

SECTION '2' – Applications meriting special consideration

Application No : 11/02713/CAC

Ward:
**Bromley Common And
Keston**

Address : 5 Longdon Wood Keston BR2 6EN

OS Grid Ref: E: 542181 N: 165039

Applicant : Ravensbourne Property Services Ltd. **Objections :** NO

Description of Development:

Demolition of existing dwelling
CONSERVATION AREA CONSENT

Key designations:
Conservation Area: Keston Park

Joint report with application ref. 11/02729

Proposal

The application seeks conservation area consent to demolish the existing chalet style detached bungalow. There is a separate planning application pending for the construction of a replacement part one / two storey five bedroom dwelling with accommodation in the roof and integral garage.

Location

The application site comprises a detached dormer bungalow with single storey outbuilding at the rear which lies within the Keston Park Conservation Area. The site is located at the beginning of Longdon Wood close to the junction with Croydon Road. There are trees existing Cypress trees to the front of the site, and mature shrubs and trees to the rear of the existing dwelling.

The original dwellings within this street are situated on spacious plots set back considerably from the highway with well planted established gardens and mature trees and landscaping. Redevelopment in the form of substantial sized detached houses replacing older type properties has taken place on a number of sites throughout the estate in recent years.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments are summarised as follows:

No objections

From a heritage and urban design point of view no objections are raised.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE12 Demolition in Conservation Areas
BE11 Conservation Areas

The Supplementary Planning Guidance for the Keston Park Conservation Area is a further consideration.

All other material considerations shall also be taken into account.

Planning History

Under planning application ref. 11/01576, planning permission was refused for the demolition of existing dwelling and erection of a part one/two storey, five bedroom dwelling with accommodation in the roof space and integral garage. The proposed replacement dwelling was considered by reason of its increased height, width and excessive depth of two storey projection to result in a bulky and cramped form of development harmful to the spatial characteristics and general character and appearance of the Keston Park Conservation Area thereby contrary to Policies BE1, BE11 and Supplementary Planning Guidance for Keston Park Conservation Area. The proposed development by reason of its two storey height and significant depth of rearward projection was also considered to be detrimental to the amenities of the occupiers of the neighbouring properties may be able to continue to enjoy with regard to loss of prospect and visual impact contrary to Policies BE1 and H7 of the Unitary Development Plan.

Under planning application ref. 11/01577, conservation area consent was refused for the demolition of the existing dwelling due to the absence of an appropriate replacement dwelling.

An appeal has been submitted on both of the above refused applications and this is still pending consideration by the Planning Inspectorate. However the applicant has intimated in correspondence that if approval is granted for the current scheme the appeal would be formally withdrawn.

Under planning application ref. 11/02729, a planning application has been submitted for the demolition of the existing dwelling and erection of a part one / two storey five bedroom dwelling with accommodation in roof space and integral garage. This is submitted in conjunction with the application for Conservation Area Consent to demolish the existing dwelling.

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

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 existing dwelling is of no specific architectural or historical merit. Inappropriate alterations such as UPVC windows and extensions have occurred over a number of years.

The replacement dwelling proposed in application ref. 11/02729 is considered to be of an acceptable design and scale and therefore the demolition of the existing dwelling is considered on balance to be appropriate in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01576, 11/01577, 11/02713 ,1102729 and 11/02713, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACG01 | Comm.of dev-Listed Building and Con.Area |
| | ACG01R | Reason G01 |

Reasons for permission:

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

BE11 Demolition in Conservation Areas
BE12 Conservation Areas

The development is considered to be satisfactory in relation to the following:

- (a) the impact of the development on the character and appearance of the Conservation Area
- (b) the relationship of the development to adjacent property and the street scene;

- (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;

and having regard to all other matters raised.

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