

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 11/02395/FULL1

**Ward:**  
**Bickley**

**Address :** Newlands St Georges Road West  
Bickley Bromley BR1 2NR

**OS Grid Ref:** E: 542392 N: 169463

**Applicant :** Croudace Portland Limited

**Objections :** YES

**Description of Development:**

Erection of two detached five bedroom houses fronting St. Georges Road West with integral double garages at land to rear of Newlands and 77 St. Georges Road West.

Key designations:

**Proposal**

The proposed houses will occupy the rear part of the gardens of Newlands and 77 St. Georges Road West. The houses will extend to a maximum depth of 21.8m and width of 14.0m, and rise to a maximum height of approximately 9.0m, each incorporating an integral double garage to the front. The dwelling at Plot 1 will occupy the southern part of the site and will be L-shaped; the dwelling to its north at Plot 2 will be handed. The houses will incorporate a traditional design and individual vehicular accesses.

A Tree Survey, Habitat Survey and Design & Access Statement have been submitted in support of the application.

**Location**

The site is located approximately 120 metres south of the junction of Chislehurst Road and St George's Road West. It comprises the rear garden areas of the properties at Newlands and 77 St. Georges Road West with both plots benefiting from a direct frontage onto St. Georges Road West.

The site forms an interface between a substantial 1960s development of detached houses characterised by their spacious layouts – which are centred on St George's Road West – and the Bickley Park Conservation Area, with the rear part of the garden of 77 St George's Road West falling within the designated CA. The Supplementary Planning Guidance for the Bickley Park Conservation Area describes the area as containing many large Arts and Crafts-style residences set

on spacious plots, many of which area are characterised by their elegant designs and settings amid mature trees.

### **Comments from Local Residents**

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

- undesirable backland development
- development will harm character of Bickley Park Conservation Area
- application is a repeat of application ref. 07/01568/OUT which was refused
- proposed houses of different design to surrounding houses
- Newlands and No 43 Chislehurst Road should be encompassed within the CA
- wooded area will be destroyed
- loss of light and outlook
- development will contribute to further congestion and parking demand in the area
- this development may be the start of more intense development along St Georges Road West with a total of up to eight houses built
- inadequate separation between the two proposed houses
- reliability of the environmental report questioned
- ecological importance of gardens should be considered

### **Comments from Consultees**

No technical Highways, Drainage or Environment Agency objections have been raised, subject to conditions.

### **Planning Considerations**

Unitary Development Plan Policies are BE1 (Design of New Development), BE11 (Conservation Areas), BE13 (Development Adjacent to a Conservation Area), H7 (Housing Density and Design), NE7 (Development and Trees).

No objections have been raised by the Trees Officer subject to conditions. No objections have been raised from a heritage or Wildlife Conservation perspective.

### **Planning History**

Under ref. 07/01568, an outline application (with appearance and landscaping being the reserved matters) for two detached houses was refused by the Council on the following ground:

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and would be out of character with the area, contrary to Policies H7 and BE1 of the Unitary Development Plan.

At appeal the 2007 application was dismissed. In the Appeal Decision the Inspector observed that:

“Although the density of the existing development to the northwest of the site is low, the intensity of the development to the southeast and on the opposite side of the road is higher and comparable to the proposed plots. Visually the plots would relate to the higher density development and in relation to their size and location they would not be out of keeping with the character or appearance of the area.

“However the dwelling on plot 1 and the garage on plot 2 would be sited relatively close to the pavement and together with the amount of hard surfaced area to provide access and parking areas it would leave little room available for soft landscaping... The dwellings would be built comparatively close to their side boundaries and it is probable that they need to be taller than the surrounding and nearby dwellings to accommodate the proposed accommodation. This together with the proximity of the buildings and hard surfaced areas to the existing Holm Oak at the front of the site, which forms a particularly prominent feature in the road and a number of trees to the rear of the house on plot 1, would result in the development appearing over-intensive, cramped and totally out of keeping with the street scene.”

The Inspector concluded that:

“the scheme would seriously and unacceptably detract from the character and appearance of the area and the setting of Bickley Park Conservation Area, contrary to policies BE1 and H7 of the UDP. Amongst other things these policies seek to ensure that new developments compliment their surroundings.”

In addition, concern was expressed about the impact the proposal would have on the living conditions of the occupiers of 67 St Georges Road West. It was noted that the proposed dwelling on plot 1 would be sited to the west and close to the boundary with that property, and the Inspector considered that:

“Due to their orientation and juxtaposition to each other the proposed dwelling would have an enclosing impact on the outlook from No.67 and in particular from the rear ground and first floor rooms on the western side of the dwelling and from parts of the private garden area. It would also result in the overshadowing of part of the private garden area in the latter part of the day, which would exacerbate the sense of enclosure.

“Not only does the relationship between the existing and proposed properties highlight and add to my concern about the cramped nature of the proposed development, it would unacceptably harm the living conditions of the occupiers of No.67, contrary to the requirements of policy BE1 of the UDP.”

In the concluding paragraph the Inspector stated that she was:

“satisfied that the proposed dwelling on plot one could be designed to avoid material overlooking problems. In addition, whilst [taking] into consideration the concerns expressed relating to wildlife, disturbance during construction works and parking they do not add to [the] conclusion on the main issue.”

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the surrounding area, including on the adjoining Bickley Park Conservation Area, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In comparison to the 2007 application this scheme incorporates a greater separation to the boundaries proposed, a greater separation to No. 67 and a slightly smaller footprint, together with the deletion of roofspace accommodation.

As noted by the Appeal Inspector in considering the 2007 proposal “although the density of the existing development to the northwest of the site is low, the intensity of the development to the southeast and on the opposite side of the road is higher and comparable to the proposed plots.” Consequently, from a visual perspective “the plots would relate to the higher density development and in relation to their size and location they would not be out of keeping with the character or appearance of the area.”

It is considered that the layout and scale of these proposed houses will appear commensurate to houses to the southeast and opposite the site, given the reduction in the floor area and bulk of the development, the general increase in separation to the highway and boundary lines, and the increase in soft landscaping. Furthermore, the living conditions of the dwelling at No 67 will not be so adversely affected given the increase in the separation between the dwelling at Plot 1 and that neighbouring house.

In conclusion it is considered that the proposed development will not unacceptably detract from the character and appearance of the area and the setting of Bickley Park Conservation Area, nor adversely affect neighbouring amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01568 and 11/02395, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACA03      Compliance with landscaping details  
          ACA03R      Reason A03
- 3      ACA08      Boundary enclosures - implementation  
          ACA08R      Reason A08

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| 4  | ACI18  | No additional hardstanding               |
|    | ACI18R   | I18 reason                               |
| 5  | ACC01  | Satisfactory materials (ext'nl surfaces) |
|    | ACC01R   | Reason C01                               |
| 6  | Details of the windows and all external doors (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details. |  |
|    | ACC03R   | Reason C03                               |
| 7  | ACB16  | Trees - no excavation                    |
|    | ACB16R   | Reason B16                               |
| 8  | ACB18  | Trees-Arboricultural Method Statement    |
|    | ACB18R   | Reason B18                               |
| 9  | ACB19  | Trees - App'ment of Arboricultural Super |
|    | ACB19R   | Reason B19                               |
| 10 | ACH03  | Satisfactory parking - full application  |
|    | ACH03R   | Reason H03                               |
| 11 | ACH16  | Hardstanding for wash-down facilities    |
|    | ACH16R   | Reason H16                               |
| 12 | ACH32  | Highway Drainage                         |
|    | ADH32R   | Reason H32                               |
| 13 | ACI02  | Rest of "pd" Rights - Class A, B,C and E |

**Reason:** In order to prevent an overdevelopment of the site in the interest of the visual amenities and character of the area, in accordance with Policies BE1, BE11 and BE13 of the Unitary Development Plan.

**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
- BE11 Conservation Areas
- BE13 Development Adjacent to a Conservation Area
- H7 Housing Density and Design
- NE7 Development and Trees

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent properties;
- (c) the character of the development in the surrounding area, including the Conservation 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.

INFORMATIVE(S)

1 RDI16 Contact Highways re. crossover

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