

SECTION '2' – Applications meriting special consideration

Application No : 11/03468/FULL1

Ward:
**Bromley Common And
Keston**

Address : Courtways Holwood Park Avenue
Orpington BR6 8NG

OS Grid Ref: E: 542845 N: 164642

Applicant : Mr And Mrs D Caulfield

Objections : YES

Description of Development:

Demolition of existing dwelling house and garage and erection of a two storey seven bedroom house with accommodation in roofspace, integral garage and re-siting of outside swimming pool

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation

Proposal

Planning permission is sought for:

- the demolition of the existing dwelling
- the replacement with a two storey house with accommodation within roofspace
- seven bedrooms each with dressing room and ensuite facilities
- integral double garage
- replacement outdoor swimming pool

An application Conservation Area Consent to demolish the building is also on the Plans-Sub Committee agenda under ref.11/03725/CAC.

Location

The site is located within the Keston Park Conservation Area with the property sited towards the end of Holwood Park Avenue. The application site at present comprises a large detached two storey house with a single storey link extension to a double storey garage. The existing building is an attractive Arts and Crafts house

with some well executed detailing such the herring bone brickwork on the projecting bay.

Comments from Local Residents

Nearby owners and occupiers were consulted on the application and the following comments have been received:

- demolition of existing house should be refused as Courtways makes a positive contribution to the Conservation Area
- loss of property would be detrimental to the Keston Park
- one of the few remaining properties worthy of preservation

Any further comments will be reported verbally at the meeting.

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) have not provided comments regarding the application.

No objections have been received from the Council's Highways engineer.

From a Heritage point of view the existing building is considered to make a positive contribution to the conservation area.

Planning Considerations

In considering the application the main policies are H1, H7, H9, BE1, BE11, BE12, BE14, T3 and T18 of the Unitary Development Plan. These concern the housing supply and design of new housing/new development; conservation areas; the demolition in conservation areas; trees in conservation areas; the provision of adequate car parking 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 BE12 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties. Policy BE11 refers to development within conservation areas and includes requirements to preserve or enhance the area through new developments that will respect or complement the layout, scale, form and materials of existing building and spaces. Policy BE1 clearly states that the demolition of an unlisted building in a conservation area that makes a positive contribution to its character or appearance will not be permitted unless the following can be demonstrated:

- (i) there is clear and convincing evidence that reasonable efforts have been made to continue to the present use or to find a viable use for the building

- and these efforts have failed and it is demonstrated the preservation of the building as part of the scheme or in some form of charitable or community ownership is not possible or suitable; or
- (ii) the costs of repairs or maintenance of the building cannot be justified against its importance or the value derived from its retention, provided that the building has not been deliberately neglected; or
 - (iii) there will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition.

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

The planning history of the site can be summarised as follows:

- 09/01989- planning permission was granted for part one/ two storey front and rear extensions/side in-fill extension with roof alterations to include front and rear dormers and rear balconies. This application was permitted following the refusal of a previous application under ref. 09/00042.
- 92/02496- planning permission granted for single storey rear extensions
- 92/01838 and 92/01050- planning permission refused and dismissed on appeal for single storey side and rear extensions
- 85/00082- planning permission granted to replace flat roof with pitched roof

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 conservation area, and on the amenities of neighbouring residential properties, having particular regard to the density, layout and design of the proposed scheme. Careful consideration must also be given to the loss of the building within Keston Park Conservation Area.

The proposed dwelling will largely occupy a similar footprint to the existing building, although the proposed dwelling would have a larger depth. Although the footprint is comparable, the size and bulk of the proposed replacement is substantially larger than the existing house. The proposed property, whilst maintaining a pitched roof design, would also have a section of flat roof along the ridge when viewed from the

flank. The Agent makes reference to the design and use of materials in that they are proposed to be a similar style to the existing house.

Whilst it is not considered that the proposed dwelling in itself is of poor design or of an overbearing scale, Members will note that there are strong objections against the loss of the existing building. It is considered that the existing building makes a positive contribution to the Keston Park Conservation Area and its loss would be regrettable. Although the replacement would be of a similar style, in conservation terms Members will note that this is not best practice as it would not have the authenticity or integrity of the original property. On this basis, it is recommended that both applications be resisted and consequently request that Members refuse the demolition of the existing house and its proposed replacement

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03468 excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The existing dwelling makes a positive contribution to the character and appearance of the Keston Park Conservation Area, and the replacement of this building would be harmful to the character and appearance of the Conservation Area, contrary to Policies BE11 and BE12 of the Unitary Development Plan.

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