

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

Application No : 11/03395/EXTEND

Ward:
Bickley

Address : 138 Blackbrook Lane Bickley Bromley
BR1 2HP

OS Grid Ref: E: 543127 N: 168828

Applicant : P.D.L Homes Ltd

Objections : NO

Description of Development:

Extension of time limit for implementation of permission reference 08/04021 granted for demolition of existing house and erection of 2 four bedroom and 1 three bedroom detached houses with accommodation in roof space/integral garages/car parking spaces and refuse store with associated vehicular access road (Revisions to permission ref. 07/03960 allowed on appeal to provide turning bay, (amendments to footprint of Plot 3 and elevational alterations)

Key designations:

Local Distributor Roads

Proposal

Permission was granted on appeal for the erection of 3 detached houses (ref. 07/03960) on this site in June 2008, and a subsequent permission was granted for amendments to this scheme in 2009 (ref. 08/04021). It encompassed the following main changes to the appeal scheme:

- amendments to the footprint of the dwelling on Plot 3 (adjacent to the railway line)
- a turning bay to be provided opposite Plot 2
- amendments to the internal layouts of the dwellings requiring minor elevational changes.

The current application is for a renewal of permission ref. 08/04021.

Location

This site is located on the eastern side of Blackbrook Lane, and is bounded to the north by the railway line and to the south by the access road to the newly built development at Sycamore Place. It is occupied by a large detached dwelling set within spacious grounds.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No objections were raised to the proposals from a highways point of view.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
H7 Housing Density & Design
T3 Parking

The application has been called in by a Ward Member.

Planning History

Permission was granted on appeal for the erection of 4 terraced houses (ref. 07/02273), and 3 detached houses (ref. 07/03960) on this site in June 2008.

A further extension of time was granted in July 2011 (ref.11/01425) for the implementation of the permitted scheme for 4 terraced houses (ref. 07/02273) which is still extant.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the surrounding area and the impact that it would have on the amenities of the occupants of nearby residential properties. Both of these issues were considered at the previous appeal when the Inspector found the quantity and scale of development to be acceptable.

The adjacent development at Sycamore Place has now been completed, and the driveway is in place.

The proposals are to renew a permission granted in 2009, and bearing in mind that permission has recently been renewed for the erection of 4 terraced houses on this site, it is considered that there have been no material changes in council or government policy relating to the current proposals for 3 detached dwellings which would now warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02273, 07/03960, 08/04021, 11/01425 and 11/03395, 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 | 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'n'l surfaces) | | |
| | ACC01R | Reason C01 | | |
| 9 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 10 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 11 | ACH04 | Size of parking bays/garages | | |
| | ACH04R | Reason H04 | | |
| 12 | ACH05 | Size of garage | | |
| | ACH05R | Reason H05 | | |
| 13 | ACH06 | Parking space in front of garage | | |
| | ACH06R | Reason H06 | | |
| 14 | ACH10 | Provision of sight line (3 inserts) | 18m x 2m x 18m | the |
| | | junction of the site access with the shared access | 1m | |
| | ACH10R | Reason H10 | | |
| 15 | ACH10 | Provision of sight line (3 inserts) | 59m x 2.4m x 59m | the |
| | | junction of the access road with Blackbrook Lane | 1m | |
| | ACH10R | Reason H10 | | |
| 16 | ACH16 | Hardstanding for wash-down facilities | | |
| | ACH16R | Reason H16 | | |
| 17 | ACH17 | Materials for estate road | | |
| | ACH17R | Reason H17 | | |
| 18 | ACH18 | Refuse storage - no details submitted | | |
| | ACH18R | Reason H18 | | |
| 19 | ACH22 | Bicycle Parking | | |
| | ACH22R | Reason H22 | | |
| 20 | ACH23 | Lighting scheme for access/parking | | |
| | ACH23R | Reason H23 | | |
| 21 | ACH27 | Arrangements for construction period | | |
| | ACH27R | Reason H27 | | |
| 22 | ACK05 | Slab levels - no details submitted | | |
| | ACK05R | K05 reason | | |

- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no extensions or roof extensions shall be made to any dwelling hereby permitted.
ACI03R Reason I03
- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no dormer windows shall be added to any dwelling hereby permitted; no second floor windows shall be inserted in the east elevations of the dwellings on plots 1 and 2; and no first floor window shall be inserted in the south elevation of the dwelling on plot 1.
ACI12R I12 reason (1 insert) BE1
- 25 The windows to the first floor en-suite bathrooms of the dwellings on plots 1 and 2, shall be fitted with obscure glazing and retained in that condition.
ACI12R I12 reason (1 insert) BE1

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
- H7 Housing Density and Design
- T3 Parking

The development is considered to be satisfactory in relation to the following:

- (a) the visual impact on the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the character of the development in the surrounding area

and having regard to all other matters raised, including neighbours concerns.

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