

SECTION '2' – Applications meriting special consideration

Application No : 11/02717/FULL1

Ward:
Plaistow And Sundridge

Address : Land Adjacent 139 Hillcrest Road
Bromley

OS Grid Ref: E: 540313 N: 171400

Applicant : Mr M Baxter

Objections : YES

Description of Development:

Detached two storey four bedroom dwelling with associated vehicular access and car parking to rear on land adjacent to 139 Hillcrest Road.

Proposal

The development proposed is for the construction of one detached two storey four bedroom dwelling with associated vehicular access and car parking to rear on land adjacent to 139 Hillcrest Road.

The vehicle access off Hillcrest Road currently provides access to the garages located at the rear of properties fronting Hillcrest Road and also provides vehicular access to the Thames Water reservoir land located towards the south. Three car parking spaces are proposed towards the rear of the new dwelling. During the course of the application revised plans were submitted to clarify the layout of the site and access to the existing public footpath which leads into Thornton Road and is located towards the rear of the proposed dwelling.

Location

The application site is located towards the southern end of Hillcrest Road and is bordered by predominantly terraced and semi detached dwellings located within Hillcrest Road and Thames Water Board land towards the south which consists of a covered reservoir with a gated vehicular access which is to be retained. There is an existing public footpath which has been established linking Hillcrest Road to the west with Thornton Road and this will remain in its present form.

Comments from Local Residents

Objections and a petition against the development have been received from local residents. The concerns raised can be summarised as follows:

- the proposed dwelling would result in a loss of privacy and amenity
- the proposed dwelling would result in loss of light

- the access and parking arrangements are totally unacceptable
- the design and appearance of the dwelling is out of character with the street scene and surroundings
- the development results in harm to highway and pedestrian safety with a narrow vehicle access being proposed and reducing the room for cars to access the garages to the rear of properties in Hillcrest Road

Comments from Consultees

With regards to drainage issues, the use of soakaways for surface water drainage would need to be approved by Building Control. The developer should ensure that if any discharge to a public sewer is proposed approval from Thames Water is obtained.

Thames Water raises no objections to the proposals provided access is retained to the reservoir.

In terms of Environmental Health considerations, informatives are suggested on any subsequent approval to ensure if any contamination is found on site during construction it is dealt with in the appropriate manner.

With regards to the standard of accommodation, no technical objections are raised.

With regards to Highway Planning issues, the amended plans indicate the correct position and layout of the existing footpath. As a result of this development the footpath would need strengthening and the kerbs adjusted to allow vehicles to drive over them. This may need to be the subject of a legal agreement. A detailed construction management plan would need to be submitted and agreed if the application is permitted. The parking provided does meet with the required car parking standards. The principle of the development is considered acceptable in highway terms subject to appropriate conditions on any approval to ensure satisfactory parking and highway drainage.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T18 Road Safety
- BE1 Design of New Development

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. 10/00155, planning permission was granted for one pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces. This development is now constructed and located towards the rear of the application site.

Conclusions

The main issues in this case are whether the current proposals would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook and whether they would be in keeping with the character and appearance of the area and street scene in general and result in an overdevelopment of the site.

In terms of the amenity of the local residents and spatial standards, the proposal maintains adequate distances between the surrounding properties and although some residents would experience a loss of view, this is not a planning consideration.

PPS3 'Housing' seeks more efficient use of land whilst at the same time not compromising the quality of the environment. The application is clearly a case that needs to be assessed in the light of this guidance.

It is considered that the proposed dwelling would sit uncomfortably at the end of Hillcrest Road which is made up of predominantly rows of terraced properties located on similar sized plots with similar footprints. The proposed dwelling would be poorly related to the pattern of existing development in Hillcrest Road and appear out of keeping with the street scene.

On balance, the proposal is considered to be contrary to Policies BE1 and H7 as the design and layout fails to complement the scale, form and materials of adjacent buildings.

Members may agree that, on balance the principle of development in the manner proposed would provide an unacceptable form of development, harmful to the character and appearance of the area and street scene in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/0155 and 11/02717, excluding exempt information.

as amended by documents received on 22.11.2011

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The development of this open site at the end of Hillcrest Road would be out of character with the style and pattern of existing development and would introduce a discordant feature into the frontage detrimental to the appearance of the street scene in general contrary to Policies BE1 and H7 of the Unitary Development Plan.

Application:11/02717/FULL1

Address: Land Adjacent 139 Hillcrest Road Bromley

Proposal: Detached two storey four bedroom dwelling with associated vehicular access and car parking to rear on land adjacent to 139 Hillcrest Road.

