

SECTION '2' – Applications meriting special consideration

Application No : 10/02225/FULL1

Ward:
Clock House

Address : 86 Ravenscroft Road Beckenham BR3
4TR

OS Grid Ref: E: 535690 N: 169576

Applicant : Ravenscroft Developments

Objections : YES

Description of Development:

Three storey block comprising 2 one bedroom and 4 two bedroom flats with access road, car parking, refuse and cycle storage on land to the rear of 84, 86 and 88 Ravenscroft Road.

Proposal

The proposal seeks permission for a residential scheme which involves the demolition of the existing block of vacant lock-up garages, various small outbuildings and construction of a three storey building comprising 2 one bedroom and 4 two bedroom flats.

Revised plans and Flood Risk Assessment received on 28th January show the loss of a unit, revised location for refuse and one additional car parking space. Additional revised plans received on 5th May now propose a reduction in the footprint of the building by a further 16sq.m which has enabled the building to be moved away from the south-west boundary.

The flat roofed building would be three storeys in height, measuring approx 8.4m when scaled from the submitted drawings.

The principal windows to the flats are bedrooms on the front elevation and kitchen/living room areas at the rear. Flank windows at ground and first floor level will serve wc/shower rooms and bathrooms.

Each property will have off street parking for 1 car with 2 visitor spaces remaining. Communal amenity space is provided to the sides and rear of the building.

Cycle storage is provided adjacent to the parking spaces to the front of the site and refuse storage is provided along the access.

The access road will be widened by removing the single storey extension to No.86 and the flank boundaries adjacent to the access at Nos. 84 and 86 which leads from Ravenscroft Road.

The building will be set back approx. 11m from the rear boundaries of Nos. 84 – 88, approx. 3.4m from the boundary with the rear parking area to Toli Court (No.71) in Avenue Road and the rear boundary with No.94 to the south- west, approx. 5.6m to the flank rear boundary of No.82 to the east and 6.5 – 9m separation to the rear boundary with Royston Hall (when scaled from the submitted drawings).

Location

The application site comprises an area of land approx. 0.14 hectares which provides a small vegetable garden (to No.88) a dilapidated block of 8 lock up garages, large area of hardstanding and various small outbuildings. The garages and land appears to be unused for its original purpose and is unkept and overgrown. There are a couple of small trees on the site adjacent to the boundary fence with No.86 and at the rear on the south western boundary.

To the north of the site lies Royston Hall (occupied by the Penge & District Trade Union and Social Club) which is a substantially large Victorian detached building with a two storey annexe building attached known as The Cottage (occupied by the Steward of the social club). The area is predominantly residential in character comprising a mix of two storey houses, converted and purpose built blocks of flats.

Comments from Local Residents

Letters of objection have been received in respect of the plans which are summarised as follows:

- inadequate car parking provision on site which would increase demand for parking on Ravenscroft Road exacerbating an existing problem with parking in the area,
- the proposal would result in overlooking and loss of privacy
- concern that siting of refuse will make the access even narrower, making collection difficult,
- the proposal will devalue local property prices,
- inadequate access for construction vehicles increasing the likelihood of parking in Ravenscroft Road,
- unacceptable development on garden land,
- the site is also on the culverted river Beck and is in a flood risk area,
- the building would overlook the patio and garden area of the Trade Union and Social Club and the cottage invading the privacy of club members and the Steward and partner,
- the Club is a licensed place of entertainment and there would be a noise issue for the new building to contend with,
- objections to trees being placed along the boundary which would affect light and damage to the wall.

In addition, a letter of support for the redevelopment proposal has also been received and it summarises the anti-social behaviour that takes place on this land resulting in the dumping of rubbish, hypodermic needles and human faeces making it unsafe for local residents.

At the time of writing this report, further representations in respect of the revised plans had been received from the owner/occupier of No.96 Ravenscroft Road reiterating concerns regarding the principal of development in this backland location and its impact upon residential amenity and increased traffic.

Comments from Consultees

No technical objections are raised from Highways point of view with regard to the access, car parking provision or position of refuse storage and standard conditions regarding visibility splays, parking layout and highway drainage are suggested.

No comments have been received from Waste Services in the respect of the revised plans and the applicant's attention has been drawn to the technical advice regarding refuse storage and collection.

From an Environmental Health point of view no objections are raised in principle to the development however it is recommended that should permission be granted a condition regarding land contamination be imposed.

Environment Agency raise no technical objections in principle to the development, subject to the imposition of safeguarding conditions in view of the close proximity of the site to a culvert.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
H7 Housing Density and Design
T3 Parking
T18 Road Safety
NE7 Development and Trees

London Plan Policy 3A.1 Increasing London's supply of housing
Policy 3A.3 Maximising the potential of sites

PPS 3 Housing

Planning History

In 1969, permission was granted for the construction of 8 lock up garage on land to the rear of 84 Ravenscroft Road.

There is no other relevant planning history relating to this land.

Conclusions

The main issues in this case are whether the development would have a detrimental impact upon the character of the surrounding area, on the amenities of adjoining and nearby residential properties and on highway safety.

The application site is an odd area of land set behind residential houses in Ravenscroft Road. Within it are a block of garages and areas of hardstanding for a vehicle turning area and as such this may be considered as previously developed land. However part of the application site also comprises a small vegetable garden serving No.88 and a number of dilapidated outbuildings. It is clearly evident that the site as a whole is not used or managed and access to the land is unrestricted. The proposal to clear the site and redevelop it for residential purposes would introduce residential development at 3 storeys in height where none currently exists in a backland location and as such it may be considered out of character with the surrounding pattern of mixed residential development. Whilst it is also acknowledged that part of the site may be considered 'garden land' it is severed from the curtilage boundary of No.88 and has clearly been abandoned. Members may wish to consider whether the proposed redevelopment would appear to make the best use of this land without serious detriment to the character and quality of the local environment.

The proposed three storey block would have a flat roof design to minimise the height of the building. Snap shot views of the block could be seen from Ravenscroft Road and from the side of No.71 Avenue Road to the west. Views of the building would clearly be seen from the rear of properties in Ravenscroft Road and Avenue Road however it would be seen against the backdrop of Royston Hall, a large, tall Victorian building. In light of the location of the site and the mixed building heights of development in proximity to it, the block is considered to reflect the scale of Royston Hall to the rear, however the adjacent development, particularly along Ravenscroft Road is largely only two storeys in height. Whilst the layout of the development allows for adequate amenity space and parking provision, backland development of this scale and height would not be characteristic of the area.

With regard to the impact upon the amenities of neighbouring properties, the building will be located approx. 24m from the rear elevation of properties in Ravenscroft Road and approx. 25m from the rear of No.71 Avenue Road. There will be more than 16m between the rear of the building and The Cottage (next to Royston Hall) (when scaled from the submitted plans and ordnance survey map). Members may consider that the building would be reasonably sited away from properties at the rear and in Ravenscroft Road to not adversely affect the amenities of the occupiers of these properties by reason of natural daylight, privacy and prospect. Concerns however relate to the three storey height of the block and its siting on land to the rear of the properties in Ravenscroft Road, whilst there would remain an adequate degree of separation between the development and the rear of properties in Ravenscroft Road, Members will need to consider whether the relationship with the adjoining properties would be sufficient to ensure that the amenities of the occupiers of these properties would not be seriously affected. In attempt to reduce the impact of the proposal, new planting along the boundaries to

the site is proposed to improve the seclusion of existing rear gardens to those properties adjacent to the site boundary.

The concerns of residents relating to highway matters are acknowledged however no technical objections are raised. The access to the site will be modified and widened by realigning the flank boundaries to Nos. 84 and 86 and the removal of a single storey rear extension to No.86 which will provide sufficient width for vehicular use. Given the presence of lock-up garages on this site, it is considered that the proposed use would not intensify the use of the access any further and indeed provides an opportunity to improve visibility splays. A total of 8 parking spaces are shown on the submitted plans, providing 1 space per flat with 2 visitor spaces which would accord with the Councils maximum parking standards in the UDP.

On balance, Members will need to consider whether the proposed development would make the best use of this area of redundant land without resulting in serious harm to the character of the area or local visual and residential amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 19/691212 and 10/02225, excluding exempt information.

as amended by documents received on 28.01.2011 16.02.2011 05.05.2011

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | | |
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| 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 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 4 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3m x 2.4m x |
| | | 3.3m 1m | |
| | ACH12R | Reason H12 | |
| 5 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 6 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 7 | ACI12 | Obscure glazing (1 insert) | at first floor level in the flank elevations of the building |
| | ACI12R | I12 reason (1 insert) H7 and BE1 | |
| 8 | ACK09 | Soil survey - contaminated land | |
| | ACK09R | K09 reason | |
| 9 | There shall be no storage of materials within 5 metres of the culverted river Pool during development. This must be suitably marked and protected during development, ideally with fencing erected on the landward side of the | | |

buffer zone and there shall be no access during development within this area. There shall be no fires, dumping or tracking or machinery within this area.

Reason: To reduce the impact of the proposed development on the culverted River Pool and to protect its construction.

- 10 A permanent buffer zone with a minimum width of 5 metres shall be established alongside the culverted River Pool in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

This buffer zone shall be measured from the nearest edge of the culvert and shall be free of structures, hard standing and fences. There must be no planting of trees within this buffer zone. The buffer zone should be retained in perpetuity.

Reason: To protect construction and stability of the culvert.

- 11 Prior to the commencement of development of a scheme for the provision and management of a buffer zone alongside the culverted River Pool shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- plans showing the extent and layout of the buffer zone
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term. The buffer zone should be retained in perpetuity.

Reason: To protect the construction and stability of the culvert.

Reasons for granting permission:

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

- BE1 Design of New Development
- H7 Housing Density and Design
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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 adjacent property
- (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 safety of pedestrians and motorists on the adjacent highway
- (f) the provision of satisfactory living accommodation for future residents
- (g) the employment, housing, transport and environmental policies of the UDP

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification/alteration of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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

- 1 The proposal would comprise an unacceptable form of backland development and would by reason of its scale and height constitute an overdevelopment of the site, out of character with adjoining development, detrimental to the privacy and amenities of the occupiers of adjoining properties thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

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