

- loss of privacy
 - reduction in outlook and light because of the proposals
 - extra traffic caused by development will increase noise and air pollution
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- balconies must be fitted with frosted glass panels to protect privacy
 - concerns about parking – especially visitor parking
 - concerns about additional cars that will use Fielding Lane
 - concerns over loss of privacy and outlook

Comments from Consultees

Detailed consultations were undertaken at outline stage.

Planning Considerations

The application should be determined in accordance with the following policies of the Unitary Development Plan 2006:

- H1 Housing supply
- H2 & H3 Affordable housing
- H7 Housing density and design
- H12 Conversion of non-residential buildings for residential use
- BE1 Design of new development
- BE13 Development adjacent to a conservation area
- EMP3 Conversion of offices
- EMP5 Development outside business areas
- T3 Parking
- T18 Road Safety
- ER4 Sustainable and energy efficient development
- ER8 Noise pollution
- IMP1 Planning obligations

Applications must also accord with the London Plan 2004. Of particular relevance is:

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough Housing Targets
- 3A.3 Maximising potential of sites
- 3A.5 Housing choice
- 4B.1 Design principles for a compact city
- 4B.3 Maximising the potential of sites
- 4B.7 Respect local context and communities

Government guidance is also relevant:

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPG13 Transport
- PPG22 Renewable Energy

Planning History

Planning permission has been previously granted for residential developments on this site as follows:

04/00235 - the redevelopment of Garrard House for residential use involving the partial demolition of the existing building and the erection of a four/five/six storey building comprising 69 flats with parking at lower ground floor. Granted 14th August 2006.

08/0833 - granted permission on 4th December 2008 subject to completion of a legal agreement for a scheme comprising both Garrard House and Sussex House. This application proposed the retention of part of the structure at Nos.2-6 (Garrard House) at semi-basement/ground floor level and the demolition of No.8 (Sussex House) and the erection of a part one to five storey building (with semi basement parking) for 105 flats.

09/01137 - outline permission for 69 flats on Garrard House: - this is the outline permission for which details are now being sought in this application.

On adjacent sites close to the application site, residential development has also been granted permission:

08/01469 - the redevelopment of Enterprise House for a block between two and six storeys for 82 flats, granted subject to the completion of a legal agreement - currently under construction.

Conclusions

The principle of residential development for 69 flats has been established on this site by the outline permission (ref. 09/01137). This detailed application seeks approval for the development's appearance, layout and scale, proposing 68 rather than 69 units. Landscaping details are to be submitted by the applicants in due course. The applicants have submitted much detailed information including a Design and Access Statement, as well as detailed plans/elevations. The outline permission has already established the development parameters for the site and established various design principles. These are generally followed in this submission. The general layout and form of the building remains as per the indicative drawings for the outline. The building form is based on the footprint of the existing office building (retaining the existing ground floor structure). The building forms an 'L' shape with the main elevation facing Homesdale Road and rises to five storeys above the undercroft parking, as shown on the outline indicative drawings. The outline scheme recorded the proposed height of the building as 'about 16.4m' whereas the submitted details show a slightly higher roof height of 16.7m. This represents an increase of 0.3 m or 30 cms. This minor height increase is not considered to be significant, and will not be apparent from ground level. The leg of the 'L' shape projects towards the rear boundary, and steps down to respect the adjacent residential properties, as

proposed in the outline permission. Windows or balconies are so placed to avoid direct overlooking of adjacent properties. Vehicular access is maintained as per the outline permission. The design of the elevations follows the principles established by the outline permission, but are given greater articulation through the use of brickwork and coloured panels.

Overall, the details submitted pursuant to condition 1 of permission ref. 09/01137 are considered acceptable. Accordingly, it is recommended that they be approved.

The aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site have been taken into account in the assessment of the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/01137, excluding exempt information.

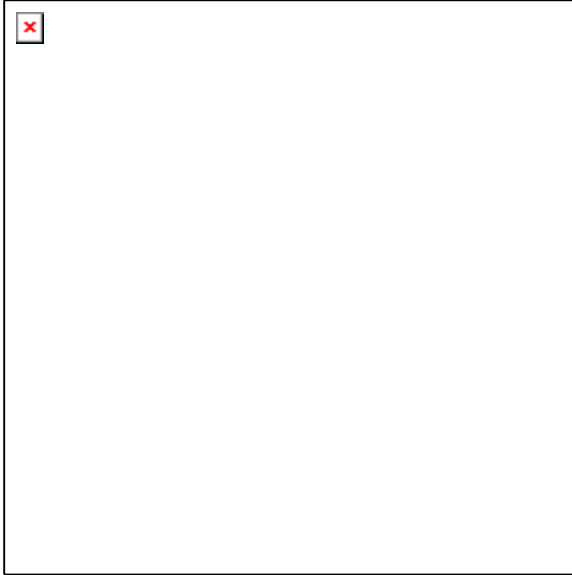
RECOMMENDATION: APPROVAL

subject to the following conditions:

Reference: 09/03314/DET

Address: Garrard House 2-6 Homesdale Road Bromley BR2 9LZ

Proposal: Details of appearance, layout and scale of outline permission ref 09/01137
granted for 69 flats with car parking



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