

05/04588/P

21/10/2005

Coulsdon East

Application for full planning permission

Agent:

Barrow Planning Consultancy

14 Marcus Road

Dartford

Kent

DA1 3JX

Applicant:

Ali Uddin

10 Lakeside Close

Sidcup

Kent

DA15 9PW

Location: 7 The Parade, Coulsdon Road, Coulsdon, CR5

Description: Retention of single storey rear extension

Drawing No(s): 130805/1C

Recommendation: **Grant Permission**

Subject to the following condition(s) and reason(s):-

1. No window or glazed door shall be provided in the north western elevation.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, BE1, BE2, BE3, BE4, BE7, BE13, BE16, BE17, UC1-4, SH14 and SH16.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD2 & UD6, and SH6.

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

and having regard to all other matters raised.

APPLICATION NO. 05/4588/P
7 THE PARADE, COULSDON ROAD, COULSDON

1. SUMMARY

- 1.1 This application seeks full planning permission for the retention of a single storey rear extension. Work has commenced and the extension being built is larger than was previously agreed. The earlier permission for the use of the ground floor of the premises for A3 purposes (restaurant & cafes), installation of shopfront, external ducting at the rear and single storey rear extension were approved in May 2005.

2. RECOMMENDATION

- 2.1. Grant planning permission subject to the conditions and reasons set out in the Agenda.
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3. BACKGROUND

a. Site Description

- 3.1 The application property comprises a recently opened restaurant premises with two floors of residential accommodation above in the form of a self contained flat. The ground floor was last in A1 retail use as a delicatessen/sandwich bar and previously the premises were used as a butcher shop.
- 3.2 The property is located within the central part of Tudor Parade Shopping Parade, which is within the Bradmore Green Conservation Area. The Parade is on the Local List of Buildings of Architectural or Historic Interest. The property lies opposite Bradmore Green Recreational Ground.
- 3.3 No 6 The Parade is a hairdresser and lies to the east of the application property, separated by a narrow pedestrian access. No 8 The Parade to the west is a wine merchants.
- 3.4 There is public parking in Coulsdon Road to the front of the premises in the form of uncontrolled parking bays. Service access is to the rear.
- 3.5 Coulsdon Road is a Local Distributor Road.

b. Relevant History

- 3.6 00/2052/P – In 2000 an application was submitted but subsequently withdrawn for the use of the ground floor of 7 The Parade for Class A3 food and drink and the erection of extract ducting.

- 3.7 04/4361/P- Planning permission was granted on the 19th May 2005 for the use of the ground floor for purposes within Class A3 (restaurants and cafes), installation of a shopfront and external ducting at rear; erection of a single storey rear extension.

c. Proposal

- 3.8 Planning permission is sought for the retention of single storey rear extension. This occupies a large part of the rear of the site, extending its full width to a point 7metres from the rear boundary. It would have a 2.8m high flat roof.
- 3.9 Whereas the scheme agreed in May 2005 was for an extension having a width of 2.25, in fact it has been built having a width of 2.95m.

4. POLICIES

- 4.1 The relevant policies of the Unitary Development Plan are SP1, BE1, BE2, BE3, BE4, BE7, BE13, BE16, BE17, UC1-4, SH14 and SH16.
- 4.2 The policies of the Second Deposit Draft Replacement Unitary Development Plan (referred to as the Croydon Plan) are SP1-3, UD2, UD5, UD6, UD10-11, UD14, UC1-5, UC12, UC14-18, EP2, EP5, EP6, EP17 and SH6.

5. CONSULTATIONS

- 5.1 18 adjoining and nearby occupiers have been notified of the original application. 10 letters of objection have been received and 2 letters of support. The letters of objection are in respect of the following grounds:
- (a) The area is already adequately served with enough takeaways.
 - (b) Increased traffic and litter.
 - (c) Possible fumes from the use of the premises.
 - (d) Noise from the ventilation system.
 - (e) Retention of the original shopfront is not in keeping with the conservation area.
 - (f) Young people would be encouraged to hang around the area, causing disruption.
 - (g) Would not be in keeping with the character of the village.
 - (h) Insufficient parking facilities.
 - (i) Work has already commenced.
 - (j) Delivery vehicles coming and going late at night.
 - (k) Fire and Safety issues.

6. CONSIDERATIONS

- 6.1 The principal issues are the effect of the development on
- a) The vitality of the shopping parade,
 - b) The amenities of the occupiers of the adjoining and nearby properties,
 - c) The effect on the character and appearance of this locally listed property

and the Conservation Area, and,
d) Highway and traffic safety implications.

6.2 The vitality of the shopping parade

The application site is within a designated 'Shopping Parade.' In that the development would involve a change in the width of the rear extension on the application 04/4361/P granted in May 2005, the increase would be negligible, therefore it is considered that this proposal would not have an adverse affect on the vitality of the shopping parade.

The amenities of the occupiers of the adjoining and nearby properties.

6.3 The nearest residential properties are either above the retail units or to the rear of the service access.

6.4 The rear extension would not be visible from Coulsdon Road and is typical of rear extensions to the rear of commercial premises. It is not considered that the extension would have an adverse impact on the amenities of adjoining occupiers sufficient to justify a refusal of planning permission.

The effect on the character and appearance of this Locally Listed property

6.5 The proposal would preserve and enhance the character of the Conservation Area and would not have an adverse effect on this Locally Listed building.

Highway and traffic safety implications.

6.6 There are no objections in highway safety terms

7. ENVIRONMENTAL CONSIDERATIONS

7.1 There are no other environmental considerations arising from this development.

8. EQUALITIES CONSIDERATIONS

8.1 Level access would be provided through the restaurant to the extension.

Case Officer: Priscilla Nhembe
Background Documents: 13 Letters of Representation.
Contact Officer: Philip Mills Tel: 0208 760 5419