

SECTION '2' – Applications meriting special consideration

**Application No :** 11/00599/FULL1

**Ward:**  
**Clock House**

**Address :** 86 Avenue Road Beckenham BR3 4SA

**OS Grid Ref:** E: 535654 N: 169497

**Applicant :** Mr Alan Aldous

**Objections :** YES

**Description of Development:**

Conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats and erection of two storey side/rear extension to provide commercial/retail space at ground floor and 2 one bedroom flats at first floor, with external bin store, amenity area, roof terrace, pitch roof over existing external store at rear, elevational alterations, 12 parking spaces fronting Avenue Road and 3 parking spaces at rear.

Key designations:

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

**Proposal**

Planning permission is sought for the following development:

- conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats
- erection of two storey side/ rear extension to provide commercial/ retail at ground floor and 2 one bedroom flats above
- 12 car parking spaces fronting Avenue Road
- 3 car parking spaces at rear
- elevational alterations to existing building

The access to the site will remain from Avenue Road and Ravenscroft Road.

## **Location**

The site currently comprises a commercial building over two floors. At present the site is used by Aldous and Stamp Ltd which specialises in water treatment on a consultation basis and with over the counter sales. The site is situated on the western side of The Avenue.

The site lies in a predominately residential area, however to the south-east of the site lies a Baptist Church. The area is characterised by terraced properties.

## **Comments from Local Residents**

There have been local objections raised in respect of the application which are summarised below:

- overlooking by development and terrace
- invade privacy
- restrict light
- increase disturbance
- impact on on-street parking
- roads already over parked
- what sound restraints for new build up to church
- glass screen not adequate to prevent overlooking
- pitched roof will block sun in garden

Any further comments received will be reported verbally at the meeting.

## **Comments from Consultees**

- Highways- 12 spaces is possibly regarded excessive and applicant should identify spaces for commercial and residential activity
- Waste- no comments raised

## **Planning Considerations**

In considering the application the main policies are H1, H7, H9, BE1, EMP5, T3 and T18 of the Unitary Development Plan. These concern the housing supply, density 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 in accordance with the density/location matrix in Table 4.2. 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 EMP5 states that the redevelopment of business sites will be permitted provided that the characteristics of the site make it unsuitable for uses in Classes B1, B2 and B8; and full and proper marketing of the site confirms the unsuitability and financial non-viability of the site for those uses.

The site is located in an area with a medium public transport accessibility level (PTAL) rate of 4 (on a scale of 1-6, where 6 is the most accessible).

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" generally encourages higher density developments in appropriate locations, while emphasising 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.

## **Planning History**

Most recently, planning permission was granted for the continued use of ground and first floors for office warehouse and light industrial purposes under ref. 90/01142.

## **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. The site has historically been used for commercial purposes and the surrounding area is characterised by residential developments. It is considered that although this application will result in the loss of commercial floorspace, the proposal does include new commercial floorspace and Members may agree that this is sufficient to address Policy EMP5.

In term of form and scale, the proposed height of the extension would be comparable with the existing building and would be lowered that the eaves of the adjacent church. From the streetscene, the scale of the proposed extension would be in-keeping with the host dwelling. Members will note however that the two storey side extension would be constructed up to the boundary with the church.

Policy H9 states that the Council will normally seek to retain a 1m side space between two storey developments and the boundary to prevent a cramped appearance and unrelated terracing. In this case although the 1m side space is not proposed, given the spatial standards and characteristics in the local area the proposal may be acceptable. In particular it is noted that the locality has a high level of terraced properties.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, the proposed extension is set at reasonable distances away from the adjoining properties. However, there have been a number of objections raised from local residents regarding the impact of the development on the privacy of the properties in Ravenscroft Road. Members may consider that the proposed rear terrace could be conditioned to provide adequate screening to prevent any overlooking.

In terms of the proposed parking, the area of parking to the front of the building existing at present and the proposed layout would maximise the amount of off-street parking spaces. Members may consider that the amount of spaces proposed is acceptable subject to a condition indicating the parking arrangements for the flats and the commercial use.

In this case, it is clear that there will be an impact on the streetscape and to nearby properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

Bearing in mind the issues in this case and the concerns raised this application is presented on list 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00599, excluding exempt information.

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |        |  |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01  | Commencement of development within 3 yrs   |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACC01  | Satisfactory materials (ext'nl surfaces)   |
|   | ACC01R | Reason C01   |
| 3 | ACC03  | Details of windows   |
|   | ACC03R | Reason C03   |
| 4 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03   |
| 5 | ACH18  | Refuse storage - no details submitted  |
|   | ACH18R | Reason H18   |
| 6 | ACH22  | Bicycle Parking  |
|   | ACH22R | Reason H22   |
| 7 | ACI21  | Secured by Design  |

	ACI21R	I21 reason
8	ACI24	Details of means of screening-balconies
	ACI24R	Reason I24R

**Reason 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
- EMP5 Development outside Business Areas
- 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

**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.

D00003      If Members are minded to refuse planning permission the following grounds are suggested:

- 1      The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the proposed first floor extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

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