

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

Application No : 11/01701/OUT

Ward:
Plaistow And Sundridge

Address : 51 Palace Road Bromley BR1 3JU

OS Grid Ref: E: 540639 N: 169843

Applicant : Ashvale Property Ltd.

Objections : YES

Description of Development:

6 two bedroom terraced houses with associated vehicular access and car parking fronting Palace Road, 2 two bedroom semi detached houses with associated vehicular access and car parking fronting Hawes Road and 1 detached four bedroom house on land at 51 - 54 Palace Road

OUTLINE APPLICATION

Key designations:

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

Proposal

Full planning consent was granted on this site in May 2002 for the construction of 6 two bedroom terraced houses, 2 two bedroom semi detached houses and 1 four bedroom detached house with associated car parking. The current application is essentially a similar redevelopment scheme although now in outline together with various minor changes to the dwellings. This application indicates that approval is sought for access, layout and scale.

The terraced houses at plots 1 – 6 have been reduced in width by around 0.7 metres making each property of equal width. As a result of this reduction the terrace has been repositioned to maintain the 1 metre separation from the boundaries without the need for the rear corner of plot 1 to be splayed. This repositioning has allowed for access to the side garden of plot 6 from the rear garden area providing more useable private amenity space. There is a slight increase in the overall footprint of the terrace to allow the provision of ground floor toilets and this equates to an increase of 2.3 square metres per property. The depth of the main body of the terrace has increased by around 1.2 metres, however the rearmost walls are no closer to the boundary than previously

approved. The symmetrical appearance of the terrace has been improved with the internal layouts revised to provide more useable room layouts. The car parking layout reflects the previously approved scheme.

The two semi detached houses now include a slight increase in their footprint towards the front of the site to accommodate a new downstairs toilet. The footprint of the detached house is to remain as approved

Location

51 – 54 Palace Road is a triangular site with an apex formed by the junctions of Hawes Road and Palace Road. It is situated within an area characterised by closely arranged Victorian cottage development to the south and east, whilst to the north and west are more spacious developments of Hawes Road and Rodway Road.

The site is currently part commercial and part residential. No's 53 – 54 comprise of the commercial element in the north eastern corner which is long established and has been used since the early 1990s for trailer repair and servicing activities. No's 51 -52 are a pair of Victorian dwelling houses occupying narrow plots which stretch into Rodway Road towards the rear.

Comments from Local Residents

- No objections to the proposal if the 1 metre separation is to remain.
- In principle this would be much better than the existing light industrial uses at the site.
- The site seems too small to cater for the amount of properties that are proposed.

Comments from Consultees

From a highway planning perspective no technical objections are raised subject to appropriate planning conditions on any approval to ensure highway and pedestrian safety is maintained.

From an environmental health perspective no technical objections are raised

From a drainage perspective no technical objections are raised.

In terms of Designing Out Crime no technical objections are raised from the Metropolitan Police subject to a condition on any approval ensuring Designing Out Crime criteria is satisfactorily achieved.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design

- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T18 Road Safety
- BE1 Design of New Development

London Plan

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

Government guidance, and that contained within the London Plan, require Councils to optimise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area.

Policy H1 (v) seeks to make most effective use of land and 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.

Planning History

Under planning application ref. 01/02686, planning permission was granted for 6 two bedroom terraced houses, 2 two bedroom semi detached houses and 1 detached four bedroom house with associated car parking.

Conclusions

The main issues in this case are whether the current amendments to the approved development proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general and whether the development would result in increased on street parking detrimental to highway safety.

The proposed layout and scale of the building is similar to the approved development and reflects the prevailing form of development surrounding the site. The development proposed is of a similar height to adjacent properties and appears to be accommodated satisfactorily within the street scene. The proposed building is of a similar footprint as that previously permitted with this revised scheme including different internal layouts to accommodate downstairs toilets, more useable room layouts and better privacy. Whilst there is a slight increase in

the footprint of the terrace by around 14 square metres to accommodate ground floor toilets, the rearmost walls of the dwellings are no closer to the rear boundary than previously approved.

The proposed development would result in the removal of the long established commercial non conforming use given the predominantly residential character of the area with the additional redevelopment of numbers 51 and 52 enabling a more efficient redevelopment of the site overall. The principle of residential redevelopment of this site has already been accepted.

The proposed development would appear to reflect more accordingly the character of the road as a whole improving its appearance by removing the existing untidy commercial site which is of no specific architectural merit. The design of the scheme provides an appropriate solution which would not overwhelm the remaining dwellings close by.

Policies H7 and BE1 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area, the area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale.

In terms of the amenity of the local residents, the proposal maintains adequate distances between the surrounding properties and appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

PPS3 'Housing' seeks more efficient use of land whilst at the same time not compromising the quality of the environment. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider whether the layout of the site leaves adequate separation between buildings and whether considering the changes proposed, the development is still in keeping with the character and appearance of the area or significantly harms residential amenity.

It is considered that there may be some impact on nearby properties and existing spatial standards as a result of this proposal; however, a judgement needs to be made about whether the impact is unduly harmful. Accordingly Members will need to consider, taking into account the approved development, whether this proposal is satisfactory.

On balance, Members may consider that these specific proposals in this location are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/02686, and 11/01701 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|----|--|--|------------------|-----|
| 1 | ACA02 | Details req. pursuant outline permission | appearance | and |
| | landscaping | | | |
| | ACA02R | Reason A02 | | |
| 2 | ACA07 | Boundary enclosure - no detail submitted | | |
| | ACA07R | Reason A07 | | |
| 3 | ACB01 | Trees to be retained during building op. | | |
| | ACB01R | Reason B01 | | |
| 4 | ACB02 | Trees - protective fencing | | |
| | ACB02R | Reason B02 | | |
| 5 | ACB03 | Trees - no bonfires | | |
| | ACB03R | Reason B03 | | |
| 6 | ACB04 | Trees - no trenches, pipelines or drains | | |
| | ACB04R | Reason B04 | | |
| 7 | ACB16 | Trees - no excavation | | |
| | ACB16R | Reason B16 | | |
| 8 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 9 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 10 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 11 | ACD04 | Foul water drainage - no details submitt | | |
| | ADD04R | Reason D04 | | |
| 12 | ACH02 | Satisfactory parking - no details submit | | |
| | ACH02R | Reason H02 | | |
| 13 | ACH22 | Bicycle Parking | | |
| | ACH22R | Reason H22 | | |
| 14 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3 x 2.4 x 3.3m | |
| | 1m | | | |
| | ACH12R | Reason H12 | | |
| 15 | ACH32 | Highway Drainage | | |
| | ADH32R | Reason H32 | | |
| 16 | The existing access to the site on the corner of Rodway Road and Hawes Road shall be permanently stopped up and extinguished and the highway reinstated to the satisfaction of the Local Authority before the development is occupied. | | | |
| | ACH24R | Reason H24 | | |
| 17 | ACH29 | Construction Management Plan | | |
| | ACH29R | Reason H29 | | |
| 18 | ACI21 | Secured By Design | | |
| | ACI21R | I21 reason | | |

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
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T18 Road Safety
- BE1 Design of New Development

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 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) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

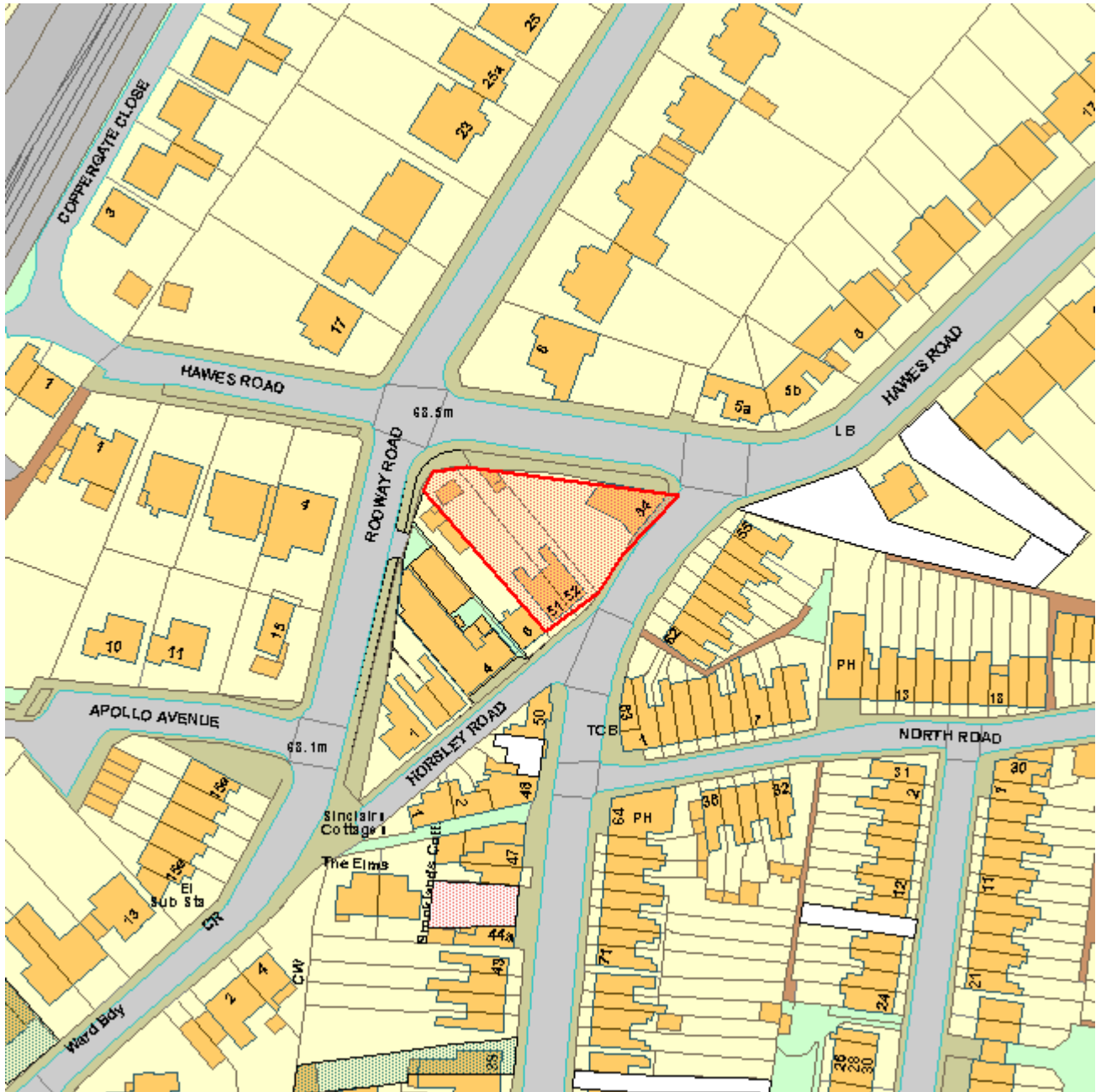
INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. Demolition
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI16 Contact Highways re. Crossover
- 4 RDI23 Notification re. Sewer Realignment
- 5 Before the development commences, the applicant is advised to contact the Pollution Team of Environmental Health and 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.
- 6 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.

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OUTLINE APPLICATION



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