

SECTION '2' – Applications meriting special consideration

Application No : 11/01978/FULL1

Ward:
Kelsey And Eden Park

Address : 20 Ellesmere Avenue Beckenham BR3
6NN

OS Grid Ref: E: 537959 N: 169162

Applicant : Mr A Ralph

Objections : YES

Description of Development:

Detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application proposes to construct a detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking.

The proposed dwelling would be a detached property two storeys in height and would mirror the design of the existing dwelling at number 20 Ellesmere Avenue with a pitched tiled roof, partial timber cladding, white render and facing brickwork. The dwelling would be located 2 metres away from the existing flank wall of number 20 and some 1.85 metres away from the northern boundary of the site.

The existing crossover located at the end of Ellesmere Avenue which currently serves number 20 and provides access to a detached outbuilding and area of hard surfacing is to be retained. This area would be re-landscaped with permeable paving providing a new driveway in front of the proposed dwelling with four off street car parking spaces and a secure bicycle store.

Location

The application site consists of part of the rear and side garden area of number 20 Ellesmere Avenue which is an end of terrace two storey residential dwelling. The area is predominantly residential in character

Comments from Local Residents

- the development would result in a loss of privacy
- the existing boundary screening would be lost
- the development would result in an increased noise and disturbance
- the development would result in an increase of on street car parking and cause problems fro traffic, parking and local residents near to the site
- the gross expanse of car parking would result in harm to the existing street scene and character of the area

Comments from Consultees

From a drainage perspective surface water would have been drained to soakaways

With regards to highway planning issues, no technical objections are raised. The site is located in an area where public transport accessibility is low. The development therefore provides appropriate parking provision and the layout and details of this should the application be approved can be achieved through appropriate planning conditions.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T18 Road Safety
- BE1 Design of New Development

London Plan

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

Government guidance, and that contained within the London Plan, require Councils to optimise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area.

Planning History

Under planning application ref. 08/02230, planning permission was refused for a detached two storey dwelling and detached double garage. The proposal was considered an unacceptable cramped form of development, out of character with the street scene and harmful to existing spatial standards due to the lack of a 1 metre distance towards the boundaries of the site. The proposal also resulted in the loss of existing off street parking and in the absence of any details to indicate otherwise was considered to result in an undesirable and harmful increase of on – street parking in nearby roads.

Under planning application ref. 08/03839, planning permission was refused for a detached two storey 4 bedroom dwelling on land adjacent to 20 Ellesmere Avenue. The proposed development was considered to result in the loss of existing off-street parking and give rise to an undesirable increase of on-street parking in nearby roads, contrary to Policy T3 of the Unitary Development Plan.

Conclusions

The main issues, which are relevant in the consideration of this application, are whether the revisions made since the previous application adequately addresses previous refusal grounds in terms of the potential impact on the spatial standards, the impact of the proposals on the character and appearance of the area and the street scene in general; and the standard of accommodation for the future occupiers of the proposed dwelling.

In terms of the amenity of the local residents and spatial standards, the proposal maintains adequate distances between the surrounding properties and appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

PPS3 'Housing' seeks more efficient use of land whilst at the same time not compromising the quality of the environment. The application is clearly a case that needs to be assessed in the light of this guidance.

The current application submitted is for development of a similar design to the adjoining houses which matches the existing street scene and surroundings. The proposal represents a logical infill from of development for this plot, with an acceptable site layout and design.

The proposed development is of an acceptable density, providing adequate amenity space and parking, sympathetic to and complementing the surrounding area.

Policy H9 draws attention to the need to respect the spatial standards of the surrounding area. The characteristics of the area are predominantly that of terraced and semi detached dwellings. Policy BE1 highlights the need for proposals to be of a high standard of design and layout complementing the scale, form and materials of adjacent buildings. The proposed dwelling now maintains a 1 metre side space to the boundaries of the site, compliant with Policy H9.

The level of parking provision has been increased and the development now provides an appropriate off street parking area for four vehicles. This parking area would reduce the potential impact the development may have on the existing off street car parking situation.

In this case it is clear that there will be an impact on nearby properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, it is considered that this proposal is acceptable in this location.

The proposed dwelling is of a footprint similar to the adjoining terraces in keeping with the existing character of the area. The proposal effectively creates a detached house which fits into its site and surroundings without harming the spatial standards or existing street scene.

Members will need to consider whether the proposal sufficiently addresses the previous refusal, and taking into account local objections whether this proposal is satisfactory.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02230, 08/03839 and 11/01978, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACB16 | Trees - no excavation |
| | ACB16R | Reason B16 |
| 9 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 10 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 11 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 12 | ACH22 | Bicycle Parking |

- ACH22R Reason H22
- 13 ACH32 Highway Drainage
ADH32R Reason H32
- 14 No loose materials shall be used for the surfacing of the car parking and turning area hereby permitted.
Reason: In the interests of highway and pedestrian safety and to accord with Policies T3 and T18 of the Unitary Development Plan.
- 15 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.

Reason for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- H1 Housing Supply
H7 Housing Density and Design
T3 Parking
T6 Pedestrians
T11 New Accesses
T18 Road Safety
BE1 Design of New Development

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
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
2 RDI16 Contact Highways re. crossover
3 RDI23 Notification re. sewer realignment

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