site is located on the north-western side of Foxgrove Road, close to the junction with Downs Hill.
- The site is located on the western edge of the Downs Hill Conservation Area. At present, the site contains a detached two storey single dwelling house.
- The Downs Hill Conservation Area is characterised by detached properties, constructed around the 1930s with many neo-Tudor references.
- To the west, the area outside the conservation area comprises a mix of flats, terraces and detached dwellings.
- Foxgrove Road slopes downhill from west to east with large blocks of flats in the locality, such as Pentlands opposite the site.

Comments from Local Residents

Forty six nearby owners/occupiers were notified of the application with ten objections received. These objection letters can be summarised as follow:

- excessive noise from lift close to neighbouring residential properties;

- lift will make living space inside building smaller and cramped;
- lift unnecessary for such a small building;
- lift will appear uncharacteristic within surrounding area; and
- raise roof height out of line with rest in Conservation Area

Comments from Consultees

From a Heritage and Urban Design point of view the proposal is obtrusive and would be out of character with the proposed host building and Conservation Area.

Planning Considerations

The proposal should be considered principally with regard to BE1 and BE11 of the adopted Unitary Development Plan (2006). These concern the design of new development and development within Conservation Areas. These policies furthermore seek to ensure a satisfactory standard of design to safeguard the amenities of neighbouring properties and to preserve and enhance the character and appearance of the area.

Planning History

There is extensive planning history at the site.

A previous application under ref. 07/02576 for the demolition of the existing building and erection of a part two/three storey block comprising 4 two bedroom and 1 one bedroom flats with 5 car parking spaces at front was refused. A corresponding Conservation Area Consent application for the demolition of the existing dwelling was also refused under ref. 07/02777. The full application was subsequently dismissed on appeal on the grounds of overlooking resulting from the proposed first floor eastern flank window and a detrimental impact on highway safety due to the intensification of the use of the narrow access. The Inspector raised no objection to the principle of flatted development on the site, the impact of such a development on the character and appearance of the Downs Hill Conservation Area, or any detrimental impact on the living conditions of future occupants.

A full application under ref. 08/00736 for erection of a part two/three storey block comprising 1 one bedroom and 4 two bedroom flats with 5 car parking space at front was submitted and was refused in April 2008 with an appeal dismissed dated 12th January 2009.

A further planning application was refused under ref. 08/02678 for a part two/three storey block comprising 1 one bedroom and 4 two bedroom flats with associated vehicular access and 5 car parking spaces. An appeal against this decision was allowed. The Inspector found that the access arrangements would be acceptable, and would not be harmful to conditions of road safety. With regard to the proposed block (which was identical to that previously considered by the Council and at appeal), the Inspector found that the proposal would enhance the character and appearance of the Conservation Area.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed lift overrun would be visible from adjoining land/development and the highway. Whilst the proposal is intended to support the internal lift shaft and not to create any additional habitable accommodation, it is considered that the proposal would adversely affect the existing building and the Conservation Area and would have limited impact on the amenities of neighbouring properties.

Members will need to consider whether the lift overrun by reason of its width and height would materially detract from the appearance of the area and create an adverse out of character appearance on the Conservation Area.

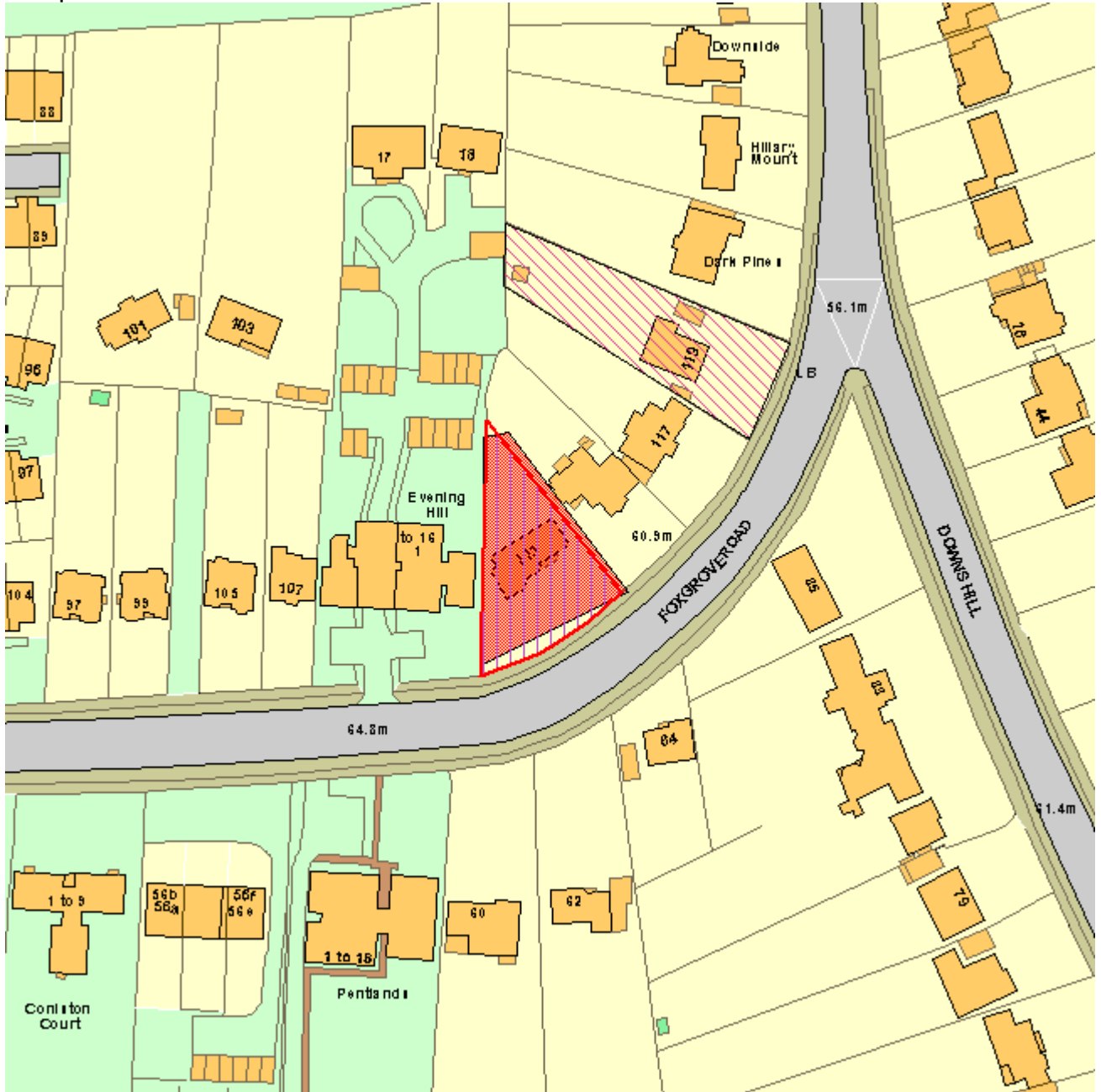
Background papers referred to during production of this report comprise all correspondence on files refs. 07/02576, 07/02777, 08/00736, 08/02678 and 10/03596, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal by reason of its excessive height would materially detract from the appearance of the already approved building, the visual amenities of the area and Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

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