

SECTION '2' – Applications meriting special consideration

Application No : 11/02366/FULL1

Ward:
Bickley

Address : 21 Shawfield Park Bromley BR1 2NQ

OS Grid Ref: E: 541759 N: 169466

Applicant : Mr Barry Cook

Objections : YES

Description of Development:

Demolition, extensions and alterations to provide a three storey house with basement garage and cellar room

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds

This application was deferred by Members at the Plans Sub Committee held on 10th November 2010, without prejudice, in order to seek the removal of the front dormer and to reassess the basement parking, and for the application to be returned to List 2 of the committee agenda. Amended plans have been received involving the removal of the window within the front gable; the removal of a street-facing basement door. The previous report with corrections/clarifications is repeated below.

Proposal

- This proposal involves substantial alterations and enlargements to the existing bungalow.
- The existing structure will be slightly extended at ground floor level with extensions mainly added to the front and rear. The area beneath the existing dwelling will be partially excavated to provide a garage and cellar room at basement level which will be accessible from the front of the property.
- The first floor area will be rebuilt to provide greater living space, and a further bedroom and bathroom will be provided at second floor level within the proposed roof space.
- The proposed dwelling will rise to a maximum height of approximately 8.8m (as measured from the existing made up ground or paving level immediately

outside the front door of the existing property. The roof will incorporate gables to the front and rear with rear-facing windows.

Location

The site is located along the northern side of Shawfield Park – a wholly residential street – which comprises detached and semi detached dwellings many of which were built in the late Nineteenth Century and Inter-War period and are set in relatively large plots.

Comments from local residents

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

- the plot at No 21 was formerly part of the curtilage of No 23 and partitioned to accommodate a bungalow. Given its size it is unsuited to accommodate a large house
- a Covenant was issued for the benefit of No 23 at the time that the bungalow at No 21 was built to control enlargement
- this proposal will result in a huge enlargement and is little different from the scheme refused under ref. 11/01401
- the existing bungalow is suitable for the plot and is the type of dwelling in short supply in the Borough

Any further comments will be reported verbally at the meeting.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

Planning History

The application dwelling is of more recent construction to many of the houses in the street and was constructed in the 1960s on land which formerly comprised part of the residential curtilage of No 23. A single storey rear extension was approved under ref. 02/02352.

Under ref. 11/01401, a proposal involving the demolition of the existing dwelling and the erection of three storey four bedroom house with basement garage and room was refused on the following ground:

“The proposed dwelling would fail to comply with the Council’s minimum requirements for side space and would, by reason of its height, bulk and scale and proximity to flank boundaries appear as a cramped form of development in the street scene, harmful to the character and spatial standards of the area, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.”

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In comparison to the scheme refused under ref. 11/01401 a number of modifications have been introduced: these include a lowering of the overall ridge height by 0.35m; the loss of the left-hand gable (together with the chimney stack) and the formation of a hipped end; the lowering of the right-hand chimney stack; a reduction in the size of the basement area and loss of the associated lightwell; and an increase in the separation of the dwelling to the western flank boundary to 1.0m.

Whilst it is acknowledged that some effort has been made by the applicant to overcome the above ground of refusal, it is still considered that the scheme remains unacceptable with particular regard to its bulk and height, and that much more substantial changes to the design and bulk will need to be undertaken.

Whilst it boasts little architectural merit, the existing property is of relatively modest construction in terms of its scale and bulk and appears unobtrusive within the wider streetscene. The proposed replacement will result in a substantial increase in the scale and bulk of development on the site, being of two/three storey construction, and quite prominent within the streetscene. It is considered that these features will add significantly to the bulk of the proposed dwelling and result in an incongruous and cramped form of development at odds with surrounding development. This cramped appearance will be accentuated by the plot layout which is of relatively restricted width at the front. Although the proposal will retain a similar relationship to boundaries as the existing building, the proposed dwelling is of significantly greater bulk and scale, and would adversely affect the appearance of this part of the streetscene. Given the nature of the changes made to the scheme since this application was last considered by Members it is not considered that these are substantial enough to overturn the previous recommendation.

With regard to its impact on the amenities of neighbouring residents, no objection was raised by the Council in the case of the previous scheme and, given the similar layout and relationship between this proposal and the previous one no objection is raised on this point. Whilst the application site appears to be subject to a restrictive Covenant this constitutes a private legal matter between the affected residents and is not, as such, a material planning consideration.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01401 and 11/02366, excluding exempt information.

as amended by documents received on 16.12.2011

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would, by reason of its height, bulk and scale, constitute a cramped and incongruous form of development, harmful to the appearance of streetscene and the spatial standards of the area, thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

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