

SECTION '2' – Applications meriting special consideration

Application No : 11/02475/OUT

Ward:
Hayes And Coney Hall

Address : 1 Chilham Way Hayes Bromley BR2 7PR

OS Grid Ref: E: 540078 N: 166906

Applicant : Broomleigh Housing Assoc

Objections : YES

Description of Development:

Demolition of existing sheltered accommodation and erection of two storey block comprising 4 one bedroom and 4 two bedroom flats, and 18 semi-detached and 15 terraced houses (9 two bedroom, 20 three bedroom and 4 four bedroom), with estate road and 70 car parking spaces OUTLINE

Key designations:

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

Proposal

Outline approval of access and layout is sought for the demolition of existing sheltered accommodation and erection of the following:

- o two storey V shaped block at the corner of Mounthurst Road and Chilham Way comprising 4 one bedroom wheelchair accessible and 4 two bedroom flats for affordable rent
 - o 16 semi-detached three bedroom houses fronting a new access road adjacent to the Urban Open Space for private sale
 - o terrace of 5 houses (3 two bedroom and 2 four bedroom) fronting Farleigh Avenue for private sale
 - o terrace of 4 houses fronting Chilham Way (2 two bedroom and 2 four bedroom) for private sale
 - o terrace of four houses (2 three bedroom and 2 four bedroom) fronting Chilham Way for affordable shared ownership
 - o terrace of four houses (2 three bedroom and 2 four bedroom) fronting Chilham Way for affordable rent
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- houses indicated as a mixture of two storey and two storey with accommodation in the roofspace
 - indicative elevations show a traditional design featuring a mixture of brickwork, render and tiling

- 70 car parking spaces will be provided
- application is accompanied by the following:
 - o Arboricultural Implications Assessment and Preliminary Method Statement
 - o Sustainability and Energy Statement for Planning
 - o Transport Statement
 - o Planning Statement
 - o Design and Access Statement which includes a site analysis, design strategy and a Statement of Community Involvement.

Location

- 0.78 ha application site is located between Chilham Way, Bourne Vale, Mounthurst Road and Farleigh Avenue
- site currently comprises 47 sheltered units arranged around a private courtyard identified by the applicant as being of an inadequate standard to meet the needs and expectations of their residents and unsuitable for refurbishment
- surrounding area comprises a mixture of predominantly semi-detached and terraced houses and there is an area of designated Urban Open Space immediately to the south of the site
- site has a low Public Transport Accessibility Level (PTAL) of 1b.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, including over 200 pro-forma letters, which can be summarised as follows:

- overdevelopment / excessive density
- out of character
- increased traffic
- loss of light
- loss of outlook
- loss of privacy
- loss of green, open space
- waste bins will be left at the front of properties / rear service road for refuse collection should be provided
- detrimental impact on highway and pedestrian safety
- roads are too narrow
- inadequate car parking / increased demand for on-street parking
- barrier should be provided to prevent vehicles parking on Urban Open Space
- inadequate access arrangements for larger vehicles and emergency vehicles
- traffic survey should have been carried out when TLT Academy was in session
- Transport Statement is misleading / understates predicted car movements

- Farleigh Avenue is a cycle route
- no secure garden area for flats
- increased noise and disturbance
- increased litter
- increased pressure on local infrastructure and services, particularly education and buses
- underground stream crosses site
- loss of mature trees
- inadequate provision of housing for the elderly in the area
- existing development should be refurbished and retained for elderly
- existing residents will be forced to move against their will and they were assured that this would not happen / detrimental impact on wellbeing of existing residents being forced to move
- existing residents may not benefit from equivalent facilities in their new homes
- applicant's assertion that existing housing does not meet expectations and needs of its residents should be backed up with evidence
- applicant's suggestion that existing flats are too small to retain is invalid reason for their demolition
- sustainability statement is not site specific and takes no account of energy used for demolition and construction
- proposal for market housing is not consistent with aims and intentions of a housing association / proposal is driven by profit
- existing buildings are in good condition and have recently been upgraded
- ongoing demand for existing flats
- inadequate amount of affordable housing
- decrease in local house prices
- damage to community spirit
- increased crime
- noise and pollution from construction works
- bonfires should be banned on site
- local people currently provide security for existing development
- Planning Minister says local people should have more influence.

Comments from Consultees

Metropolitan Police Crime Prevention Design Adviser – no objections

Waste Advisors – no objections

Highways – no objections.

Housing – no objections

In-house Drainage Consultant – no objections

Thames Water – no objections.

Any further responses to consultations will be reported verbally at the meeting.

Planning Considerations

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

UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T12 Residential Roads
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and trees
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- IMP1 Planning Obligations

London Plan

- 2.7 Outer London Economy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and Young Peoples Play and Informal Recreation Facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.13 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.14 Affordable housing thresholds
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Trees and Woodland
- 8.2 Planning Obligations.

A Section 106 legal agreement will be prepared to secure the affordable housing and financial contributions to offset the impact of the proposal on local healthcare and education infrastructure.

The proposal is acceptable in terms of its impact on trees.

The proposal equates to a residential density of 52 dwellings per hectare.

As part of the application process, it was necessary for the Council to give a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the application, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the character of the area and on the residential amenities of the occupants of nearby dwellings.

The proposal involves two and two/three storey houses and a two storey block of flats which is broadly consistent with the type of development in the surrounding area. The indicative elevation plans demonstrate the design and materials will complement the appearance of nearby development. The rear gardens to the houses provide sufficient back-to-back separation and the private amenity space to the flats is considered adequate. There will be no undue harm to the living conditions of the occupants of nearby residential dwellings.

The surrounding area is characterised by a relatively spacious layout of housing. The proposal will result in an overall increase in the amount of development on the site and significant site coverage with hardstanding for car parking, with a corresponding loss of green, open space. The amount of car parking reflects the low PTAL level of the area and the type of units proposed and may be considered a symptom of overdevelopment of the site.

Members are requested to consider whether the amount of development and its impact on the character of the area is acceptable in this location.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 11/02475, excluding exempt information.

as amended by documents received on 07.11.2011

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

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| 0 | D00002 | If Members are minded to grant planning permission (subject to the prior completion of a legal agreement), the following conditions are suggested: |
| 1 | ACA02 | Details req. pursuant outline permission appearance, landscaping and scale |

	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	ACC01	Satisfactory materials (ext'nl surfaces)			
	ACC01R	Reason C01			
9	ACC03	Details of windows			
	ACC03R	Reason C03			
10	ACD06	Sustainable drainage system (SuDS)			
	ADD06R	Reason D06			
11	ACH02	Satisfactory parking - no details submit			
	ACH02R	Reason H02			
12	ACH10	Provision of sight line (3 inserts) 2.40 x 40m			the new
		access road junction with Mounthurst Road 1.05m			
	ACH10R	Reason H10			
13	ACH12	Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x			
		3.3m 1m			
	ACH12R	Reason H12			
14	ACH16	Hardstanding for wash-down facilities			
	ACH16R	Reason H16			
15	ACH17	Materials for estate road			
	ACH17R	Reason H17			
16	ACH18	Refuse storage - no details submitted			
	ACH18R	Reason H18			
17	ACH22	Bicycle Parking			
	ACH22R	Reason H22			
18	ACH23	Lighting scheme for access/parking			
	ACH23R	Reason H23			
19	ACH29	Construction Management Plan			
	ACH29R	Reason H29			
20	ACH32	Highway Drainage			
	ADH32R	Reason H32			
21	ACI20	Lifetime Homes Standard/wheelchair homes			
	ADI20R	Reason I20			
22	ACI21	Secured By Design			
	ACI21R	I21 reason			
23	ACI22	Affordable Housing			
	ACI22R	Reason I22			
24	ACK05	Slab levels - no details submitted			
	ACK05R	K05 reason			
25	ACL01	Energy Strategy Report			

ADL01R Reason L01

26 No loose materials shall be used for surfacing of the parking and turning areas hereby permitted.

Reason: In order to provide suitable materials for the hardstanding that will not adversely affect the highway and to comply with Policy T18 of the UDP.

Reasons for permission:

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

UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
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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 impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the safety and security of buildings and the spaces around them
- (f) accessibility to buildings
- (g) the housing policies of the development plan
- (h) the design policies of the development plan
- (i) the transport policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI15 Highways Act – overhanging vehicles
- 2 RDI16 Contact Highways re. crossover
- 3 The proposal, by reason of the type and number of units proposed and the amount of site coverage by hard surfaces, is an overdevelopment of the site out of character with the surrounding area thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal, by reason of the type and number of units proposed and the amount of site coverage by hard surfaces, is an overdevelopment of the site out of character with the surrounding area thereby contrary to Policies BE1 and H7 of the Unitary Development Plan

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