

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

Application No : 11/00411/FULL1

**Ward:
Orpington**

**Address : Rowan House 64 Sevenoaks Road
Orpington BR6 9JL**

OS Grid Ref: E: 545976 N: 165341

Applicant : Mrs Tracy Longley

Objections : YES

Description of Development:

Replacement windows and doors with elevational alterations and replacement fencing

Key designations:

London Distributor Roads

Proposal

The proposal includes the following alterations:

- Replacement of all single glazed crittal windows with double glazed aluminium (crittal style) windows.
- Replacement of second floor gable end single glazed timber casement windows with double glazed uPVC windows.
- Replacement of timber front entrance door with composite front entrance door to front elevation.
- Formation of structural opening and installation of new aluminium entrance door to right hand elevation (north). Blocking off of flank door with matching masonry bond.
- Replacement of existing fencing to both sides of the building and formation of new fenced in area of hardstanding for refuse storage. The fencing shall incorporate access.

The proposal does not propose alterations to the established use or operating hours permitted under ref. 90/03098 when the use was changed from residential to a health facility (Class D1).

Location

The site is located on the western side of Sevenoaks Road, close to the junction with Tower Road. The area is characterised by predominantly residential dwellings. The site currently comprises a large detached building which is at present vacant. The established and lawful use of the building is a community mental health day care centre.

Comments from Local Residents

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

- willow screening should be preserved
- security concerns during construction
- use of site unknown
- noise and disturbance from the use and catering deliveries
- parking and highway safety problems
- smells and dangers from waste in bin store
- premises have been vacant and are disused. Permission should be required for the proposed use
- anti-social behaviour
- No. 47 omitted from the plans
- the proposed use is not required in the area.

Comments from Consultees

No technical highways objections are raised provided that the front boundary fencing does not exceed 1m in height. The applicant has confirmed that the front fencing will be replaced with a similar fence below 1m in height. The use of eurobins is also suitable providing an amended parking plan is submitted. At the time of writing the report, this had been requested from the applicant and this can be secured by way of a condition.

No Environmental Health objections are raised.

Planning Considerations

The main policies relevant to this case are BE1 (Design of New Development), BE7 (Railings, Boundary Walls And Other Means Of Enclosure), T18 (Road Safety).

Planning History

The established use of the site, as permitted under ref. 90/03098 is for a community mental health day care centre (Class D1). All health facilities for out-patients fall under Class D1. The premises have been vacant however for some time.

A variation of condition application for variation to condition 98 of planning application ref. 90/03098 to vary the hours of operation to operate Monday-Friday,

8:00am to 7:30pm (excluding bank holidays, Christmas Day and Good Friday) was approved under ref. 05/02847. This permission was temporary and expired in April 2008.

It is noted that the current application does not seek to alter the operating hours permitted under ref. 90/03098, which are described in Condition 98 of this permission as follows:

The use shall not operate on any Saturday, Sunday or Bank Holiday, Christmas Day or Good Friday nor before 09.00hrs or after 17.00hrs on any other day with the exception of a maximum of two evening sessions per week to operate only between the hours of 18.00hrs to 19.30 hrs, Monday to Friday.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. Highway safety is also a consideration.

It is not proposed to change the use from a health facility. The applicant has supplied information concerning the proposed continuation of the use as a health care facility, which will be run by medical staff in a health care environment within the lawful use.

The proposal seeks to replacement of several windows and doors with uPVC and aluminium replacements. It is also proposed to form a new door to the flank elevation, bricking up an existing one. The use of appropriate brickwork for this particular element of the proposal is not considered to impact on the character of the building and the use of uPVC/aluminium is considered acceptable for the building, which is not listed and does not lie in a conservation area. The new door will not impact on the amenities of neighbouring properties and will be at ground floor level, therefore not resulting in any overlooking or loss of amenity.

The proposed side fencing will replace the existing fencing and will not be sited in advance of the existing fencing. It is considered that this fencing would not impact on the amenities of neighbours of the character of the area, as the fencing will be only 1.9m in height (similar to the existing fencing) and will be set significantly back from the highway. The fencing incorporates a small enclosed bin store which would not impact on character or amenity. No car parking spaces will be lost and no highway safety concerns are considered to result from the proposal.

Additional plans have been received dated 25/03/11 indicating the proposed site plan and bin store.

Having regard to the above, it is considered that the proposal is acceptable in that it would not impact seriously detrimentally on the amenities of neighbouring properties and would not harm the character of the area. It is therefore recommended that Members' grant planning permission for the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04388 and 11/00691, excluding exempt information.

as amended by documents received on 25.03.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |

Reason for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other means of enclosure
- T18 Road Safety

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

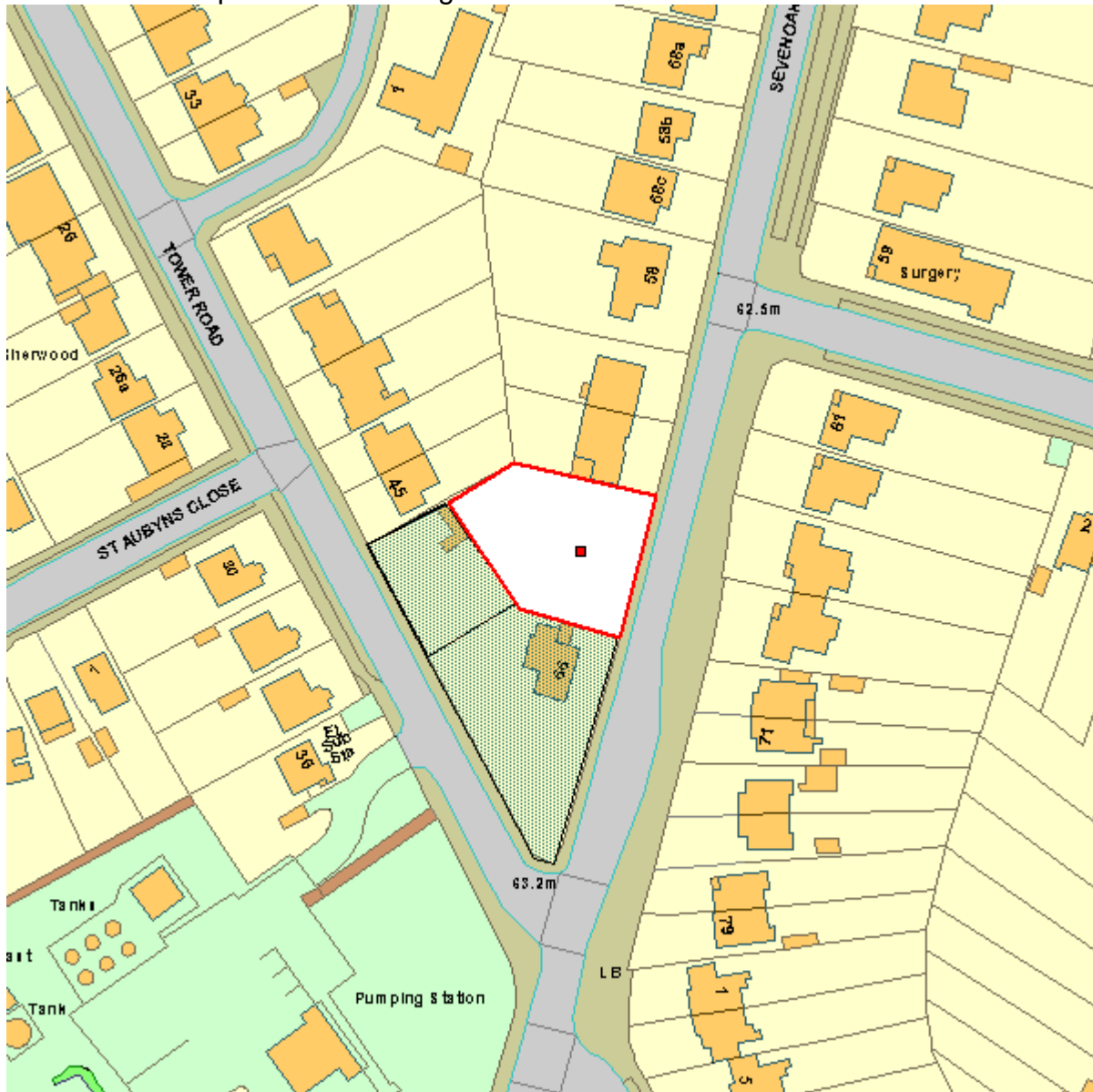
- (a) the character of the dwelling and the spatial standards of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby residential properties
- (c) the impact on the highway safety

and having regard to all other matters raised.

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