

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

Application No : 10/03691/FULL1

**Ward:
Bromley Town**

**Address : Cobden Court Wimpole Close Bromley
BR2 9JF**

OS Grid Ref: E: 541057 N: 168334

Applicant : Wimpole Close Management Limited

Objections : YES

Description of Development:

Third floor extension to provide additional office floorspace

Proposal

This application is to be determined by committee as there are a number of local objections.

The proposal is for a third floor extension, resulting in 4 storeys, to provide additional office floorspace at Cobden Court. No change is proposed to the number of off-street car parking spaces at the site.

Location

Cobden Court is a three storey building comprising 6 business units in office use, situated on the eastern side of Wimpole Close. To the east, south and west of the site are a number of business and commercial buildings. To the north of the site and in the wider area is predominantly residential development.

Comments from Local Residents

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

- other large office buildings within close proximity to Wimpole Close which all remain vacant
- residential location
- parking an issue in Stanley and Napier Roads
- additional office floor space will result in more people trying to park on-street
- loss of sunlight
- loss of privacy

- Cobden court already has numerous windows facing rear gardens, living space and bedrooms
- noise and disturbance from vehicles
- safety issues from vehicles to pedestrians
- feels like walls are closing in
- object to further intrusions to privacy
- offices are occupied seven days a week and late at night
- overlooking
- parking issues with staff in Cobden Court parking in surrounding roads
- would lead to more car users and less parking availability for residents.

Comments from Consultees

The Council's Waste Advisors have noted that refuse arrangements are as existing.

The Council's Highways Development Engineers have raised no objections to the proposal subject to conditions relating to a travel plan, construction management, bicycle parking and hardstanding for wash-down facilities, should permission be granted.

The Council's Drainage Planner was consulted and made no comments.

Thames Water has raised no objections to the application with regard to sewerage and water infrastructure.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- EMP2 Office Development
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.23 Parking Strategy and Standards
- 3B.1 Developing London's economy
- 3B.2 Office demand and supply
- 4A.3 Sustainable design and construction

There are a number of national policy documents that are relevant to the consideration of this application. These include:

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPG24 Planning and Noise

Planning History

10/00878 - 2 additional storeys and mansard roof containing office accommodation resulting in 5 storeys - WITHDRAWN

Conclusions

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

The proposed extension is to provide additional office floor space so would be in keeping with the existing use at the site and the surrounding area. The additional storey would be provided by way of a mansard roof extension. In terms of scale, form and design, this would appear more bulky than the existing hipped roof design and would increase the maximum building height from approximately 12.3m to approximately 12.8m. Development in the vicinity of the site varies in scale, form, materials and design and includes a 5 storey building at 153 – 159 Masons Hill. As such, Members may consider that the proposal would not appear out of character with the surrounding commercial buildings and, being of a relatively modest height increase, albeit being more bulky, would allow for adequate daylight and sunlight to penetrate in and between buildings.

With regard to the impact the development would have on the amenities of the occupiers of neighbouring buildings, the nearest residential dwelling to Cobden Court is No.42 Stanley Road to the north of the site (approximately 17m away). Due to the orientation and relationship of the two sites, overshadowing of No.42 Stanley Road would undoubtedly be exacerbated by the addition of a fourth storey; however, given the existing three storey building, Members may consider that this would not be to a degree which would warrant refusal of the application.

There are existing windows in Cobden Court facing No.42 and it is not considered that the additional storey would lead to any significant additional overlooking of this neighbouring site, nor of any other nearby residential dwellings.

For proposals for office development, the Council will expect that access to the development by means other than the private car can be achieved. There is no change proposed to the existing number of parking spaces (27), the site is close to Bromley Town Centre and has a moderate Public Transport Accessibility Level (3-4). In order to ensure ease of access a condition is therefore recommended that a travel plan is submitted outlining measures to promote and encourage the use of alternative modes of transport to the car, should planning permission be granted.

Having had regard to the above, Members may consider that the size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03691, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 4 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 5 | ACH27 | Arrangements for construction period |
| | ACH27R | Reason H27 |
| 6 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 7 | ACH30 | Travel Plan |
| | ACH30R | Reason H30 |
| 8 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- EMP2 Office Development
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

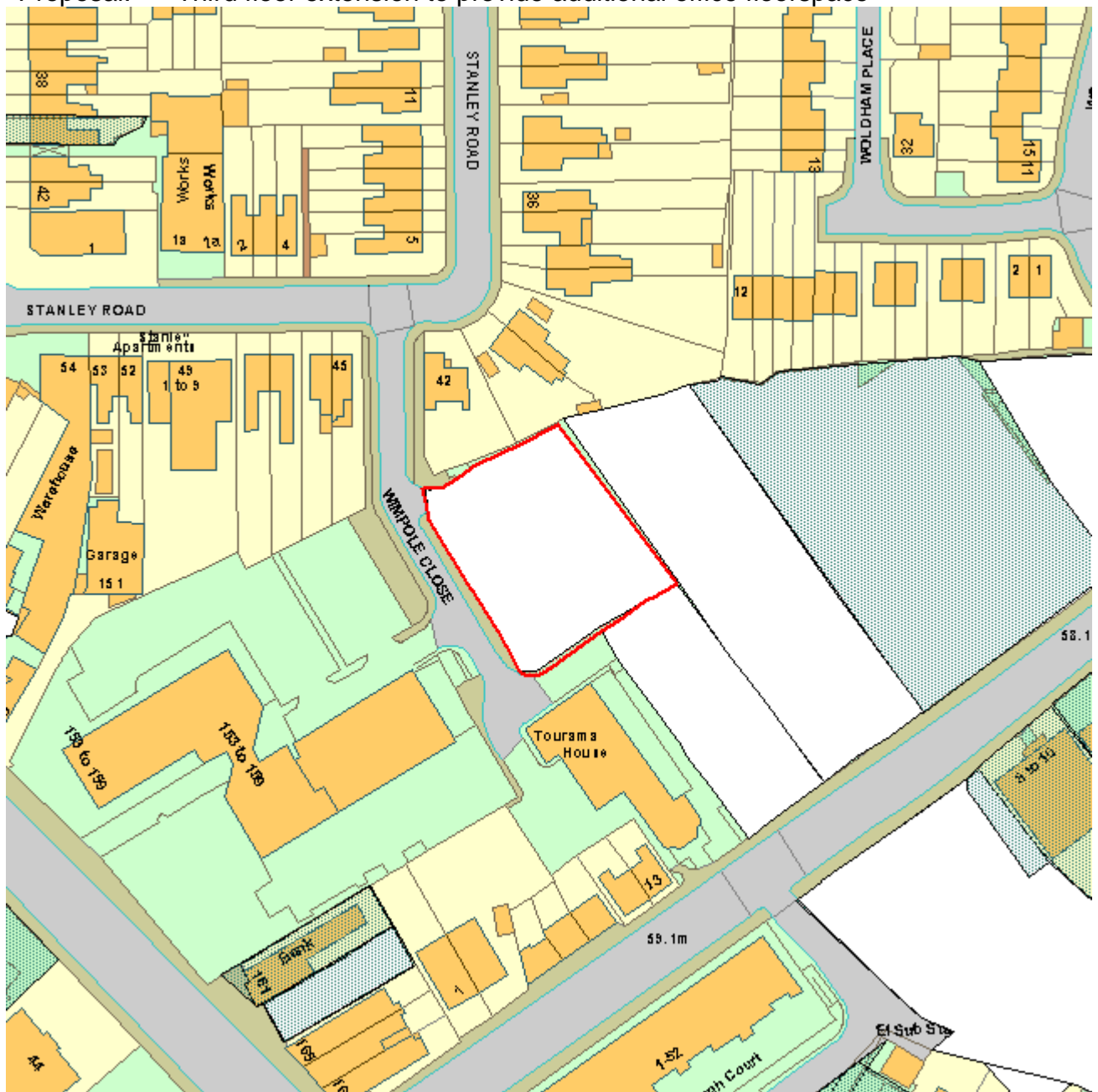
The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the transport policies of the development plan
- (i) the urban design policies of the development plan
- (j) the neighbours concerns raised during the consultation process

and having regard to all other matter raised.

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