

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

**Application No :** 11/00614/FULL1

**Ward:**  
**Penge And Cator**

**Address :** 17 Wordsworth Road Penge London  
SE20 7JF

**OS Grid Ref:** E: 535584 N: 170368

**Applicant :** Fronda Developments

**Objections : NO**

**Description of Development:**

Single storey and first floor rear extensions, conversion into 2 one bedroom self-contained flats and one studio flat, plus elevation alterations, vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

The application property is a three storey Victorian corner building with an outbuilding to the rear. The property is located on Wordsworth Road at the junction with Southey Street. The ground floor fronting Wordsworth Road is currently in use for commercial purposes as a windows and doors sales showroom with the outbuilding to the rear being used in an ancillary capacity.

The upper floors appear to have been in use for residential purposes although there does not appear to be any clear indication from the planning history as to the number of units.

The area is residential in character and located within close proximity of Penge High Street which is designated as district shopping centre within the Unitary Development Plan.

Permission is sought to return the ground floor to residential use and use the entire building for residential purposes comprising, 2 one bedroom self

contained flats and one studio flat. This would include extensions to the existing building including:

- single storey rear extension featuring a flat roof and projecting some 3m in depth in line with a similar extension at the neighbouring house at No. 15
- new pitched roof added to existing rear first floor rear element.
- off street parking space including 1 within the garage
- creation of small rear court yard house refuse / recycling stores and secure bicycle
- vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres
- elevation alterations to doors and windows

### **Comments from Local Residents**

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

### **Comments from Consultees**

Highways - The development is situated on the corner of Wordsworth Road and Southey Street. The site is located in an area with medium PTAL rate of 4 (on a scale of 1 - 6, where 6 is the most accessible). Also the area is well served by local shops.

The applicant will provide 3 off street parking spaces, the ground flat and 1st floor flat parking spaces are satisfactory; however the third space located on the corner of Wordsworth Road and Southey Street is substandard and unsatisfactory as the length is too short, the standard dimension is 4.8m long x 2.4m wide. Therefore this space should be deleted.

I would accept two parking spaces allocated to one bed flats. Furthermore, the size of the unit (studio flat) is likely to be attractive to non-car owners. By not providing car-parking facilities for the resident the development promotes greener, cleaner travel choices thus reducing reliance on the car. Therefore I am of the opinion that the development would not have an adverse impact on the parking demand within the local road network.

The applicant should be encouraged to consider providing 1 secure cycle parking space.

Please include condition H02 with any permission

Environmental Health: the development should meet full building regulation standards for fire separation between units, sound insulation and improved thermal efficiency as well as proper standards for means of fire escape.

Drainage - No comment

Thames Water - No objection

Cleansing – More room may be required for recycling containers.

### **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  
H8 Residential Extensions  
H12 Conversion of non-residential buildings to residential use  
T3 Parking  
T7 Cyclists

### **Planning History**

10/03115/FULL1 Elevational alterations and change of use of ground floor to self contained one bedroom flat. Single storey and first floor extensions to existing detached garage/storage building and conversion into a one bedroom dwelling. 2.1m high timber gates fronting Southey Street. WDN 21.12.2010

10/03116/FULL1 Second floor rear extension. Elevational alterations and conversion of first and second floors into 2 one bedroom self contained flats. WDN 21.12.2010

The previous applications were withdrawn prior to determination in view of the level of concern regarding impact the neighbouring property at No.15 particularly with ref. to the amount of built development proposed

The original plans have now been amended to take into account the highways and cleansing comments. The following changes have been made:

- deletion of sub standard parking space fronting Wordsworth Road
- introduction of secure bicycle storage facilities
- introduction of recycling containers

### **Conclusions**

The site and surrounding area are predominantly residential in character and so the return of the ground floor to residential use purposes is considered to be an acceptable and more neighbourly use of the site.

The number of units proposed is 3 comprising 2 one bedrooms and one studio flat making effective use of the building. There are no objections from an Environmental Health point of view of the accommodation created and the site is conveniently located just outside of the town centre in an area of significant amounts of flatted development. Furthermore there are no concerns

from highways planning point of view with good access to public transport and public amenities close by.

The court yard is of a limited size however it accommodates the necessary facilities including parking, cycle storage and refuse as well as providing access to 2 small front and rear gardens areas.

The extensions proposed i.e. single storey rear extension and addition of pitched would not impact unduly upon the closest neighbouring property at No.15 and would therefore be acceptable for this reason

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

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.

as amended by documents received on 22.06.2011

## **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      ACA08      Boundary enclosures - implementation  
          ACA08R      Reason A08
- 4      ACC01      Satisfactory materials (ext'nl surfaces)  
          ACC01R      Reason C01
- 5      ACH02      Satisfactory parking - no details submit  
          ACH02R      Reason H02
- 6      ACI17      No additional windows (2 inserts)    north - western and south  
          - western    ground and first floor extensions  
          ACI17R      I17 reason (1 insert)    BE1 and H8
- 7      AJ02B      Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1    Design of New Development
- H8     Residential Extensions
- H12    Conversion of non-residential buildings to residential use
- T3     Parking
- T7     Cyclists

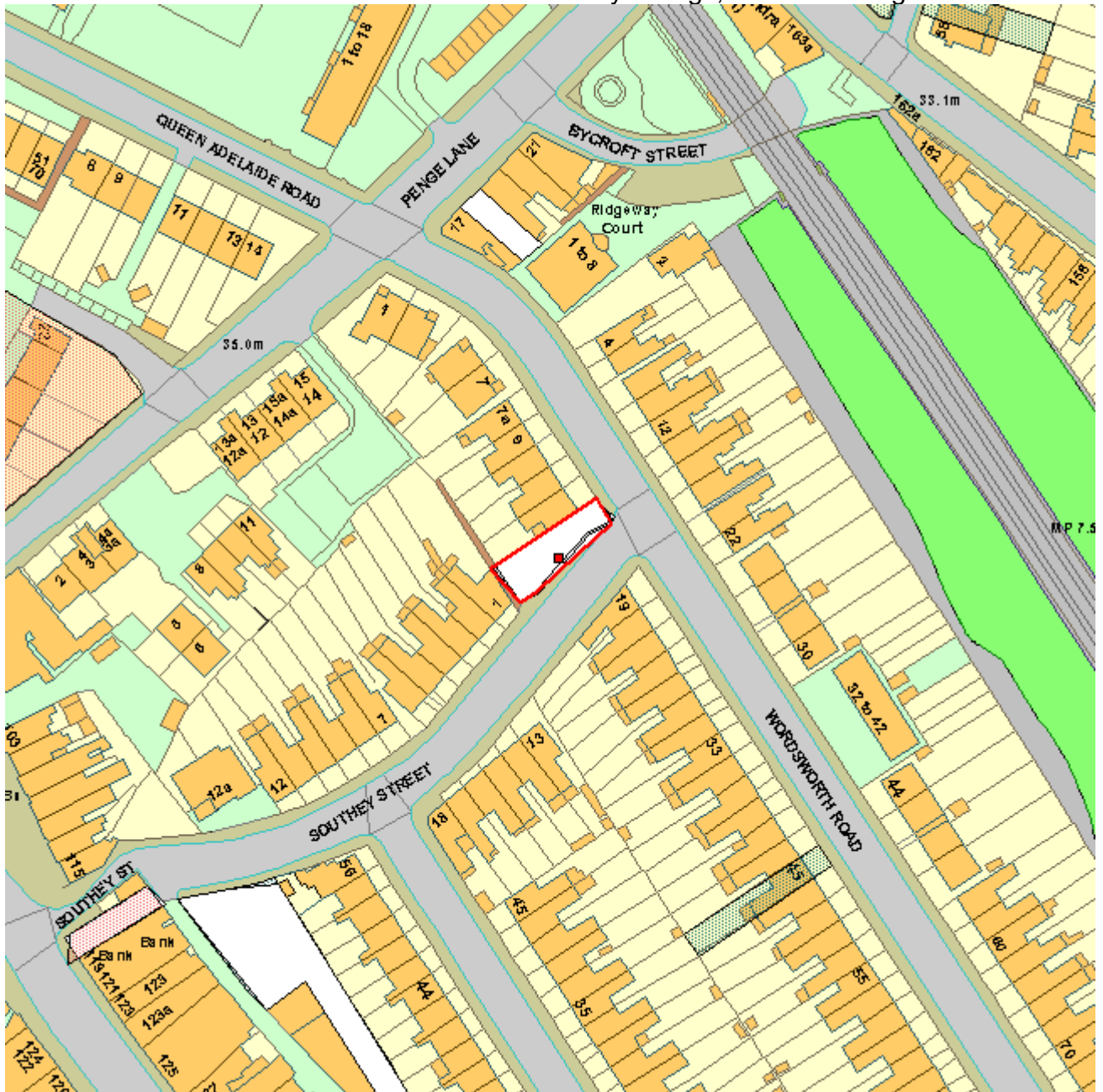
## INFORMATIVE(S)

- 1 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming/ modifying of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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