

SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/00409/FULL

**Ward:
Plaistow And Sundridge**

Address : 63 Widmore Road Bromley BR1 3AA

OS Grid Ref: E: 540571 N: 169458

Applicant : RICHARD LEAHY

Objections : NO

Description of Development:

Erection of detached single storey building for use as office (class B1).
RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Bromley Town Centre
London Distributor Roads

Proposal

This application seeks retrospective permission for a detached single storey building used as an office (Class B1).

Location

The application site is situated to the rear of 63 and 65 Widmore Road which comprises of 4 storey semi detached properties having a rear access from Park Road. The property also falls within the Bromley Town Conservation Area.

Comments from Local Residents

- no objection to the offices.
- it is good to have a mix of residential and office property around this Bromley North area.

Comments from Consultees

From a Highways perspective: the site is situated within Bromley Town Centre (Inner Zone) of Controlled Parking Zone (CPZ) and an area with high PTAL rate.

As the transport accessibility is good, a reduction in the parking requirement may be justified. No objection is raised.

The Environmental Health Officer has no objections to the application.

The Advisory Panel for Conservation Areas: did not inspect the application.

Heritage and Urban design have concerns that the building would compromise the spatial standards of the conservation area.

Highways Drainage Section has no comments on the proposal

Thames Water advises that with regard to the sewerage infrastructure there is no objection to the application.

Planning Considerations

The application falls to be determined in accordance with Policies BE1 Design of New Development, BE11 Conservation Areas, EMP6 Development outside Business Areas of the Unitary Development Plan

Planning History

Retrospective planning permission was granted under ref. 03/034131 for a front and rear boundary wall, railings and gates and side boundary fence and security fencing above garage at 63 and 65 Widmore Road, Bromley.

Ref. 03/04236 was granted for single storey side and rear extensions at 63 and 65 Widmore Road.

Certificate of Lawfulness was granted under ref. 10/02954 for security gates and railings to rear of property.

Retrospective planning permission was granted under ref. 10/03243 for a single storey rear extension.

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.

This proposal is for a retrospective application for single storey building which is currently used as offices. The building is situated at the rear of Nos. 63 and 65 Widmore Road and is sited away from the boundary of No. 67 Widmore Road and an average of between 3metres and 5.5 metres from the back edge of the foot path on Park Road (as measured from the drawing), this area provides parking for three vehicles in front. The building replaced a more modest block of 3 domestic garages.

Given the previous more modest domestic garages which occupied this part of 63-65 Widmore Road, and the residential uses already at the site, it is could be considered that the single storey building for use as offices has created an over

intensive use and overdevelopment of the site and is out of character with the street scene in Widmore Road and Park Road which is a predominately residential area and falls within Bromley Town Centre Conservation Area.

Members may consider that detached building could be considered as an over development of the site and likely to have a harmful impact on the character and appearance of this predominately residential area within the Bromley Town Conservation Area and the proposal should therefore be refused.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00409, excluding exempt information.

Amended documents received 26.04.2011

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

1. The office building, by reason of its overall size, design and siting, forms a harmful and intrusive form of development, out of character with this predominantly residential area and harmful to the character and appearance of the Bromley Town Centre Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.
2. The office building and use constitutes an overintensive use and overdevelopment of the site, out of character with the area and harmful to the character of the Bromley Town Centre Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

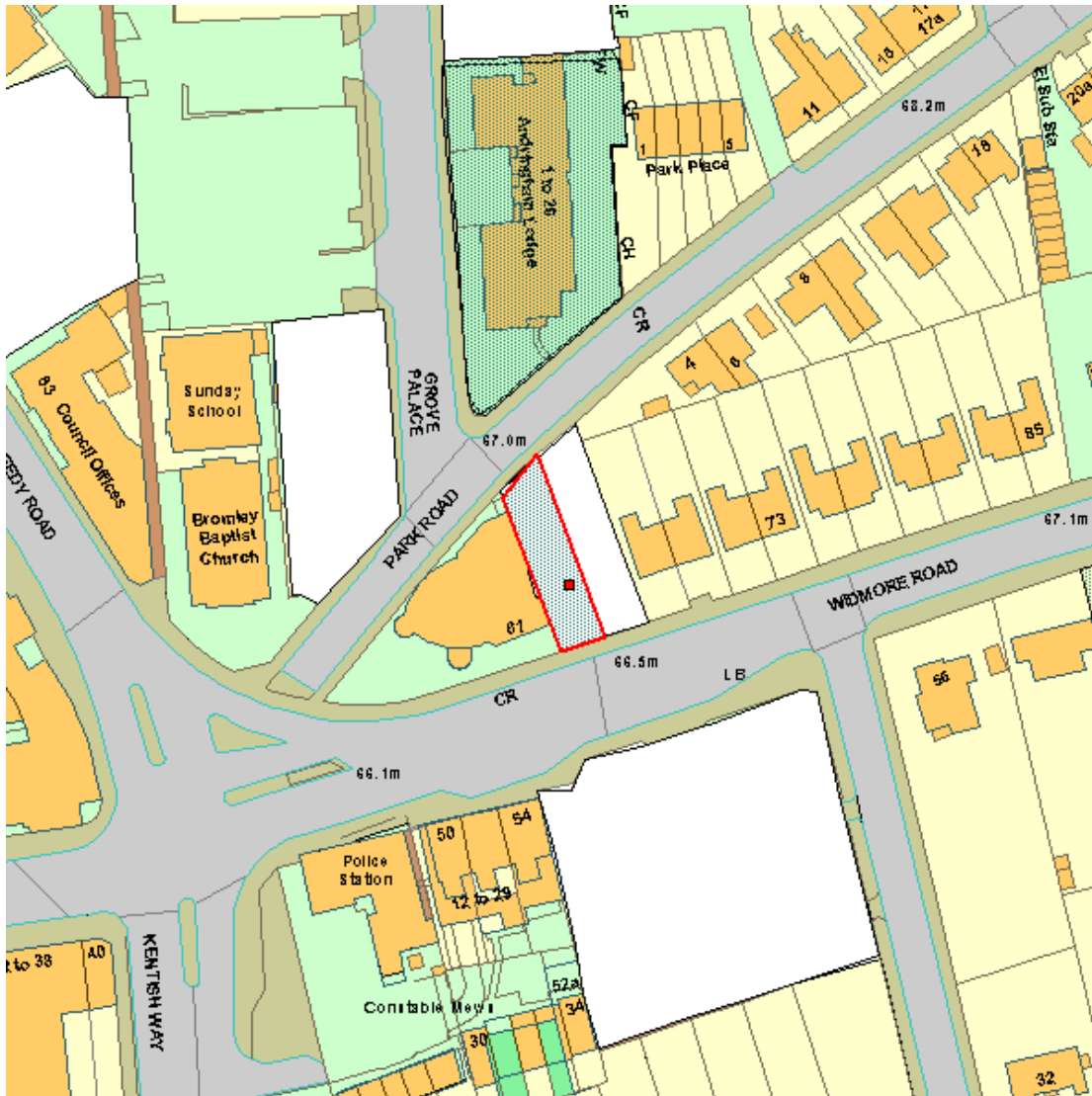
Further Recommendation:

Enforcement Action authorised to seek removal of the building and use.

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RETROSPECTIVE APPLICATION



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