

SECTION '2' – Applications meriting special consideration

Application No : 11/00213/OUT

Ward:
Copers Cope

Address : 66 Park Road Beckenham BR3 1QH

OS Grid Ref: E: 536964 N: 170355

Applicant : Hurst Building Services (Kent) Ltd

Objections : YES

Description of Development:

Erection of 6 three storey four bedroom dwellings (plus basements) with 12 parking spaces, refuse storage and associated landscaping at 66 and 68 Park Road.
OUTLINE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Outline planning permission is sought for:

- 6 three storey four bedroom terraced houses
- basements to each property to provide a 'games' room and living room
- 12 car parking spaces at the front (2 spaces per house)
- refuse storage within the rear gardens
- paved patios at rear
- soft and hard landscaping at the front of the site
- the site plan shows a side space of 1.8m would be retained to the boundary with No.64 and 1.9m to the boundary with No.70

This application seeks permission for access, appearance, layout and scale. The site plan drawing shows 2 blocks of 3 terraced houses, with a 2m gap between the two buildings. The proposed dwelling to Plot 1 is adjacent to No.70 Park Road and measures approximately 14m in depth, projecting beyond the rear building line of No.70 by 3m. The proposed dwelling to Plot 6 is adjacent to No.64 Park Road and would measure approximately 17.8m. Sunken patio gardens are also proposed to the front and rear of the properties.

This application is to be determined by Committee as it falls outside the Chief Planner's delegated powers.

Location

The application site is currently vacant, with the residential properties previously at 66 and 68 Park Road having now been demolished.

The site is located on the northern side of Park Road, relatively close to the junction with Lawn Road. The surrounding area is characterised by a mix of terraced and detached houses, mostly with long rear gardens. St Paul's church and its Vicarage are situated to the rear of the application site.

Comments from Local Residents

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

- welcome the return to original concept of houses
- object to the rearward projection
- will impact rear and side windows and rear garden
- object to the basements- will increase noise and length of the build time
- construction of basements could cause structural damage to adjacent properties
- been informed that Applicant has submitted Appeal of 66 and 68 Park Road for some 17 flats
- basement will result in a fourth floor being added
- basements will result in houses that would be out of character with neighbourhood
- scale not in-keeping
- limited soft-landscaping
- no garages proposed
- the right scheme has already been allowed under ref.11/00047 and this is what should be implemented

Full copies of these letters are available on file ref. 11/00047. Any further comments that are received will be reported verbally at the meeting.

Comments from Consultees

Highways: no objections are raised regarding the proposed car parking

Drainage/ Thames Water: no objections are raised

Waste: refuse and recycling must be placed within 1m of the footpath on collection day

Environmental Health (Pollution): No objections raised

To date no comments have been received from the Metropolitan Police, however, no objections were raised by them regarding the previously approved application under ref. 11/00047 subject to a 'Secure by Design' condition.

Planning Considerations

In considering the application the main policies are H1, H7, H9, BE1, T3 and T18 of the Unitary Development Plan. These concern the housing supply and design of new housing/new development, the provision of adequate car parking and new accesses and road safety.

Policy H1 (v) seeks to make most effective use of land. Policy H7 aims to ensure that new residential development respects the existing built and natural environment, is of appropriate density and respects the spatial standards of the area as well as amenities adjacent occupiers, and allows adequate light penetration into and between buildings.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy T3 seeks to ensure that off street parking provisions for new development are to approved standards. Policy T18 requires that issues of road safety are considered in determining planning applications.

Government guidance in the form of PPS3 "Housing", while emphasises the role of good design and layout to achieve the objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas, but without compromising the quality of the environment.

There are also a number of trees on the site that will need to be taken into account whilst assessing the application.

Planning History

Members will recall that full planning permission was recently granted at Plans-Sub Committee 3 on 17th March 2011 under ref. 11/00047 for the erection of 6 three storey four bedroom dwellings with 12 parking spaces, refuse storage and associated landscaping at 66 and 68 Park Road. It is noted the approved scheme did not include the basements now proposed.

There is a long planning history at both 66 and 68 Park Road. The most recent planning history can be summarised as follows:

- 10/01916 – Planning permission refused for the erection of a three storey block comprising 6 two bedroom flats at 66 Park Road. There is currently an appeal in progress for this application.
- 10/01573- Planning permission was refused for the erection of a three storey block comprising 7 two bedroom flats at 68 Park Road

The above applications were both reported to Plans-Sub Committee 2 on 9th September 2009 and refused on the grounds of excessive mass and bulk resulting in an overdevelopment of the site. The combined total of units over the two sites was 12. Both applications were also refused for the impact of the buildings of the amenities of the neighbours.

- 09/03453- Planning permission refused for the erection of a three storey block comprising 9 flats at 66 Park Road
- 09/01432- Planning permission was refused (and dismissed) for the erection of a three storey block comprising 9 flats at 68 Park Road

These applications were both refused on the basis of the number of units (a combined total of 18 over the two sites) proposed at both sites and the excessive bulk and mass. The applicant appealed against the decision at No. 68 but the application was later dismissed by the Planning Inspector.

- 07/02520- planning permission was granted for the demolition of the existing buildings and the erection of 6 three storey terraced houses with 12 car parking spaces at 66 and 68 Park. This application included basements to the proposed houses
- 06/00186- Outline permission was granted for 6 three storey terraced houses at 66 and 68 Park Road
- 05/03103- Outline permission was refused for 6 three storey terraced houses

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to layout and design of the proposed scheme.

It is not considered that the redevelopment of the site would be unacceptable in principle as planning permission has already been granted at the site for the erection of 6 three storey terraced houses (ref. 11/00047). The site also previously housed two detached dwellings and the surrounding area is characterised by residential developments.

In terms of form and scale, the proposed height of the houses would be comparable with a number of properties along Park Road, in particular the three storey terraced properties adjacent to the site, Nos 70 – 78 and proposed houses are similar to the height of the houses granted under 11/00047. The proposed buildings are set back from the front boundary and rear gardens varying from 18m to 22m are proposed. The introduction of the basements is also considered acceptable given that a scheme for 6 houses under ref. 07/02520 was granted with basements. Some soft landscaping is proposed to the front of the site and adequate amenity spaces are proposed, Members may consider that the site will be redeveloped in an adequate manner.

With regard to the proposed design of the buildings, the houses are proposed in two blocks being of symmetrical design. The buildings have a staggered frontage which adds visual interest to the design and breaks up the massing of the buildings. Both buildings have pitched roofs.

The proposed three storey blocks do maintain a minimum separation of 1.9m to the western boundary (adj. No.70), a minimum separation of 1.8m to the eastern boundary (adjacent to No.64) and a 2m separation between the two buildings, when scaled from the submitted drawings, which is comparable to the most recent applications at the site. The application in this respect would accord with Policy H9 in that a minimum 1m separation is retained to the adjoining boundaries.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, the proposed buildings are set at reasonable distances away from the adjoining properties. Members will note that the footprint of the proposed buildings (excluding the proposed sunken patios) is smaller than the recently permitted application (ref. 11/00047). The windows proposed on the upper western and eastern flanks are indicated serve bathrooms and shower rooms and a condition may be added to ensure these windows are obscure glazed.

With regards to the trees on the site, it is advised that the findings of the arboricultural report are agreed. It is considered that no significant trees would be lost as a result of this proposal and appropriate conditions are suggested for Members to take into account should permission be granted.

In terms of proposed parking, a total of 12 car parking spaces are proposed which accords with the Council's standards, and there are no technical highways objections regarding to the number of spaces proposed. Comments have been raised regarding the vehicular access to the site, and despite the Highways engineer preferring to see a reduction of vehicular accessed to the site given that they are existing no objections are raised.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00047, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|-----------------|--|-------------|
| 1 | ACA02
ACA02R | Details req. pursuant outline permission
Reason A02 | landscaping |
| 2 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 | |
| 3 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 | |
| 4 | ACB02
ACB02R | Trees - protective fencing
Reason B02 | |
| 5 | ACB03
ACB03R | Trees - no bonfires
Reason B03 | |
| 6 | ACC01 | Satisfactory materials (ext'nl surfaces) | |

	ACC01R	Reason C01	
7	ACC03	Details of windows	
	ACC03R	Reason C03	
8	ACD02	Surface water drainage - no det. submitt	
	ADD02R	Reason D02	
9	ACH03	Satisfactory parking - full application	
	ACH03R	Reason H03	
10	ACH12	Vis. splays (vehicular access) (2 in)	3.3 x 2.4 x 3.3m
		1m	
	ACH12R	Reason H12	
11	ACH18	Refuse storage - no details submitted	
	ACH18R	Reason H18	
12	ACH22	Bicycle Parking	
	ACH22R	Reason H22	
13	ACH32	Highway Drainage	
	ADH32R	Reason H32	
14	Before the development hereby permitted is first occupied, the proposed window(s) in the first, second and third floor of the western flank (Plot 1) and eastern flank (Plot 6) shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.		
	ACI12R	I12 reason (1 insert)	BE1
15	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:

- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- BE1 Design of New Development
- T3 Parking
- 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 safety and security of building and the spaces around them
- (i) accessibility to the building
- (j) the housing policies of the development plan

- (k) the urban design policies of the development plan
- (l) the transport policies of the development plan
- (m) the neighbour concerns raised during the consultation process

and having regard to all other matters raised.

INFORMATIVE(S)

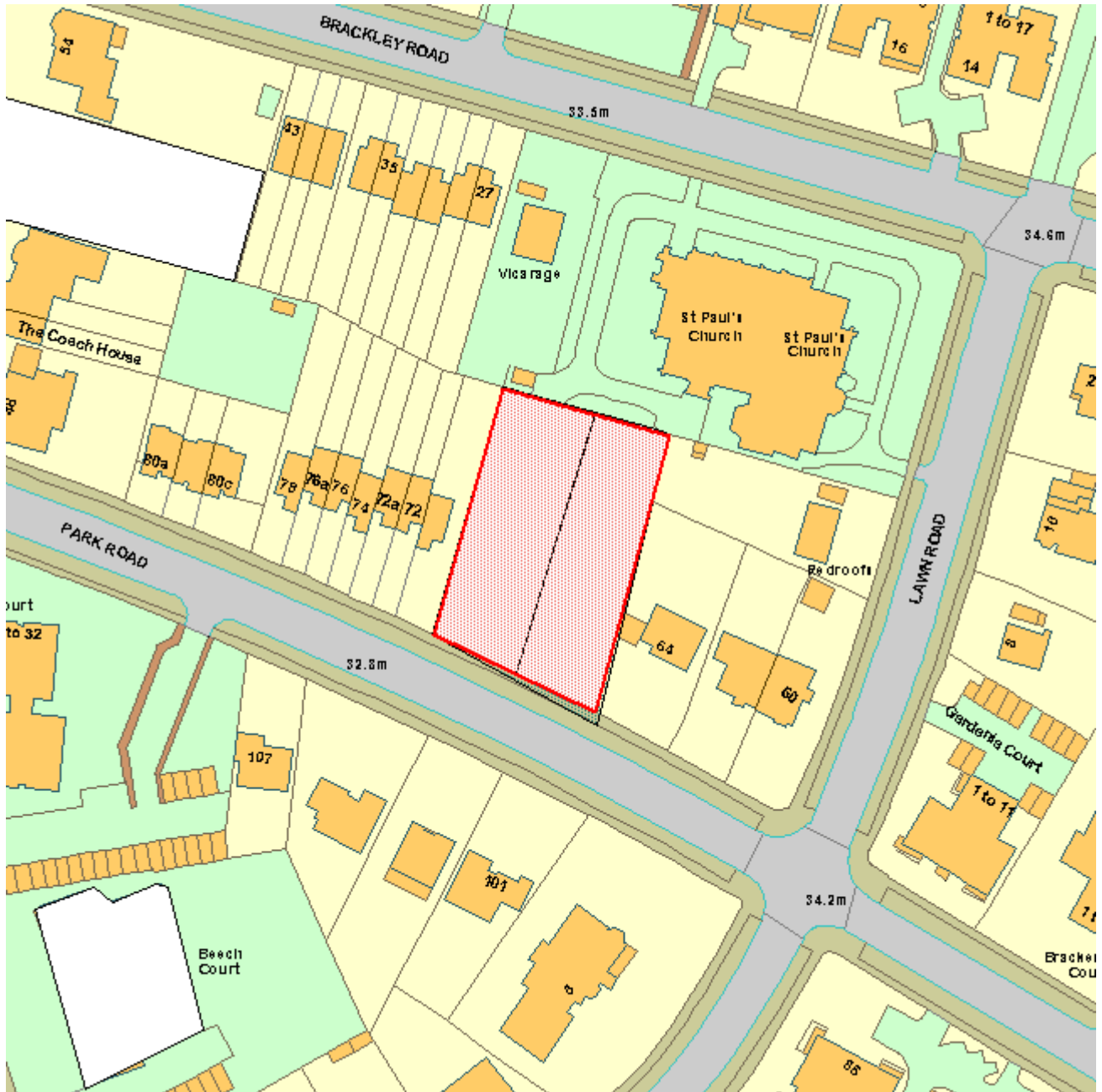
- 1 RDI10 Consult Land Charges/Street Numbering
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, 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.

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OUTLINE APPLICATION



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