

LONDON BOROUGH OF BROMLEY

TOWN PLANNING RENEWAL AND RECREATION DEPARTMENT

DELEGATED DECISION on 10th April 2017

17/00422/FULL2

**Bromley Court Hotel
Coniston Road
Bromley
BR1 4JD**

Paul Mellor

Description of Development

Change of use of part of hotel to driving test centre (Sui Generis) for a temporary 12 month period RETROSPECTIVE APPLICATION

Proposal

Retrospective planning permission is sought to use two rooms within the hotel building as a drivers licence testing centre for a temporary 12 month period. The proposal would utilise two rooms of the hotel, one used as an office and one as a waiting room.

No elevational alterations to the building are proposed.

6 car parking spaces would be provided for candidate/instructor parking for the proposed use, with tests starting and ending at the site. A further 6 of the hotel's existing car parking spaces will be used for staff.

Consultations

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

- o One letter of general support received.
- o Concern raised in respect to the increase in vehicle movements and parking and general congestion on surrounding highway network
- o Car parking for the hotel use is diminished by the proposal and further development of the hotel should provide suitable car parking.
- o Vehicle test manoeuvres on Coniston Road would add to the parking and highway safety issues on the road.
- o The location is inappropriate for such a use, impacting on a large number of local residents.
- o The use is already operating at the hotel and should not be until planning permission is granted
- o Notification of the application has not included the entirety of Coniston Road residents.
- o Concern is raised that the proposed use will be permanent, not temporary as applied for.

Highways - concern has been raised that in addition to the proposed allocated car parking, further car parking will be used by test candidates as they will arrive in their vehicle with their instructor half an hour or 45 minutes before and park in other hotel car

parking spaces before parking in their reserved bay, report to the waiting room and return with their allocated examiner to the vehicle to begin their test. An occupancy survey has therefore been requested in order to fully assess this. The occupancy survey was submitted on 31/03/17 and this provides information on the actual number of cars parked in the hotel car park during week days between 1000 and 12:00 and between 1300 and 1500 hours on any two busy days. The findings are considered to be acceptable in highway safety terms.

London Borough of Lewisham - no comments received.

Environmental Health - no objections raised.

Planning Considerations

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

BE1 Design of New Development
T1 Transport Demand
T2 Assessment of Transport Effects
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 - General Design Principles

London Plan Policies:

6.13 Parking
7.4 Local Character
7.6 Architecture

National Planning Policy Framework (NPPF).

Emerging Local Plan

The Council is preparing a Local Plan and the final consultation on its proposed submission draft of the Local Plan closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 30 - Parking
Draft Policy 31 - Relieving Congestion
Draft Policy 32 - Road Safety
Draft Policy 37 - General Design of Development
Draft Policy 88 - Hotels

Planning history

The site has a lengthy planning history, including permissions for extensions to the hotel building and associated signage. There is no recent and relevant planning history that is pertinent to the consideration of the current planning application.

Conclusions

The main issues relating to the application are the effect that it has on the character of the area and the impact that it has on the amenities of the occupants of surrounding residential properties. The impact on highway safety is also a consideration.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposal uses two of the existing rooms within the hotel to provide a vehicle licence testing centre facility with 6 associated car parking spaces. No elevational alterations are proposed.

The proposed use remains ancillary to the main hotel use of the site and is for a temporary 12 month period only. It is considered that the overall operation of the hotel is not be affected by the proposal for this reason. As there are no elevational alterations to the building, the character of the hotel and wider area is not considered to be significantly affected. A condition can be imposed in order for the use to be reviewed following the 12 month period, provided the use has not ceased before such a time.

The proposal operates during daytime hours and is be confined to the existing building and hotel car park. It is not considered that the development generates a degree of noise and disturbance that impacts harmfully no the amenities of neighbouring residential properties, with up to 7 tests conducted daily from Monday to Friday only. The proposal is therefore considered to comply with Policy BE1 of the Unitary Development Plan.

In regards to highway safety, it is considered that the provision of 6 car parking spaces does not impact harmfully. The use generates an additional level of traffic at the site, however in light of the small number of tests occurring on a daily basis, this is not considered to impact on conditions of highway safety. The use of 6 of the existing car parking spaces for staff is also considered suitable for the use and does not result in a shortage of car parking for the remaining hotel staff and customers. The results of occupancy survey satisfactorily demonstrate that there will be no detrimental impacts to either the hotel's or DVSA's operations and there will be no overflow of parking on to Coniston Road or other neighbouring roads. The proposal therefore complies with Policies T1, T2, T3 and T18 of the Unitary Development Plan.

Having had regard to the above it was considered that the siting, size and design of the proposal is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No impact on highway safety results from the proposal.

Decision

Application Permitted

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

