

**LONDON BOROUGH OF BROMLEY**  
**TOWN PLANNING**  
**RENEWAL AND RECREATION DEPARTMENT**

**DELEGATED DECISION on 3rd December 2014**

**14/03230/FULL1**      **Blyth Wood Park**  
**Emily Walsh**      **20 Blyth Road**  
                                 **Bromley**  
                                 **BR1 3TN**

**Description of Development**

Formation of vehicular access

**Proposal**

The application seeks permission for the formation of a vehicular crossover onto Bracken Hill Lane.

**Consultations**

Nearby owners/occupiers were notified of the application and two letters of support and 23 letters of objection were received, raising the following issues:

- Will reduce the demand for parking in the area and cause no inconvenience to the residents of Bracken Hill Lane.
- Bracken Hill Lane is narrow and already there are issues with residents gaining access to their driveways.
- The proposed access point would be dangerous and the wall and fence would block visibility.
- The proposal would create additional traffic on the road, inconveniencing residents.
- The proposal is partly retrospective.
- No consideration has been given by the applicant to the removal of the trees on the site.
- The access will create a precedent if the owner wants to turn the building into a block of flats.
- The access would be out of character with the appearance of the Lane.

Highways Department:

The proposed vehicular access to a flat and gym is from Bracken Hill Lane, which is a cul-de-sac.

I would recommend refusal of the application as, if permitted, the gymnasium would generate additional traffic on this quiet residential road. The access because of its proposed use as a gym and flat will interfere with the free flow traffic and will be detrimental to highway safety.

**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

T11 New accesses

SPG1 General Design Principles

SPG2 Residential Design Guidance

98/00340/FUL - Change of use of first floor leisure centre from offices to one residential self-contained flat. Conditional permission. Not implemented.

98/03273/FUL - Change of use of first floor of leisure centre from offices to 1 two bedroom flat with elevational alterations including dormers to north and south elevations, replacement of part roof on west elevation by glazed conservatory with projecting balcony. Conditional permission. Implemented.

99/01840/FUL - Additional rooflights and formation of open balcony within roof space on west facing elevations to new flat on first floor of leisure centre granted under application 98/3273. Conditional permission. Implemented.

14/03278/FULL1 - Fence and gates fronting Bracken Hill Lane (part retrospective). Pending consideration.

14/03400/FULL6 - Change of use of ground and first floor from sports hall (use class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling. Pending consideration.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the impact on highway safety and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The existing building has a lawful use as a leisure centre, with a self-contained flat on the second floor. There are concurrent applications for the change of use of the ground and first floors of the building to be used as part of the dwelling, and for the erection of fencing, however the lawful use of the building at present is as a leisure centre and a self-contained flat. In addition, in the situation that planning permission is granted for the change of use of the building to be used as one dwelling, there is no guarantee that this planning permission would be implemented. It is therefore necessary to consider that the proposed vehicular access would serve the existing building as both a leisure centre and one dwelling.

With regard to the highway safety implications of creating a new access from Bracken Hill Lane to serve the existing building, the Highways Engineer has recommended refusal of the application. It is considered that the increase in the number of vehicle movements along Bracken Hill Lane resulting from vehicles travelling to the leisure centre and the dwelling, would result in an interference to the free flow of traffic along Bracken Hill Lane, which is a narrow cul-de-sac. Given this, the proposed vehicular access would be detrimental to highway safety.

With regard to the impact of the proposal on the character of the area, this side of Bracken Hill Lane is characterised by a relatively unbroken expanse of brick wall and fencing, behind which is sited a number of mature trees. It is noted that objections have been raised by the neighbouring properties regarding the removal of these trees,

however the submitted plan does not indicate the felling of any trees. The access would create an opening in the existing fencing, approximately 5 metres wide. However it is not considered that this would adversely affect the character of Bracken Hill Lane, as vehicular accesses are not uncommon features in the wider street scene and the existing trees which contribute positively to the character would remain in place. As such, no objections are raised to the proposal in this regard.

Furthermore, given the nature of the proposal, it is considered that there would be no adverse impact on the amenities of the neighbouring residential properties.

Having had regard to the above, the application would have a detrimental impact on the free flow of traffic and highway safety along Brackenhill Lane and should be refused accordingly.

## **Decision**

Application Refused

**For conditions or grounds of refusal please refer to the Decision Notice**