

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

Application No : 11/01826/FULL3

Ward:
Orpington

Address : 51 Sevenoaks Road Orpington BR6 9JN

OS Grid Ref: E: 546047 N: 165462

Applicant : Dr Qureshi

Objections : NO

Description of Development:

Change of use of existing garage to computer learning centre (D1) and single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London Distributor Roads

Proposal

- The proposal is to convert the existing garage into a computer learning centre with a small single storey extension to the rear to accommodate a WC.
- The garage door is to be replaced with a front door and window and to the rear, there are two windows facing the rear garden with a door to the side of the extension.

Location

- The application site is located to the east of Sevenoaks Road and is a large detached family dwelling.
- The surrounding area is mainly characterised by large detached dwellings set in good sized plots and set back from the road.
- There are other commercial premises close to the application site including doctors' surgeries, dentist, petrol station and Conservative Club.

Comments from Local Residents

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

- wholehearted support for proposal.

Comments from Consultees

The Highways Engineers have raised no objections to the proposal.

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
EMP8 Use of a dwelling for business purposes
T18 Road Safety

Planning History

Planning permission was granted for a single storey side/rear extension and rear dormer in 2005 under ref. 05/02766.

Planning permission was refused for a vehicular access in 2006 under ref. 06/00552.

Planning permission was granted for a single storey side/rear extension and rear dormer in 2006 under ref. 06/00914.

Planning permission was refused for front boundary wall with railings and gate in 2006 under ref. 06/02692.

Planning permission was refused for front boundary wall with railings and gate in 2007 under ref. 07/00995.

Planning permission was refused for a single storey rear extension in 2009 under ref. 09/01418.

Planning permission was refused for a change of use of existing garage to computer learning centre (D1) and single storey rear extension in 2011 under ref. 11/00369.

Conclusions

The main issues relating to the application are the effect that the proposed use of part of the premises as a computer learning centre 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 the impact on the road safety of the surrounding area.

This application is a re-submission after a refusal in April 2011. The previous application was refused on the following grounds:

'In the absence of information to the contrary, the proposal is likely to result in an unacceptable level of additional vehicular traffic, resulting in a severe loss of residential amenity by reason of noise and disturbance, contrary to Policies BE1 and EMP8 of the Unitary Development Plan.

In the absence of information to the contrary, the proposal is likely to result in a significant increase in the volume of traffic entering and exiting the site with inappropriate access, thereby having a detrimental impact on road safety, contrary to Policies BE1 and T18 of the Unitary Development Plan.'

The current application is for an identical development but more details have been submitted in relation to the number of trainees, the number and length of sessions each day and parking arrangements. Details of opening times and noise prevention measures have also been included.

The site is a large property with a large frontage, capable of accommodating a number of vehicles. The use is proposed to operate weekdays between 9.00 and 17.30 and there would be a maximum of 3 two hour classes per day. The use is proposed during normal office hours and it is considered that the increase in activity at the property is unlikely to result in noise and disturbance for local residents given the limited number of classes per day. Acoustic fencing is also proposed along the southern boundary which will provide further protection against noise. It is also considered that the use is unlikely to have a harmful impact on the residential character of the area. It is noted that there are other commercial uses along Sevenoaks Road and these uses do not appear to harm the overall residential character of the road.

It is proposed to have a maximum of 8 members of the public using the centre at any one time. 4 parking spaces are provided with a sufficient on site turning area. There are also bus services within close proximity to the property. The property has a large frontage and it is considered that 4 vehicles would not appear out of place along this frontage.

Given the modest size of the extension to the rear, it is considered that it is unlikely to result in harm to the visual amenities or light enjoyed by the neighbouring property. There are no windows to the flank elevation and those to the rear are unlikely to result in a harmful loss of privacy.

Members may consider that the proposed use would not result in a significant loss of amenity to local residents, result in harm to vehicular safety, nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00369 and 11/01826, excluding exempt information.

as amended by documents received on 12.08.2011

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 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACJ01 Restriction on use (2 inserts) a computer learning
 centre and residential accommodation D1
Reason: In order to comply with Policy EMP8 of the Unitary Development Plan and
 in the interest of the amenities of the area.
- 5 ACJ05 Rest. hours of use and ex. Sun (2 ins) 09:00 17:30
 ACJ05R J05 reason EMP8
- 6 ACK01 Compliance with submitted plan
Reason: In order to protect the amenities of neighbouring properties and comply
 with Policy BE1 of the Unitary Development Plan.
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

EMP8 Use of a dwelling for business purposes

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