

PLANNING COMMITTEE - Date:3 June 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: B2015/71099/FUL	WARD: B09 / BELMONT	Time Taken: 20 weeks, 0 days
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Site: Stirling House 18 Avenue Road Belmont SM2 6JD
 Proposal: Erection of a two storey side extension to provide additional B1 office accommodation.
 Applicant: Dr Zubair Ahmed
 Agent: Mr Brian Gatenby

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: The application has been de-delegated by Councillor Hicks.

Summary of why application proposals are acceptable:

- The proposal is acceptable in design terms due to the limited size and scale of the proposal which is set back considerably from the front elevation.
- The proposal would not result in an unacceptable impact on neighbouring amenity.
- The proposal would not have an impact on traffic/highway and parking grounds.

1.0 BACKGROUND

1.1 Site and surroundings:

1.2 This site comprises a large detached two storey building of brick construction with a hipped, tiled roof located on the eastern side of Avenue Road, Belmont.

1.3 To the rear of the site is a separated single storey, detached building which is currently in a poor state of repair. There is a narrow vehicle access into the back of the site from Avenue Road which leads to an area of hardstanding situated between the main office building and the aforementioned detached single storey building.

1.4 Site specific designation:

1.5 The site is located within the Belmont Larger Local Centre and the Kings Road Area of Special Local character.

1.6 Relevant Planning History:

- SUT.29795- Continued use of laboratory and workshop. Granted 4.11.64.
- 73/10833-Continued use of premises for light industrial use. Granted 11.5.73
- 77/16890-Continued use of premises for light industrial use. Granted 10.5.78.
- 78/17378-Continued use of premises as printing works. Refused 18.4.78.
- 13/68300/FUL-Conversion of premises into four 1 bedroomed, three 2 bedroomed and two 3 bedroomed self contained flats involving the creation of the second floor,

alterations to existing elevations, two car parking spaces and refuse and cycling storage. Refused 9.1.14.

- A2014/68786/O2R- Change of use under class J from class B1(a) (offices) to class C3 (dwellinghouses). Refused 25.3.2014.
- A2014/69289/O2R- Change of use under class J from class B1(a) (offices) to class C3 (dwellinghouses). Granted 30.05.2014.
- A2014/70516/O2R- Change of use under class J from class B1(a) (offices) to class C3 (dwellinghouses). Granted 03.12.2014.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

2.2 Planning permission is sought for the erection of a two storey side extension to provide additional B1 office accommodation.

2.3 The proposed extension would replace an existing single storey extension located centrally on the north facing elevation of the building. The proposal would infill this area measuring a maximum of approximately 1.00 metre in width and 8.60 metres in depth with a flat roof to a height of 6.70 metres.

2.4 It is worth noting that two previous approvals for change of use and conversion of the building to residential use have been granted in May and December of 2014. These schemes are currently being implemented.

2.5 Significant amendments to application since submitted:

2.6 None.

3.0 PUBLICITY

3.1 Adjoining Occupiers Notified

3.2 Method of Notification:

3.3 Letters were sent to 41 adjoining occupiers on 9 February 2015.

3.4 Number of Letters Received in response to the originally submitted proposal:

3.5 5 letters have been received in objection to the application from 1 and 22 Avenue Road, 35 Kings Road and the Belmont & south Cheam Residents Association.

3.6 Summary of material responses in objection to the proposal:

- Parking
- Use as office incompatible with approved residential use
- Loss of trees

3.7 Official Consultation:

3.8 Internal:

3.9 None.

3.10 Councillor Representation:

3.11 The application was de-delegated by Councillor Hicks on the grounds of over development and insufficient street parking.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan March 2015
- The Core Planning Strategy December 2009
- The Site Development Policies DPD March 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 London Plan

- 6.13 Parking
- 7.3 Designing out crime
- 7.4 Local Character
- 7.5 Public realm

4.4 Core Planning Strategy

- BP12 Good Urban Design and Heritage
- PMP8 Other District and Local Centres

4.5 Site Development Policies DPD

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Streetscene and Public Realm
- DM4 Historic Environment
- DM19 Promoting Sustainable Transport & Accessibility
- DM20 Assessing The Transport Impact of New Development
- DM21 New Development and the Highway Network
- DM22 Parking
- DM35 Development in Town & Local Centres

4.6 Supplementary Planning Guidance/Documents

- IPG11 Sustainable Design and Construction
- SPD1 Designing Out Crime
- SPD5 Planning Obligations
- SPD14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Principle of Development**
- **Design Quality**

- **Impact on Neighbours**
- **Highways**
- **Trees and Landscaping**

5.2 **Principle of development:**

5.3 The proposal relates to an extension to the office accommodation. The applicant has previously been granted prior approval consents to convert the existing office building to residential use. This permitted development is prescribed by Central Government and the only issues the Local Authority can consider are highways, land contamination and flood risk. As there were no issues in these considerations the prior approval applications were granted. The works to convert the building to residential units is currently being undertaken.

5.4 The current application seeks side infill extension and is described as an extension to the office use as the approved residential use has not yet been fully implemented or substantially completed. However, the applicant has advised that the intention is for this proposal to increase the residential floorspace and would not be utilised for office use.

5.5 Should this application be approved the applicant would be required to submit a further application to obtain approval for the residential use of the current extension. Given the small size of the extension proposed it is not anticipated that the number of units as approved under the most recent prior approval application would be increased and as such no additional issues are likely to be raised.

5.6 Whilst the process is somewhat convoluted, this application seeks permission solely for the extension to the building within its current lawful office use. The applicant's intention is to continue to implement the approved residential use and the proposed extension would form a limited increase to the floor area to two of the approved units. Notwithstanding, a separate planning permission would be required to incorporate this extension as residential accommodation.

5.7 The principle of an extension to the office building is considered to be acceptable in principle.

5.8 **Design Quality:**

5.9 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development Policies DPD seeks to preserve and enhance the character and appearance of the surrounding area.

5.10 The proposed extension is located centrally on the north facing elevation inbetween an existing two storey projecting element also with a flat roof. The proposal would be contained within the existing building lines of this side projection and would replace a single storey infill by extending at two storeys high. As such the proposal is considered to be acceptable in design terms, noting the limited size and scale of the proposed extension, which would be contained within the existing flank building line and is set significantly behind the front building line.

5.11 **Impact on Neighbours:**

5.12 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area. Policy DM12 of the Site Development

Policies DPD states that development proposals that would result in exposure to noise or vibration above acceptable levels affecting noise sensitive land uses, such as housing, will not be permitted unless appropriate mitigation measures are put in place to reduce the adverse impacts to acceptable levels.

- 5.13 Due to the limited size, scale and bulk of the proposed extension and its location within the flank building line, the proposal would not result in an unacceptable impact on neighbouring amenity, in particular to the neighbours to the north, 20 Avenue Road.
- 5.14 **Highways:**
- 5.15 Policy DM20 of the Site Development Policies DPD states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services and the local environment.
- 5.16 Due to the limited size of the proposed extension, it is not considered that the proposal would increase or exacerbate the parking situation in the area or increase the required provision. As such the proposal would not have a significant impact on traffic/highway or parking grounds.
- 5.17 **Trees and Landscaping:**
- 5.18 Policy DM1 of the Site Development Policies DPD states that developments are expected to respect and retain, where possible, existing landforms and natural features of the site, including trees and make suitable provision for high quality additional landscaping.
- 5.19 Representations have been received regarding the loss of two mature trees to the frontage of the site. The trees were not subject to a Tree Preservation Order or located within a Conservation Area and their retention was not secured by any condition. Notwithstanding, the proposal being considered does not result in the loss of trees on the site, and as such is acceptable.

6.0 **CONCLUSION AND RECOMMENDATION**

- 6.1 The proposal is acceptable in design terms due to its limited size and scale.
- 6.2 The proposal would not result in an unacceptable impact on neighbouring amenity.
- 6.3 The proposal would not have an impact on traffic/highway and parking grounds.
- 6.4 It is therefore recommended that the application be approved, subject to the recommended conditions within the draft decision notice.

Background Papers: B2015/71099/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **B2015/71099**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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B2015/71099/FUL

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WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Stirling House 18 Avenue Road Belmont SM2 6JD

Erection of a two storey side extension to provide additional B1 office accommodation.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: 7624 01 Rev B, 7624 02 Rev D, 7624 04 Rev D, 7624 05 Rev B, 7624 07 Rev B, 7624 08 Rev C, 7624 09 Rev A, 7624 33 Rev A and 7624 34 Rev A.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

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