

SECTION '2' – Applications meriting special consideration

**Application No :** 10/03470/FULL1

**Ward:**  
**Plaistow And Sundridge**

**Address :** 21 Upper Park Road Bromley BR1 3HN

**OS Grid Ref:** E: 541106 N: 169872

**Applicant :** Mr Y Osman

**Objections :** NO

**Description of Development:**

Demolition of existing building and erection of three storey/three and a half storey building comprising two 3 bedroom and seven 2 bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces.

**Proposal**

Members may recall this this application was presented to the Plans Sub Committee held on the 20th January 2011. Members resolved to defer this application pending the outcome of an appeal at the same site in relation to application 10/02261. The decision in respect of this appeal has been now been received.

The previous report has been updated:

This application seeks permission to demolition of existing building and erection of 3 storey/3 and a half storey building comprising two 3 bedroom and seven 2 bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces.

The proposed building would measure at 14.5m wide (previously 14.9m) x 22.5m deep (previously 22.2m) comprising of 3storey/3 and a half storeys measuring at 12.2m high. 7 car parking spaces are proposed to the rear of the site with 2 parking spaces within the forecourt of the site.

**Location**

- The application site (0.112 hectares) is situated on the eastern side of Upper Park Road on the junction with Plaistow Lane and Orchard Road.
- Around the application site the character comprises mainly a residential character.
- Immediately opposite the application site is St Johns Church.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no objections/representations have been received.

## **Comments from Consultees**

From a Highways point of view there are no objections subject to safeguarding conditions being imposed.

Thames Water:

- a) Waste Comments With regards to sewerage infrastructure, no objections are raised to the planning application.

Surface Water Drainage - where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

- b) On the basis of information provided, Thames Water would advise that with regard to water infrastructure no objections are raised to the planning application.

In respect of the trees; there are several trees around the perimeter of the site with all grade R trees to be removed and grade C trees to be retained. No objections to this element subject to conditions.

## **Planning Considerations**

Policies BE1, H1, H7, H9, T3, NE7, T3, T11 & T18, of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area. In addition as the application site incorporates a small section of the adjacent open land, designated as Urban Open Space, Policy G8 concerning such land will need to be considered.

Also of relevance is the planning history of the site. In 2010 under planning ref: 10/02261/FULL1 planning permission for the demolition of existing building and erection of erection of 3 storey/3 and a half storey building comprising two 3 bedroom and seven 2 bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces was refused in September 2010. A subsequent appeal has been submitted and is pending. The reasons for refusal were:

1. The proposed development in this prominent location would constitute an overdevelopment of the site by reason of its height, bulk and size and would appear cramped and out of character with the surrounding area, thereby contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.
2. The proposed new crossover from Plaistow Lane with unsatisfactory visibility splays is likely to interfere with the free flow of traffic to the

detriment of road safety contrary to Policies T3 and T18 of the Unitary Development Plan.

The second reason for refusal has subsequently been withdrawn by the Council following on from additional information that was received after the application was refused and having taken advice from a highways point of view.

On the 7th March 2011, the appeal for this case was dismissed. The Inspector states " the scale, bulk and massing of the building would appear dominating and intrusive in this prominent corner location. To my mind, it would appear significantly more imposing and overbearing than the other buildings situated around the junction."

The Inspector continues

.... "notwithstanding the careful attention that would be given to its architectural composition, the overall bulk and massing of the building taken together with its close proximity to the footway along the Plaistow Lane frontage would have an overbearing impact on the street scene. The building would significantly impinge on the existing vista available from the junction towards Plaistow Lane as it curves northwards past St Josephs Church and the gatehouse and spacious grounds of the Convent beyond. It would also compete with the scale and prominence of St Joseph's Church, thereby undermining its setting and role as a landmark building."

"national guidance also places emphasis on the need to ensure that proposals respect the local pattern of development and spaces. One of the key principles of Planning Policy Statement 1 'Delivering Sustainable Development' (PPS 1) is that planning policies should promote high quality inclusive design in the layout of new development and individual buildings; design which is inappropriate to its context, or which fails to take the opportunities available to improve the character and quality of an area, should not be accepted. Overall, I conclude this particular proposal would detract from the character and appearance of the area. In this respect, it conflicts with the objectives of the relevant policies of the Bromley Unitary Development Plan (2006), including H7 and BE1 which seek to ensure that development complements the surrounding area, does not detract from the existing street scene and respects landmarks and other features."

## **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 on road/traffic safety. Members will also need to consider whether this proposal suitably overcomes and addresses the concerns that were raised in respect of application 10/02261 by the Planning Inspector at the recent appeal at this site.

Central Government Guidance includes PPS1 and PPS3 which sets out policy on development principles and housing. Central Government advice contained in Planning Policy Statement 3 which seeks more efficient use of land whilst not compromising the quality of the environment.

Policy H7 paragraph 4.35 of the UDP (2006) states:

"Scope for further housing development occurs mainly on "infill" sites, or redevelopment of older, low-density property, and through the redevelopment of large non residential sites. The Council's primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development."

The host dwelling is a 'regency style villa' three storey building comprising 4-two-bedroom flats. The existing building is well established, complementing the form and character of the surrounding area. It is proposed to demolish this building and construct a larger replacement which would measure at part 3/part 3 and a half storey in height. In addition to these works, the replacement building would measure at 2.5m away from the boundary adjacent to the highway measuring at a three storeys in height. The previous refused scheme proposed a replacement building at 2m away from the boundary adjacent to the highway.

In terms of the residential amenity currently enjoyed by adjoining occupiers, the proposals are unlikely to impact significantly due to the existing building. Concern was however expressed over the proposed building measuring at 3 storeys high adjacent to the highway, but although still 3 storeys high, the bulk through the design has been reduced in this latest application and now measuring at 2.5m away. The proposal has now reduced the mass and bulk to the rear part by 1.2m together with a reduction in the height of the eaves. The overall footprint of the building has been reduced by 10% and now propose to occupy only 22% of the overall plot ratio from 25% previously.

The site is located on the Upper Park Road and Plaistow Lane. Plaistow Lane is classified as a local distributor. The development is located just outside Bromley Town Centre (Outer Zone) Controlled Parking Zone (CPZ) and in an area with low PTAL rate of 2 (on a scale of 1 - 6, where 6 is the most accessible). The proposal would provide 9 car parking spaces accessed via 2 separate access points. Two car parking spaces are accessed from Upper Park Road via a modified vehicular crossover, and the other accommodating 7 car parking spaces via a new crossover from Plaistow Lane. The data shows that the average 85th percentile (speed) is 26.15mph for the southbound and 27.63mph for the southbound vehicles. The proposed access can provide a sightline of 2.4m x 47m in the leading direction (looking right) and a sight line of 2.4m x 31m in the trailing (looking left) measured to the edge of the kerb. According to Manual for Streets (MfS) a speed of 26mph require Y distance of 33m. However as the proposed sightline is only short of 2m and no car or motorcycle will be lost in this sightline, therefore on balance this is acceptable.

On balance and having regard to the planning history including the recent appeal it can be considered that the development in the manner proposed is acceptable in that it would not impact detrimentally on the character of the area or have an adverse impact on road safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02261 and 10/03470, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACC01        Satisfactory materials (ext'n'l surfaces)  
      ACC01R      Reason C01
- 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     ACB16        Trees - no excavation  
      ACB16R      Reason B16
- 8     ACH03        Satisfactory parking - full application  
      ACH03R      Reason H03
- 9     Before any part of the development hereby permitted is first occupied that part of a sight line of 2.4m x 47m which can be accommodated within the site shall be provided in the leading direction and a sightline of 2.4m x 31m in the trailing (looking left) direction and with the exception of trees selected by or the Local Planning Authority no obstruction to visibility shall exceed 1m in height in advance of this sight line, which shall be permanently retained as such.  
      ACH10R      Reason H10
- 10    ACH18        Refuse storage - no details submitted  
      ACH18R      Reason H18
- 11    ACH29        Construction Management Plan  
      ACH29R      Reason H29
- 12    ACH32        Highway Drainage  
      ADH32R      Reason H32
- 13    ACK01        Compliance with submitted plan

**Reason:**

- 14    Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

**Reason:** In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

15 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

**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  
H1 Housing  
H7 Housing Density and Design  
NE7 Development and Trees  
H9 Side Space  
T3 Parking  
T18 Road Safety

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

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

and having regard to all other matters raised.

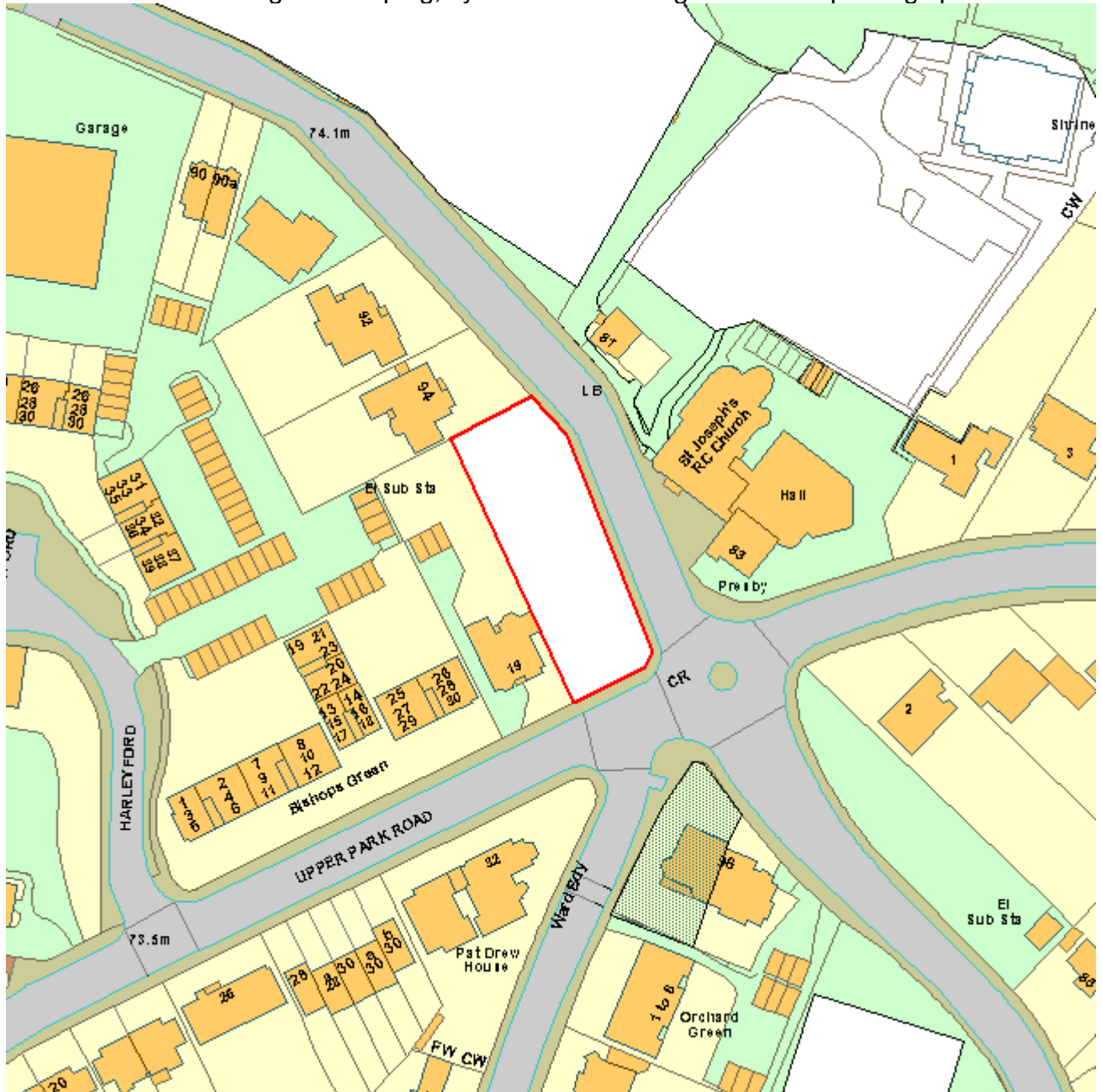
INFORMATIVE(S)

- 1 RDI21 Seek Building Control advice
- 2 RDI16 Contact Highways re. crossover
- 3 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 4 With regards to surface water drainage, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 10/03470/FULL1

Address: 21 Upper Park Road Bromley BR1 3HN

Proposal: Demolition of existing building and erection of three storey/three and a half storey building comprising two 3 bedroom and seven 2 bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661