

SECTION '2' – Applications meriting special consideration

Application No : 11/00543/FULL1

Ward:
West Wickham

Address : 105 Station Road West Wickham BR4
0PX

OS Grid Ref: E: 538295 N: 165991

Applicant : Mr Mayur Vashee

Objections : NO

Description of Development:

Part one/two and three storey part new build part extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace.

Key designations:

Secondary Shopping Frontage

Proposal

Planning permission was approved for a part one/two storey rear extension to provide ancillary space for shop premises at ground floor and separate 2 bedroom flat at first floor in January 2011 under application 10/03092.

This application seeks to modify this approval by amending the design to reflect a more traditional design with a timber gable feature and recessed glazing to a new roof terrace area which overlooks the existing public car park. The changes do not result in an increase of the height of the roof. The proposal involves a revised internal layout to accommodate ancillary space for the shop premises on part of the first floor.

Location

The application site is a two storey terraced property with a single storey rear extension.

The property currently consists of a ground floor shop space with an internal staircase to access a small ancillary office space above. There are two residential flats towards the rear of the building at first floor level. The site occupies an area of around 170 square metres.

The site is located within a District Centre Secondary Frontage as designated within the Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

With regards to highway planning issues, the provision of a new residential unit in this location would add to the existing pressure on parking in the area. However in light of the previously permitted schemes on balance it may not be sufficient to warrant a refusal of planning permission on the basis of parking issues.

With regards to environmental health issues, the 2 bedrooms suggest occupation by a family with children and there is little if any provision for recreational space. There are also no internal appropriate facilities for the drying of clothes which could result in increased damp and mould within the flat.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
H1 Housing Supply
T1 Transport Demand
T3 Parking

Planning History

Under planning application ref. 07/03526, permission was granted for a two storey/first floor rear extension to provide ancillary office space for existing A2 use of the property

Under planning application ref. 08/02151, permission was granted for a part one/two storey rear extension to provide ancillary space for shop premises and separate 2 bedroom residential unit above shop premises.

Under planning application ref. 08/03094, permission was granted for a part one/two storey rear extension to provide ancillary space for shop premises at first and separate studio flat to ground floor at rear

Under planning application ref. 09/01813, permission was granted for Change of use of ground floor from betting shop (Class A2) to restaurant (Class A3) with associated ventilation/ex traction duct at rear

Under planning application ref. 09/02460, permission was granted for Change of use of ground floor from bookmakers (Class A2) to dental surgery (Class D1).

Under planning application ref. 10/03092, permission was granted for part one/two storey rear extension to provide ancillary space for shop premises at ground floor and separate 2 bedroom flat at first floor.

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.

The proposal is considered compliant to Policy BE1 as the scale and form of the proposal is in keeping with the surrounding area and respects existing spatial standards and separations between existing dwellings.

The current proposed extension has a very similar appearance and scale to that previously permitted on this site under refs. 07/03526 and 08/02151.

With regards to the increased pressure on parking demand as a result of the proposal, in light of the previous approvals for residential development at the application site and at No. 103, the proposal in this instance may on balance be considered acceptable.

With regards to loss of outlook, privacy and amenity the footprint of the extension is to remain as approved. The alterations to the rear elevation including the terrace and changes to the style and pitch of the roof do not result in an increase in its height. Whilst the rear dormer window may have some loss of outlook and light as a result of the proposals the distance from the dormer window to the wall of the extension is some 8.1 metres and the windows currently serve a bathroom which is obscure glass and a kitchen area.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/03526, 08/02151, 08/03094, 09/01813, 09/02460 and 10/03092, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI13 No windows (2 inserts) flank two storey/first floor rear
 extension
 ACI13R I13 reason (1 insert) BE1
- 4 No advertisement or window displays shall be placed to the rear of No. 105
 Station Road, West Wickham.

Reason: In the interest of residential amenity.

Reasons for granting permission:

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

- BE1 Design of New Development
- H1 Housing Supply
- T1 Transport Demand
- T3 Parking

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the privacy of occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) accessibility to buildings
- (g) the retail vitality and viability of the shopping area

and having regard to all other matters raised.

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