

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

Application No : 11/03147/FULL1

Ward:
Kelsey And Eden Park

Address : 121 Kenwood Drive Beckenham BR3
6RB

OS Grid Ref: E: 538335 N: 168712

Applicant : Silverstone Home

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of 2 four bedroom detached dwellings with integral garages, 4 car parking spaces and vehicular access via Kenwood Drive

Proposal

Planning permission is sought to demolish the existing dwelling at No.121 and replace with 2 two storey four bedroom houses with integral garages. Both houses would have a separate access from Kenwood Drive and would have a total of 4 car parking spaces. The properties would maintain a separation of 2.5m between them and 1.1m to each flank boundary.

Location

The application site is located within Kenwood Drive which is a cul-de-sac comprising two storey detached houses. The majority of development follows a uniform building line and most of the houses have similar building footprints. The properties are set within generous plots with large rear and front gardens. The site currently comprised a detached two storey dwelling with approximately 7.5m of garden land to the adjacent property (No.122).

Comments from Local Residents

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

- two houses in the place of one
- opposite side of road is lower and would impact houses opposite the site
- adverse effect on the character of neighbourhood
- not in-keeping with surrounding development
- object to density of development
- this is a form of garden grabbing
- negative impact of design

- overlooking into neighbouring residents
- Kenwood Drive is an unusual road
- would set unwanted precedent to invite developing other plots
- impact on light to neighbours
- cramped development
- concerns about height of properties being closer to the road
- overdevelopment of site
- reduction of side space
- will overshadow patio and reduce enjoyment and privacy of this space
- increased noise and disturbance
- refuse collection too large
- out of scale
- no way for high standards of separation and landscaping
- concerns with construction process
- increase in traffic
- area is prone to subsidence- may affect drainage
- houses do not have identical plots
- road is attractive and mature
- application was refused elsewhere in Kenwood Drive in 2005 was refused
- impact on on-street parking
- overlooking from front balcony
- forward of the existing building and No.120

Three letters of support has been received stating that the proposed development would be in-keeping with the road.

Full copy of the letter summarised above can be viewed on file ref. 11/03147. Any further comments will be reported verbally at the meeting.

Comments from Consultees

Highways- no objection principle, although crossover too close to lamppost which may need to be relocated. The Applicant should be made aware that the cost of any works should be funded by the developer

Waste- Refuse and recycling to be left within 1m of public footpath on day of collection

Drainage/ Thames Water- No objections raised.

Street Services- No objections in principle

Building Control – No objection in principle to the use of soakaways subject recommendations

Metropolitan Police- No objections raised in principle.

Planning Considerations

In considering the application the main policies are H1, H7, H9, BE1, T3 and T18 of the Unitary Development Plan. These concern the housing supply and design of new housing/new development, the provision of adequate car parking and new accesses and road safety.

Policy H1 (v) seeks to make most effective use of land. Policy H7 aims to ensure that new residential development respects the existing built and natural environment, is of appropriate density and respects the spatial standards of the area as well as amenities adjacent occupiers, and allows adequate light penetration into and between buildings.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy T3 seeks to ensure that off street parking provisions for new development are to approved standards. Policy T18 requires that issues of road safety are considered in determining planning applications.

Government guidance in the form of PPS3 "Housing", while emphasises the role of good design and layout to achieve the objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas, but without compromising the quality of the environment.

There are also a number of trees on the site that will need to be taken into account whilst assessing the application.

Planning History

There is no recent planning history at the site.

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to layout and design of the proposed scheme.

The site at present comprises a single dwellinghouse with garden land to the front, side and rear. It may be considered that the redevelopment of the site may be acceptable provided that the policy requirements at local, regional and national level are met. Although central government guidance in the form of 'Planning Policy Statement 3: Housing' has been recently amended (to remove the minimum density figure and to remove garden land from the definition of previously developed land) the thrust of the guidance otherwise remains the same and assessment must be given on the merits of the application with regard to the character, appearance and amenities of the area. The change in status of such land introduces no presumption against its development, but rather that the

development might, in some circumstances, be accorded so as to outweigh other considerations.

In terms of form and scale, the proposed height of the houses would be comparable with the properties along Kenwood Drive. It is noted that the proposed site is located at a higher ground level to the properties on the opposite side of the road and to No.122. The proposed buildings are set back from the front boundary allowing for front garden and parking area (approximately 7m) and rear gardens varying from 18m to 10m are proposed. Some soft landscaping is proposed to the front of the site and adequate amenity spaces are proposed, Members may consider that the site will be redeveloped in an adequate manner allowing sufficient amenity space to the rear and distances to the front boundary.

With regard to the proposed design of the buildings, the houses are of traditional design, with pitched roofs. The buildings have a staggered frontage which adds visual interest to the design and breaks up the massing of the buildings.

The proposed dwelling at Plot 1 maintains a minimum separation of 1.1m to the eastern boundary (adj. No.120), a minimum separation of 1.1m to the western boundary (adjacent to No.122) and a 2.5m separation between the two buildings, when scaled from the submitted drawings. The application in this respect would accord with Policy H9 in that a minimum 1m separation is retained to the adjoining boundaries and Members will consider this comparable to the surrounding properties.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, it may be considered that the proposed buildings are set at reasonable distances away from the adjoining properties. Members will note that the footprint of the proposed buildings are larger than the existing dwelling and there have been a number of objections from adjacent and nearby neighbours. The windows proposed on the upper western and eastern flanks are indicated serve bathrooms and shower rooms and a condition may be added to ensure these windows are obscure glazed. There are balconies also proposed at first floor level to the front of the site which Members will need to carefully assess in terms of impact on nearby residents.

With regards to the trees on the site, it is advised that the findings of the arboricultural report are agreed. It is considered that no significant trees would be lost as a result of this proposal and appropriate conditions are suggested for Members to take into account should permission be granted.

In terms of proposed parking, a total of 4 car parking spaces are proposed which accords with the Council's standards, and there are no technical highways objections regarding to the number of spaces proposed. Comments have been raised regarding the lamppost nearest to access and the developer should pay the costs.

There are bin stores proposed at the front of the site but no details have been submitted on their appearance. A number of objections have been received regarding this element. A condition may be imposed to seek further details or if

Members do not approve of refuse stores at the front then these may be removed and refuse stored at the rear.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03147, 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 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 6 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 7 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 8 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3 x 2.4 x 3.3m |
| | | 1m | |
| | ACH12R | Reason H12 | |
| 9 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 10 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 11 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 12 | ACI12 | Obscure glazing (1 insert) in the flank elevations | |
| | ACI12R | I12 reason (1 insert) BE1 | |
| 13 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |

Reasons 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
- H9 Side Space
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

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 the adjacent properties
- (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) the safety and security of building and the spaces around them
- (i) accessibility to the building
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan
- (l) the transport policies of the development plan
- (m) the neighbour concerns raised during the consultation process

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 3 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3m of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over /near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information contact website www.thameswater.co.uk

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