

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

Application No : 11/00399/FULL2

Ward:
**Bromley Common And
Keston**

Address : 20 Chantry Lane Bromley BR2 9QL

OS Grid Ref: E: 541636 N: 167863

Applicant : Mrs Janette Yates-Smith

Objections : YES

Description of Development:

Change of use of part of ground and first floor from offices to non residential institution (Class D1) and elevational alterations including conversion of ancillary garage into office space

Key designations:

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

Proposal

The existing two storey semi detached building is currently occupied by offices (Use Class B1) over both floors. The application proposes to change the existing use of part of the building located towards the rear of the premises into a non residential institution (Class D1). The proposed partial change of use would be located towards the rear of the building at both floors. Towards the front of the building at both floors elevational alterations are proposed to convert the existing garage door and glazed panel to the front elevation into a new entrance door for access to the retained office space. The applicant indicates that the intended use would be as a non residential institution which would include educational uses such as language studies, dance, drama and speech classes.

Location

The application site is located on the southern side of Chantry Lane, and can be accessed via a single lane track off of Chatterton Road. The existing building is a two storey semi detached commercial building which has a large area of hard standing towards the side of the property for car parking. The adjacent semi is currently occupied by a commercial car repairs business with a workshop and ancillary office space.

Comments from Local Residents

- the hours of operation and the levels of noise would increase as a result of the proposals
- the generalization afforded to Use Class D1 is a concern as this could result in a wide range of uses for the property resulting in significant harm to surrounding residential amenities
- the design and access statement is unclear with regards to the use and size of the building and whether the current offices are in fact vacant.
- the proposed opening hours are not normal working hours and would result in late night disturbance and noise.
- the existing narrow pot holed road is an unsuitable access for such a use

Comments from Consultees

From a highway planning perspective no technical objections are raised subject to a condition on any approval concerning details of parking layout.

From an environmental health perspective no technical objections are raised.

Planning Considerations

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

BE1 Design of New Development
T1 Transport Demand
T3 Parking
EMP3 Conversion or Redevelopment of Offices
EMP6 Development Outside Business Areas
C1 Community Facilities

Planning History

Under planning application ref. 01/00343, planning permission was granted for a detached double garage

Under planning application ref. 96/01773, planning permission was granted for first floor extension, new fire escape and elevational alterations to existing light industrial building to enable use as offices.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and whether the development would result in increased on street parking detrimental to highway safety.

In terms of the alterations to the external appearance of the building this involves utilising the existing garage area at ground floor as offices adding a new entrance

door and glazed panel in place of the existing garage door. The external appearance, scale and form of these alterations are considered on balance to be acceptable in keeping with the site, surroundings and existing building.

With regards to the loss of office space and employment, the accommodation that currently exists on site previously employed up to eleven staff. The proposal would reduce the amount of office space and would result in a reduction of five staff from the existing office. However the proposed use of part of the building would in fact generate new employment at the site and provide a facility for training, further education and other activities for young people in the area. There would still be a large amount of office accommodation provided at the site on both floors of the existing building. The proposal would result in a flexible space which can appropriately accommodate the uses and maintain the vitality and employment opportunities of the Borough in accordance with Policy EMP3.

In terms of the parking provision proposed and numbers of visitors to the site the applicant has provided additional information clarifying that the off street parking would be provided for the D1 use only. They have also provided details of the numbers of people per class and the hours of operation. It is considered on balance that due to the numbers of people attending, the hours of operation, the parking provided and the existing public transport links that the proposal would not result in any significant harm to pedestrian or highway safety.

With regard to the impact of the proposed use to the amenities of neighbouring residents, it is noted that the proposed use may have the potential to give rise to some loss of amenity, with particular regard to noise and disturbance. However, there are a number of other commercial premises located within this road including car and coach repairs premises and a mini cab firm. As noted earlier in the report, Environmental Health has considered that the proposal is not harmful in terms of noise and disturbance. Members may consider that an appropriately worded planning condition limiting the hours of use would minimize any general increase in noise and disturbance.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00399, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 3 The area indicated as D1 use shall not take place other than between the hours of 09:00 - 21:00 on Mondays to Fridays and 0930am - 19:30 on Saturdays.

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

5 No more than 20 customers/visitors shall be accommodated within the D1 part of the premises hereby permitted in accordance with the details submitted on the 16th June 2011.

Reason: In the interests of the residential amenities of the area.

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
T1 Transport Demand
T3 Parking
EMP3 Conversion or Redevelopment of Offices
EMP6 Development Outside Business Areas
C1 Community Facilities

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

and having regard to all other matters raised.

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