

SECTION '2' – Applications meriting special consideration

Application No : 10/02964/FULL1

Ward:
Copers Cope

Address : 57 Albemarle Road Beckenham BR3
5HL

OS Grid Ref: E: 537992 N: 169723

Applicant : Mr And Mrs Ng

Objections : YES

Description of Development:

Demolition of Nos 57 and 57b and erection of three/ four storey block with accommodation in roof space comprising 1 one bedroom, 18 two bedroom and 2 three bedroom flats with 20 car parking spaces

Proposal

Planning permission is sought for the demolition of 57 and 57b Albemarle Road and the erection of a part 3/part 4 storey residential block of 21 flats.

- The existing properties, which comprise a large Victorian house and a smaller modern house, built in the 1980's, will be demolished, together with the removal of 12 trees on the site. A protected maple tree close to the south eastern front boundary will be retained.
- The building will be 3 storeys at the front and 4 storeys at the rear with a pitched roof with accommodation in the roofspace. There are two gable features on both the front and rear elevations with the building stepped back at the upper levels. In addition the front elevation is articulated across the width of the building.
- A 1.4m side space will be provided to the western boundary with a 3.2m separation to the eastern boundary at first floor level. At ground floor level the separation on this boundary will be 4.8m to accommodate the vehicular access to the rear.
- The front and rear elevations correspond the general building lines of neighbouring properties which are also residential blocks. The ridge line will also correspond to the ridge line of these blocks.
- The building will provide a mix of open market and affordable housing and a mix of unit sizes. Two 3 bed units, 2x2 bed wheelchair unit, 2x2 bed units and 1x1 bed unit will be affordable housing units and the remaining 13x2 bed flats will be market units.
- The 2 bed wheelchair units will be at ground floor.
- The two affordable 3 bed flats on the lower ground floor will have access to private amenity space. Of the remaining flats 7 will have private balconies

and there is a communal amenity space at the rear for the flats that do not have access to private space.

- Vehicular access will be via the existing access for 57b and 21 car parking spaces are proposed with 5 spaces at the front, 2 of which will be dedicated spaces for the wheelchair units, and 16 spaces at the rear. The spaces at the rear will be provided within a building using a car stacker system.
- A total of 21 cycle parking spaces will be provided, with cycle stores at the front and rear.
- A refuse and recycling store will be provided at the front.

The applicant has submitted numerous documents to support the application namely a Design and Access Statement, a Transport Statement, and Access Statement, a Noise Report, and Energy Assessment and a Statement of Community Involvement.

Location

The site is located close to Beckenham Town Centre on the north side of Albemarle Road. Immediately to the north is a mainline railway line. There are blocks of 12 and 10 residential flats to the west and east respectively and further blocks of flats to the south, with 2 detached houses directly opposite at 34a and 34b Albemarle Road.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows

- design, height, appearance and layout are out of proportion with surrounding properties
- adverse effect on highway safety from additional vehicles
- surface water system capacity is insufficient and loss of green garden area will make matters worse
- insufficient number of parking spaces will lead to more on street parking
- loss of trees
- noise, disturbance and dust
- density of development is too high
- loss of sunlight to rear garden of flats at 59 Albemarle Road
- noise and disturbance to flats at 59 from vehicular access
- overlooking to properties opposite

Comments from Consultees

The Council's Highways Officer raises no objection subject to standard conditions.

The Council's Drainage Consultant raises no objections.

Thames Water raises no objections.

The Council's Environmental Health Officer recommends a condition requesting a detailed report relating to the car stacker but does not anticipate any serious noise issues.

The Council's Housing Officer raises no objections.

Network Rail raises no objections.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Design and Density
- H9 Side Space
- T3 Parking
- T7 Bicycle Parking
- NE7 Development and Trees

In strategic terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 5.1 Climate Change Mitigation
- 5.7 Renewable Energy

The relevant national policy documents take into consideration of this application are PPS1 Developing Sustainable Communities and PPS3 Housing

From an arboricultural point of view there are no objections to the proposal subject to relevant conditions.

Planning History

Demolition of Nos 57 and 57b and erection of 5 storey block(including lower ground floor) comprising residential care home with 48 bedrooms and communal/amenity accommodation with decked area at rear (over parking), 20 car parking spaces and refuse enclosure (ref. 09/03210). This application was withdrawn.

Conclusions

The main issues to be considered are the loss of the existing dwellings, whether the level of development is acceptable, the impact on the amenity of neighbouring properties and the impact on highway safety.

In principle there is no objection to the loss of the existing buildings on the site. Although the loss of the Victorian house is regrettable the site does not lie within a conservation area and the building does not enjoy any statutory or local listing.

The proposed building will be 3 storeys high at the front with a steeply pitched roof and four storeys at the rear. There will be 4 flats in the roofspace area. The style of the building will be traditional with brick and tile materials and a pitched roof with gables to the front and rear and the same style roof on the west and east side elevations.

With regard to the scale of development the density proposed would be 410 habitable rooms per hectare. Policy H7 of the UDP recommends 300-450 habitable rooms in urban areas that have medium accessibility to public transport (PTAL 3). The London Plan 2011 recommends 70-170 units per hectare in this case and the application proposes 139 units per hectare.

Two windows will be provided in the upper floors of the western and eastern side elevations respectively. These serve as secondary windows for proposed living/dining rooms. In view of the potential to cause overlooking to the adjoining residential properties a condition requiring the windows to be obscure glazed and fixed is recommended,

The applicant has utilised a car stacker system for parking at the rear of the development thereby reducing the demand for space for surface level parking. The stacker system involves a building along the rear boundary measuring 4m high by 22.5m long. The building has a basement area below to allow cars to be lowered to allow cars from the upper deck to exit the building.

The amenity area provided is 90 sqm in size and would provide outdoor space for the 11 flats that do not have access to a private amenity space.

Although the density of development is at the upper end of the Council's indicative standards, it may be considered that the height, depth, scale and massing of the building relate satisfactorily to adjoining properties and can be accommodated within the site. It should be noted that the applicant reduced the size of the building significantly during pre applications discussions.

With regard to affordable housing the applicant will provide 7 units which meets the Council's requirements under Policy H2 in this respect.

With regard to the parking 21 spaces are provided for 21 units. This exceeds the Council's requirements in the UDP, which would be for 19.75 spaces, taking account of the mix and tenure of units. In addition it should be noted that there are single yellow lines on the road outside this property restricting parking during the busiest times of the day. The vehicular access point, that is already in use, is approx 70m from the junction of Westgate Road and Albemarle Road.

The applicant has submitted an Energy Statement which states that photovoltaic and solar panels can be provided to meet the requirements of the London Plan. In addition a sedum roof is proposed

Members may consider that the proposed high density building is of a height, scale and massing similar to other properties in Albemarle Road, The development meets the Council's standards in terms of the provision of affordable housing, car and bicycle parking levels, refuse and recycling and renewable energy measures. In view of this Members may consider that, on balance, the proposed development is acceptable subject to a S106 legal agreement to secure the provision of affordable housing.

Background papers referred to during the production of this report comprise all correspondence on file ref. 10/02964, excluding exempt information.

as amended by documents received on 29.07.2011 14.08.2011

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT relating to the provision of affordable housing

and 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 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 8 Before any work is commenced details of the depth, extent and means of foundation of the vehicular access shall be submitted to and approved in writing by the Local Planning Authority, and the excavations and foundations shall be carried out in accordance with the approved details.
ACB12R Reason B12
- 9 ACB16 Trees - no excavation
ACB16R Reason B16
- 10 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 11 ACC03 Details of windows
ACC03R Reason C03
- 12 ACD01 Surface water drainage - implementation
ADD01R Reason D01
- 13 ACD04 Foul water drainage - no details submit
ADD04R Reason D04
- 14 ACI21 Secured By Design
ACI21R I21 reason

- 15 ACH02 Satisfactory parking - no details submit
ACH02R Reason H02
- 16 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 17 ACH22 Bicycle Parking
ACH22R Reason H22
- 18 ACH24 Stopping up of access
ACH24R Reason H24
- 19 ACH32 Highway Drainage
ADH32R Reason H32
- 20 Details of lighting to the car park and access certifying compliance with BS 5489=1:2003 shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to first occupation and shall be permanently maintained as such thereafter.
ACH01R Reason H01
- 21 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 22 ACK03 No equipment on roof
Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of the London Plan.
- 23 ACI12 Obscure glazing (1 insert) in the east and west flank elevations
ACI12R I12 reason (1 insert) BE1
- 24 ACI10 Side space (1 insert) a minimum of 1m west
ACI10R Reason I10
- 25 Prior to the commencement of the construction of the building for the car stacker an acoustic report shall be submitted and approved in writing to include measures to attenuate noise generated by the operation of any equipment associated with this operation. The approved measures shall be implemented prior to the first use of the car stacker and permanently retained thereafter.
Reason: To comply with Policy BE1 of the Unitary Development Plan and to protect the amenity of existing and future residents.
- 26 Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an overall reduction in carbon dioxide emissions of 25% above the 2010 Building Regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation.. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.
Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

Reasons for permission:

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

- BE1 Design of New Development
- T3 Parking
- T7 Bicycle Parking
- NE7 Development and Trees
- H9 Side Space

together with the following policies from the London Plan 2011-08-30

- 5.1 Climate Change Mitigation
- 5.7 Renewable Energy

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 areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and spaces around them
- (g) accessibility to buildings
- (h) the housing policies of the development plan
- (i) sustainability issues
- (j) the relationship of the development to trees to be retained
- (k) the provision of satisfactory living accommodation for future residents of the flats/houses

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with the modification of vehicular crossover hereby permitted shall be undertaken at the cost of the applicant.

Application:10/02964/FULL1

Address: 57 Albemarle Road Beckenham BR3 5HL

Proposal: Demolition of Nos 57 and 57b and erection of three/ four storey block with accommodation in roof space comprising 1 one bedroom, 18 two bedroom and 2 three bedroom flats with 20 car parking spaces

