

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03300/OUT

**Ward:**  
**Bickley**

**Address :** 15 Bickley Road Bickley Bromley BR1  
2ND

**OS Grid Ref:** E: 542047 N: 169055

**Applicant :** Mr Nigel Styles

**Objections :** NO

**Description of Development:**

Two/three storey block comprising 7 two/three bedroom flats and 2 two storey five bedroom dwellings with associated car parking, cycle and bin stores and access onto Bickley Road OUTLINE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
Tree Preservation Order

**Proposal**

- This application has been submitted in outline form with only layout and means of access to be considered at this stage, however, floorplans and elevational plans have also been submitted for illustrative purposes only
- It is proposed to erect a block of 7 flats towards the front of this site, with 2 detached dwellings provided to the rear, accessed via a new side access road adjacent to No.13
- Parking for the flats would be provided at the front of the site including a covered parking area, while the detached houses would each have a double garage
- The existing vehicular access from Bickley Road would be stopped up and a more centrally located access provided
- Two of the ground floor flats would have a private garden, while the other flats would share a rear communal garden
- Front and rear balconies to the flats are shown on the illustrative plans at first and second floor levels, along with 2 enclosed roof terraces
- Refuse and cycle stores are shown towards the front of the site.

**Location**

This site measures 0.38ha and was previously occupied by a large detached dwelling which was demolished in approximately 2005. The site is bounded to the north-west by a large detached dwelling at No.13, a locally listed building which is currently being extended, and to the south-east by a detached dwelling at No.17 which is Statutorily Listed. It borders No.12 Heath Park Drive to the south, and a newly built dwelling known as No.2 Baylis Place now occupies part of the rear garden of No.17 adjacent, planning permission having been granted on appeal in 2009.

Two oak trees at the front of the site are covered by a Tree Preservation Order.

### **Comments from Local Residents**

No third party representations have been received to date.

### **Comments from Consultees**

The Council's highway engineer comments that the relocated vehicular access has previously been approved under an earlier scheme for a block of 12 flats, and therefore, the principle has been established, although the final design would still need to be approved by the Council. No objections are raised to the number of parking spaces provided for the development, although the spaces would not be large enough to be used for garages, and any supports for the covered parking areas should not impede turning from the spaces.

With regard to crime prevention measures, concerns are raised that the car parking spaces provided at the front of the site would not have any surveillance from active rooms in the flats which are located to the rear, and that the covered spaces would limit passing surveillance further. It is recommended that some active rooms are provided at the front of the block of flats, and that open parking or garages are provided rather than covered spaces. Alternatively, the parking area in front of the flats could be secured with restricted access to residents only.

No objections are raised to the refuse storage provision, so long as the 2 detached dwellings also use the bin store at the front of the site.

With regard to environmental health issues, the site is located close to a former landfill site, and as such, a condition requiring a contaminated land soil survey to be submitted is suggested.

No objections are raised to the proposals by Thames Water.

### **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

## **Planning History**

Outline permission was refused in 2005 (ref. 04/04555) for the erection of a three storey block comprising 12 two bedroom flats on grounds relating to the overdevelopment of the site, the detrimental impact on adjacent listed and locally listed buildings, and the inadequate means of access. However, the proposals were allowed on appeal in October 2005, and the reserved matters were approved in 2009 (ref.08/03691). Foundations were laid in accordance with ref. 08/03691, and this permission is therefore extant.

Two earlier outline schemes were refused in 1986 (ref. 85/02865) and 1998 (ref. 98/00387) for the erection of two detached dwellings and a single dwelling respectively within the rear garden of No.15. An appeal against the refusal of a single detached dwelling (ref. 98/00387) was dismissed in 1998.

## **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of the surrounding area, including the effect on the adjacent listed and locally listed buildings, on the amenities of nearby residents, and on the retention of important trees on the site.

The provision of a block of flats on the front of this site has already been established with the granting on appeal of an outline scheme for a similar sized block containing 12 smaller flats, compared with the 7 larger flats now proposed. The previous scheme proposed open parking at the front with a more centralised access (as opposed to a mix of open and covered frontage parking in the current case), while the whole of the rear garden was to be used as a communal amenity area for the flats.

The structure providing covered parking would be immediately adjacent to the frontage of the site and in view of its impact/prominent location, the applicant has been asked to confirm whether this element can be deleted from the proposal.

The current scheme now proposes the addition of two detached dwellings within the rear garden area of the site, thus reducing the size of the communal amenity area for the flats, along with a side access road which would run along part of the side boundary with No.13. Proposals for dwellings in this rear garden area were previously refused in the 1980s and 1990s as such backland development was considered to be out of character with the surrounding area and harmful to residential amenity. However, permissions were subsequently granted for new dwellings to the rear of Nos.17 and 19 Bickley Road which have similar relationships with their respective host dwellings and with properties to the rear in Heath Park Drive, and share a side access drive.

The application site has a longer rear garden area, and could adequately accommodate two detached dwellings in the slightly staggered positions shown on the submitted site plan, which would align with the adjacent dwellings recently built

at Nos.1 and 2 Baylis Place, and would maintain good separations to the side boundaries and to the rear boundary with No.12 Heath Park Drive, providing adequate rear garden areas for future occupiers. The reduced size of the rear communal area for the flats is still considered to be adequate given the reduced number of flats now proposed, and the provision of private gardens to some of the flats.

Given the size of the site and the relationship with adjoining developments, the proposals are not considered to appear cramped nor out of character with the surrounding area, and would not have a detrimental impact on the setting of the adjacent statutory and locally listed buildings.

In terms of the impact on neighbouring properties, the proposed block of flats would be set back approximately 5.6m from the north-western flank boundary with No.13, and the side access road would run adjacent to the boundary with this property for approximately 20m, however, given that it would serve only two additional dwellings, as with the new access road which serves Nos.1 and 2 Baylis Place, the proposals are considered to be acceptable in this respect.

The proposed block of flats would have a similar separation to No.17 as the permitted scheme, with a greater setback provided towards the rear, therefore, the proposals are not considered to adversely impact on the amenities of the occupiers of the adjacent property.

The proposed dwelling to the rear on Plot A would lie adjacent to No.2 Baylis Place but would be set at a lower level and would maintain a separation of 3.2m to the side boundary. The illustrative elevations show that no first floor flank windows are proposed to face this property, and no windows in the flank elevation of No.2 Baylis Place would be unduly affected.

No.12 Heath Park Drive is situated to the rear of the proposed dwellings, and the nearest dwelling would be set back 20m from the side elevation of this property, with good screening provided along this boundary.

The proposals are not, therefore, considered to have a detrimental impact on the amenities of adjoining residents.

The two protected oak trees at the front of the site are shown to be retained, although the tree closest to the proposed new access (T.2) has decay fungi present. Both trees would be affected by new hard surfacing, however, the tree report submitted recommends a no-dig method of construction to ensure that the trees could be retained safely which is considered acceptable. No other significant trees would be affected.

Background papers referred to during production of this report comprise all correspondence on files refs. 85/02865, 98/00387, 04/04555, 08/03691 and 11/03300, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |   |             |
|----|--------|---|-------------|
| 1  | ACA02  | Details req. pursuant outline permission                  | appearance, |
|    |        | landscaping and scale                                     |             |
|    | ACA02R | Reason A02  |             |
| 2  | ACA03  | Compliance with landscaping details                       | 1           |
|    | ACA03R | Reason A03  |             |
| 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  | ACB16  | Trees - no excavation                                     |             |
|    | ACB16R | Reason B16  |             |
| 9  | ACC01  | Satisfactory materials (ext'nl surfaces)                  |             |
|    | ACC01R | Reason C01  |             |
| 10 | ACD02  | Surface water drainage - no det. submitt                  |             |
|    | ADD02R | Reason D02  |             |
| 11 | ACD04  | Foul water drainage - no details submitt                  |             |
|    | ADD04R | Reason D04  |             |
| 12 | ACH02  | Satisfactory parking - no details submit                  |             |
|    | ACH02R | Reason H02  |             |
| 13 | ACH04  | Size of parking bays/garages                              |             |
|    | ACH04R | Reason H04  |             |
| 14 | ACH05  | Size of garage  |             |
|    | ACH05R | Reason H05  |             |
| 15 | ACH16  | Hardstanding for wash-down facilities                     |             |
|    | ACH16R | Reason H16  |             |
| 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 | ACH24  | Stopping up of access                                     |             |
|    | ACH24R | Reason H24  |             |
| 20 | ACH27  | Arrangements for construction period                      |             |
|    | ACH27R | Reason H27  |             |
| 21 | ACH32  | Highway Drainage  |             |
|    | ADH32R | Reason H32  |             |
| 22 | ACI02  | Rest of "pd" Rights - Class A, B,C and E                  |             |
|    | ACI03R | Reason I03  |             |
| 23 | ACI12  | Obscure glazing (1 insert) in the flank elevations of the |             |
|    |        | block of flats  |             |
|    | ACI12R | I12 reason (1 insert) BE1                                 |             |

24	ACI21	Secured By Design
	ACI21R	I21 reason
25	ACI24	Details of means of screening-balconies
	ACI24R	Reason I24R
26	ACK05	Slab levels - no details submitted
	ACK05R	K05 reason
27	ACK09	Soil survey - contaminated land
	ACK09R	K09 reason

**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
- NE7 Development and Trees

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
- (d) the impact on important trees on the site
- (e) the impact on the setting of the statutory and locally listed buildings

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

**INFORMATIVE(S)**

- 1 RDI16 Contact Highways re. crossover

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