

SECTION '2' – Applications meriting special consideration

Application No : 11/00265/EXTEND

Ward:
Clock House

Address : Broadwater Cottage Blakeney Road
Beckenham BR3 1HA

OS Grid Ref: E: 536797 N: 169845

Applicant : Mr R. Martin

Objections : YES

Description of Development:

Extension of time limit for implementation of permission reference 06/03453 granted on appeal for demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store

Proposal

Planning permission is sought for to extend the time limit for implementing planning permission ref. 11/00265. Planning permission was originally allowed on appeal for the demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store.

It is proposed to demolish the existing buildings on site and erect a four storey block comprising 6 two bedroom flats, with 2 flats on each of the first, second and third floors. The 2 flats on the first floor will be wheelchair accessible. Measurements taken from the submitted drawings show that the block will be 23.4m long (maximum) and 9.1m wide leaving about a 2.4m gap to the northern site boundary adjoining the railway embankment.

The proposed block has been designed so that the rear of the building adjoins the railway with the front of the building facing south towards the adjacent school. 2m deep south facing balconies will be provided for each flat. On the western flank elevation of the block vertical metal louvers are proposed which allow light into the flats but prevent views towards the properties fronting Turners Meadow Way. Landscaped amenity area/communal garden will be provided about the block.

The block will have a flat roof and a modern design, using timber faced cladding panels, brick and cement render finish.

9 car parking spaces and cycle store are proposed at ground floor level. The existing vehicular access to Blakeney Road, over the culvert, will be utilised. As

part of the works it is the developers intention to provide a 'build-out' at the site frontage onto Blakeney Road in order to increase visibility.

Location

The application site has an area of 823 sq.m and is situated on the south-western side of Blakeney Road. It currently comprises a detached two storey house with detached garage adjacent to the northern site boundary. Triangular in shape the site has a frontage of about 4m to Blakeney Road, widening to 40m at the rear.

Immediately adjoining the site, to the north, is a railway line servicing Beckenham Junction railway station. To the south-east is Riverside School. Adjoining the south-western site boundary are the rear garages of Ashton Court fronting Hayne Road and the two storey houses fronting Turners Meadow Way. The locality is largely characterised by two storey houses and three/four storey blocks of flats of varying ages and design.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received (including from West Beckenham Residents' Association) which can be summarised as follows:

- same objections at ref. 06/03453
- access point into Blakeney Road is too close
- traffic very busy during rush hours
- blind spot for traffic coming down Blakeney Road and under Bridge
- bend is icy in winter
- emergency vehicles, large vehicles, refuse collection would have difficulty entering the site
- water course and stream could cause flooding
- 9 car parking spaces for 6 two bedroom flats would impact on-street parking
- overlooking into private gardens
- application has not changed since last application was refused by the Council
- object to demolishing existing cottage
- character of Beckenham is changing
- relationship with surrounding building and size of size should restrict development to 2 storeys
- only 22m retained to No.40 Turners Meadow Way- should be more
- impact on outlook
- impact on amenity and enjoyment
- ask Members to refuse application for same grounds as previous
- style of parking not encouraged
- scale, form, spatial standards, design and materials out of character with area
- overshadowing
- cramped overdevelopment
- very close to Tramlink

- houses on clay soil
- high-growing conifers should be planted along boundary
- change of government since Inspector's decision
- contrary to Planning Policy Statement 3 (PPS3) (June 2010)
- new administration now being more opposed to garden development to intensify housing and that family housing is needed
- very small flats
- design statement does not mention impact on Turners Meadow

A full copy of these letters are available on file ref. 11/00265. Any further comments that are received will be reported verbally at the meeting.

Comments from Consultees

Thames Water: no objections raised (subject to informatives).

Drainage: no objections raised.

Waste: concerns raised regarding size of store.

Highways: no objections raised.

Network Rail: no objections.

Environmental Health (pollution): suggested that consideration of contaminated land should be assessed via condition.

Environment Agency: FRA submitted in April 2011 and as such no objections raised.

Planning Considerations

In considering the application the main policies appear to be H1, H7, 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 no significant trees on the site, although there are major trees on the adjoining land at school and Turners Meadow Way.

Planning History

Planning permission was allowed on appeal under ref. 06/03453 for the demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store. The application was initially refused by Committee for the following reasons:

1. The proposal would be an overdevelopment of the site, out of character with the area and contrary to Policies H7 and BE1 of the Unitary Development Plan.
2. The proposed design would be unsympathetic to the area and detrimental to its visual amenities thereby contrary to Policy BE1 of the Unitary Development Plan.
3. The proposed development would be detrimental to the amenities now enjoyed by the residents of occupiers adjoining the site by reason of loss of light, prospect and privacy, thereby contrary to Policy BE1 of the Unitary Development Plan.

However, it is noted that in allowing the appeal (decision notice dated 29th January 2008) the Inspector was satisfied that the proposal "would not detract from the character and appearance of the area or the living conditions of neighbours in terms of privacy and outlook". The Inspector also stated that he found the proposal to be imaginative in its design.

Under ref. 06/00256 it was proposed to demolish the existing buildings and erect a part two/three/four storey block comprising 3 one bedroom and 8 two bedroom flats and 13 basement car parking spaces. This application was withdrawn.

Conclusions

This application is for an extension to the time limit to a previously permitted scheme. Although the proposal must be re-assessed with regard to current national and local policies, the permission previously allowed on appeal for this scheme is a material consideration in assessing this application. At the time the application was considered in January 2008, the main issues were whether the proposed development was acceptable in terms of the size, layout, design, highway safety and the impact on the adjoining residents. Therefore, consideration must be given as to whether there has been a significant change in circumstances to warrant taking a different view for the current application.

Since planning permission was allowed on appeal under ref. 06/03453 (decision notice dated 29th January 2008) there has been no significant change in local planning policy that would impact upon the assessment of this proposal, nor has there been any significant change to the local environment that could affect the impact of the proposed development within its surroundings. Although central government guidance in the form of 'Planning Policy Statement 3: Housing' has been amended since the original application was determined (to remove the minimum density figure and to remove garden land from the definition of previously developed land) the thrust of the guidance otherwise remains the same and is considered that the site would continue to be suitable for residential development treating the proposal on its own merits with regard to the character, appearance and amenities of the area. The change in status of such land introduce no presumption against its development but rather reduces that might in some circumstances be accorded to its development so as to outweigh other considerations.

It is noted that there have been a large number of objections received with regard to the current application and they have been taken into account whilst assessing the application. However, Members will note that the comments raised in the Inspectors comments raised in the most recent appeal decision are a significant material planning consideration.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00265, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 5 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 6 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 7 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 8 The building shall not be occupied until the vehicular access, including the widening of the bridge over the watercourse, has been constructed in accordance with details submitted to and approved in writing by the local planning authority.

Reason: In order to comply with Policy T18 of the Unitary Development Plan.

- 9 ACH29 Construction Management Plan
 ACH29R Reason H29

10 The building shall not be occupied until there has been submitted to the local planning authority certification that the access, parking area and ramp have been lit in accordance with BS 5489-1:2033 and the lighting shall be maintained as such.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and in the interest of visual amenity and the safety of occupiers and visitors to the development.

11 No development shall take place until details of the privacy screens on the balconies, including their materials and height, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, completed before the building is occupied and maintained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

12 ACH18 Refuse storage - no details submitted

ACH18R Reason H18

13 ACH22 Bicycle Parking

ACH22R Reason H22

14 ACK05 Slab levels - no details submitted

ACK05R K05 reason

15 ACK09 Soil survey - contaminated land

ACK09R K09 reason

16 No development shall take place until details of a scheme indicating the provision to be made for disabled people to gain access to the development has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use and shall be maintained thereafter.

Reason: In order to comply with Policies 3A.5 and 4B.5 of the London Plan.

17 No structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or external walls without the prior approval in writing of the local planning authority.

Reason: In the interest of the amenities of nearby properties.

18 The west facing bedroom windows shall be fitted with obscure glazing or have sills at least 1.7m above floor level and shall be retained in that condition.

Reason: In the interest of the amenities of nearby properties and to comply with Policy BE1 of the Unitary Development Plan.

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

BE1 Design of New Development

T3 Parking

T18 Road Safety

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

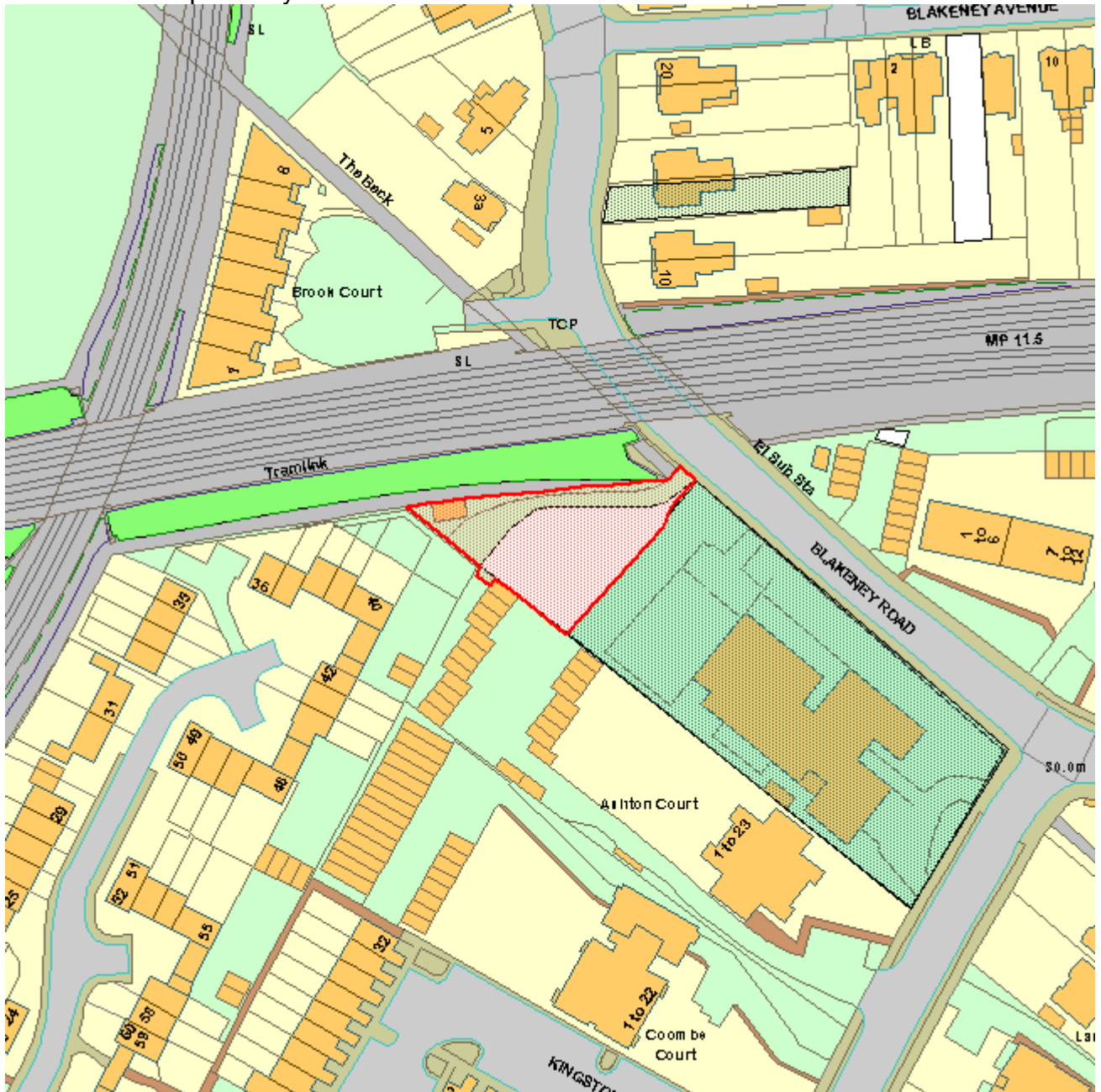
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook 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

and having regard to all other matters raised.

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