

SECTION '2' – Applications meriting special consideration

Application No : 11/02729/FULL1

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 :YES**

Description of Development:

Demolition of existing dwelling and erection of part one / two storey 5 bedroom dwelling with accommodation in roof space and integral garage

Key designations:

Conservation Area: Keston Park

Joint report with application ref. 11/02713

Proposal

The application proposes to demolish the existing chalet style bungalow and replace it with a part one / two storey five bedroom dwelling with accommodation in the roof and integral garage.

The new dwelling would be centrally located within the plot increasing the distance towards the flank boundaries of the site when compared to the existing dwelling.

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

- the houses along this road are all white rendered and not brick and they provide a sense of unity, with separate garages and spacious gardens.
- the proposed development is a solid block built brick wall almost the full width of the site. The design would destroy the harmony of the road and the character of the area.

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 perspective no objections are raised.

With regards to trees and landscaping issues 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 and London Plan are further considerations:

- BE1 Design of New Development
- BE11 Conservation Areas
- H7 Housing Density and Design
- H9 Side Space

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

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. 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.

Conclusions

The main issues in this case are whether the current proposals would adequately protect the character, spatial standards and residential amenities of the surrounding area, and whether the proposed mass, height and site coverage of the building is now acceptable.

The overall width of the proposed dwelling has been reduced resulting in an increased distance towards the northern boundary of the site adjacent to the boundary with number 3 and an increased distance towards the southern boundary adjacent to number 7. The design of the roof of the property has been amended to incorporate a slight reduction in height with a dropped ridge towards number 3.

The area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale. The proposed replacement house is of an acceptable design, on a site that is capable of accommodating a more intensive form of development. The revised proposals have reduced the footprint of the dwelling and increased the distance towards the side boundaries, resulting in greater separation between dwellings which improves spatial standards and results in a development more appropriate to the existing character of the area, street scene and spatial standards in general.

In terms of the impact on residential amenities the depth of rearward projection at first floor level has been reduced to ensure it does not result in any significant harm to adjacent residential amenities. It is considered that due to the orientation of the site, the location of existing buildings and boundary screening it would not on balance result in any significant harm to residential amenities.

The replacement dwelling proposed would be of an individual design, however given the variety in the built form within this area and the consideration that the existing property is not of any specific architectural merit, the proposal is not considered to be out of character with the area.

In conclusion, the proposals are considered to provide an appropriate form of development on the site which would neither harm the character and appearance of the Conservation Area, nor unacceptably affect the amenities of adjoining residents

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01576, 11/01577, 11/02713 and 11/02729, 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 ACB05 Replacement tree(s) elsewhere on site
 ACB05R Reason B05
- 5 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 6 ACC03 Details of windows
 ACC03R Reason C03
- 7 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to comply with Policy BE11 of the Unitary Development Plan to preserve the character of conservation area and to respect the layout, scale, form and materials of existing buildings in the area.

- 9 Before the development hereby permitted is first occupied, the proposed windows on the first and second floor side flank walls of the southern and northern side elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

- 10 No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in the either side elevation of the property are hereby permitted, without the prior approval in writing of the Local Planning Authority.

- 11 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

12 ACK04 Demolition of existing building (see D10
 ACK04R K04 reason

Reasons for granting 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
H7 Housing Density and Design
H9 Side Space

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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