

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00167/FULL1

Ward:
Kelsey And Eden Park

Address : Elmer Lodge 11 Dunbar Avenue
Beckenham BR3 3RG

OS Grid Ref: E: 536385 N: 168426

Applicant : St Johns Coptic Orthodox Church

Objections : YES

Description of Development:

Construction of shed with canopy for storage purposes
RETROSPECTIVE APPLICATION

Key designations:

Locally Listed Building

Update for Members

This application was deferred on 26th May 2011 from Plans Sub Committee 4 to seek to reduce the height. However, as this is a retrospective application the applicant considered that if the current height of 2.4m (approximately 7 ft 9 inches) was reduced there would be insufficient head height to access the development. However, in an attempt to minimise the visual impact of the proposal the applicant has proposed to insert additional planting on the front elevation of the proposal. Members are now asked to reconsider the acceptability of the proposal.

Proposal

This retrospective application relates to the construction of shed with canopy for storage purposes to be located to the rear of the grounds of Elmer Lodge. The wooden shed is 6.05m in width, 7.5m in depth and 2.4m in height. An additional canopy with a 2.05m overhang projects to the side of the shed. All dimensions are scaled from the plans.

Location

The application site is located on the eastern side of Dunbar Avenue in close proximity to the junction with Croydon Road and Eden Park Avenue. The property is a detached Georgian era, Grecian revival style locally listed building which was built prior to 1838 on the site of the former Elm Lodge which was thought to date

back to 1610. The building is set within a large site which is currently being used for ecclesiastical purposes.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the shed has been erected without permission.
- the shed is bigger and taller than a double garage approx 9 – 10 feet in height.
- it is 3 feet from the boundary wall with No. 20 and 20a Eden Park which will allow rubbish and weeds to collect un-checked.
- the shed is much taller than the fence of No. 20 and 20a and has been left in a natural rough state.
- loss of prospect for the occupants of No. 20 and No. 20a which used to view the trees and gardens of the opposite houses.
- the shed has result in a loss of natural light to the end of the gardens of No. 20 and 20a making it difficult to grow plants to disguise it.
- in constructing the shed there has been a loss of car parking spaces. The change of use for Elmer Lodge it is assumed was granted because of the parking area, to loose more parking spaces is unacceptable and will result in an extra strain on parking.

Comments from Consultees

The Highways Division were consulted who required the applicant to provide additional information including a scaled plan incorporating the proposed shed and car parking spaces and survey indicating the current travel modes of existing congregations of the Church which was received on 14.04.11. On the basis of the additional information provided it was considered that the number of car parking spaces would not be affected by the development and therefore no objections were raised from a highways perspective, subject to conditions.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Buildings

Planning History

The property has a substantial planning history.

In 1984 under planning ref. 84/02258, planning permission was granted for a single storey rear conservatory extension.

In 1990 under planning ref. 90/02895, advertising consent was granted for externally illuminated fascia signs.

In 1994 under planning ref. 94/01886, planning permission was refused for a beer garden in the car park, children's play area and installation of floodlights.

In 1994 under planning ref. 94/02972, planning permission was refused for the use of the building and land as a public house with ancillary car park beer garden, children's play area and operations to layout hardstanding and to provide a landscaped beer garden.

In 1998 under planning ref. 98/02869, planning permission was granted for externally illuminated fascia and wall signs.

In 1998 under planning ref. 98/02887, planning permission was refused for the construction of a raised patio area at the front of the property and a slate roof to be installed on the single storey rear conservatory and elevational alterations.

In 1999 under planning ref. 99/00074, planning permission was granted for a slate roof to be installed on the single storey rear conservatory.

In 2004 under planning ref. 03/04174, planning permission was granted for the installation of a disabled access ramp to the rear of the property.

In 2007 under planning ref. 07/02632, planning permission was withdrawn for the construction of a shelter at rear for customers use.

In 2008 under planning ref. 08/01176, planning permission was refused for decking at rear with smoking shelter and erection of fencing within car park to provided new garden / patio area.

In 2008 under planning ref. 08/02130, planning permission was refused for a child's play area at rear with timber rope bridge and play shed and associated hard and soft landscaping.

In 2010 under planning ref. 10/00971, planning permission was granted for a change of use from public house (Class A4) to community hall, meeting rooms and chapel (Class D1).

In 2010 under planning ref. 10/01839, permission was refused for the erection of wall, railings and gates to front. Planning permission was subsequently granted at appeal.

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 proposed shed which would be 2.3m in height and would be located a minimum of 11m from the rear elevation of No. 28 Eden Park Avenue and a minimum of 12m from the rear elevation of No. 30. While these properties are located to the north of the application site given the modest scale of the proposal and distance from the rear elevation of neighbouring properties the proposed outbuilding is not considered to result in a significant loss of light or prospect for the neighbouring properties. No windows are to be located in the side elevations facing onto the neighbouring properties and as such the impact in terms of loss of privacy or sense of overlooking is anticipated to be minimal.

The proposal is set within the curtilage of a locally listed building, however, as it is located to the rear of the site and would be set back approximately 49m from the front boundary and given that permission has recently been granted on appeal for front boundary walls and railings up to a maximum height of 1.95m the outbuilding will not be highly visible in the streetscene and is not anticipated to detrimentally affect the overall appearance of this locally listed building.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area or the locally listed building Elmer Lodge.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00167, excluding exempt information.

as amended by documents received on 14.04.11 and 10.06.11.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 3 ACJ01 Restriction on use (2 inserts) storage

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

- 4 Details of the screening proposed shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in the first planting season following the occupation of the buildings. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

Reasons for granting permission:

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

BE1 Design of New Development

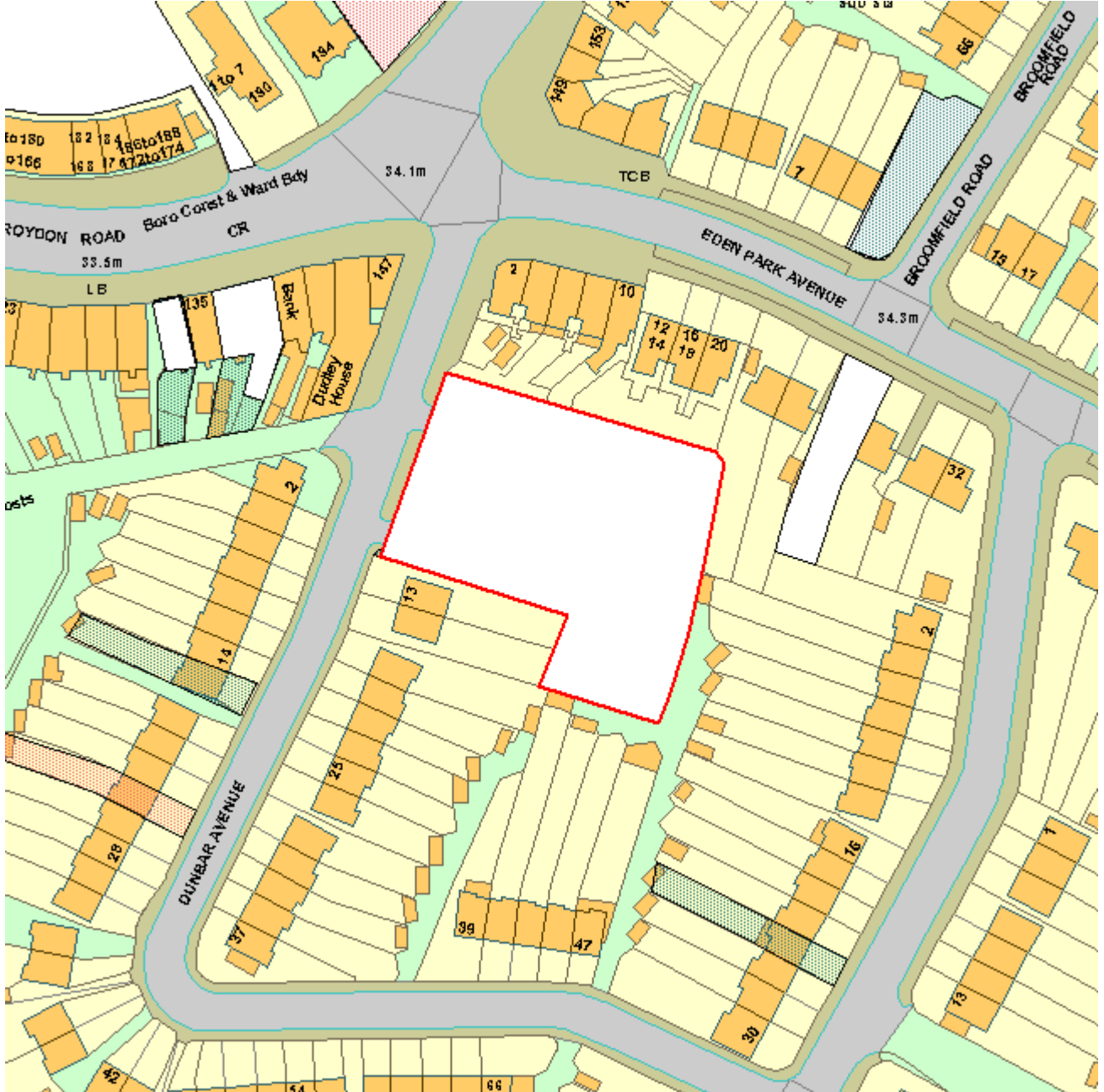
BE10 Locally Listed Buildings

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 properties and locally listed building;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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Proposal: CONSTRUCTION of shed with canopy for storage purposes
RETROSPECTIVE APPLICATION



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