

SECTION '2' – Applications meriting special consideration

Application No : 11/03590/FULL1

Ward:
Darwin

Address : Orwell Blackness Lane Keston BR2 6HL

OS Grid Ref: E: 541551 N: 162904

Applicant : Mr Hazel

Objections : NO

Description of Development:

Demolition of existing dwelling and store building and erection of a detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt

Proposal

It is proposed to demolish the existing bungalow and detached store building and construct a replacement single storey dwelling which would be in the form of two wings connected by an entrance hall.

The existing vehicular access to the site on the southern part of the frontage would be closed off and a new access created further to the north leading to a frontage parking area for 2 vehicles.

Location

This detached bungalow is located on the western side of Blackness Lane within the Green Belt, and occupies a site area of 0.09ha. The bungalow has an L-shape, with an additional flat-roofed structure to the rear and a lean-to which may be additions, although no information has been submitted as to when they were built. A detached shed lies to the rear of the dwelling which appears to be 5m from the lean-to structure.

The site is bounded to the north by the rear gardens of Nos.4 and 5 Orchard Place, which are part two/three storey detached dwellings built on part of the former Keston Fruit Farm, and to the south by an access road.

Comments from Local Residents

No letters of objection have been received in relation to the application.

Comments from Consultees

The Council's highway engineer comments that the site access would have substandard visibility, but given that the scheme comprises a replacement dwelling, it is unlikely to generate significantly more trips than the existing dwelling, therefore, no objections are raised.

Drainage comments suggest that a standard condition be imposed requiring details of surface water drainage to be submitted, while Thames Water raise no objections.

Any comments received with regard to the impact of the proposals on trees within or immediately adjacent to the site will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

Planning History

Planning permission was granted in 2008 (ref. 08/03233) for the demolition of the existing bungalow and the erection of a replacement 3 bedroom bungalow, but this was not implemented and has now lapsed.

Permission was later refused in 2009 (ref. 09/01815) for the demolition of the existing bungalow and the erection of a detached single storey building to be used as a religious meeting hall (Class D1) on grounds relating to inappropriate development in the Green Belt and unacceptable increase in vehicle movements which would be detrimental to road safety.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be

considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

The existing dwelling has a floor area of 107.5sq.m. while the outbuilding to be removed (and which lies within 5m of the dwelling) measures 14sq.m., giving a total of 121.5sq.m. The proposed dwelling would have a floor area of 136.1sq.m., which is an increase in floor area of 14.6sq.m., and equates to a 12% increase.

The replacement dwelling previously permitted under ref.08/03233 resulted in a floor area of 118.4sq.m. which equated to an increase of 10% (as the existing outbuilding was not included within the calculations), while the current proposals would only marginally increase the floor area. The proposed dwelling would have a lower roofline and less bulky appearance than the dwelling previously permitted, and it has been designed in terms of its layout and use of traditional materials to give the appearance of traditional farm buildings, and as such, would limit its impact on the open and rural nature of the site.

It is considered, therefore, that the proposals would result in an acceptable form of redevelopment which would protect the open and rural nature of the site along with the visual amenities of the surrounding area.

With regard to the impact on neighbouring properties, the replacement dwelling would be sited closer to the boundaries with Nos.4 and 5 Orchard Place than the existing dwelling (1.8m rather than 6m), however, it would remain single storey only and the roof would slope away from the boundaries. Furthermore, the permitted dwelling maintained only a 1.5m separation at this point. Side windows are mostly confined to the southern elevation adjacent to the access road, and the proposals are not, therefore, considered to be harmful to the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03233, 09/01815 and 11/03590, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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| 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'nl 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	ACH09	Restriction on height to front and flank		
	ACH09R	Reason H09		
12	ACH24	Stopping up of access		
	ACH24R	Reason H24		
13	ACH29	Construction Management Plan		
	ACH29R	Reason H29		
14	ACH32	Highway Drainage		
	ADH32R	Reason H32		
15	ACI02	Rest of "pd" Rights - Class A, B,C and E		
	ACI03R	Reason I03		
16	ACI17	No additional windows (2 inserts) northern flank northern wing of the dwelling		
	ACI17R	I17 reason (1 insert) BE1		
17	ACK02	No mezz floor/roof space accom (1in) to provide habitable accommodation	a mezzanine floor	
	ACK02R	K02 reason (1 insert)		
18	ACK04	Demolition of existing building (see D10)		
	ACK04R	K04 reason		
19	ACK06	Slab levels - compliance		
	ACK06R	K06 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
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

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

- (a) the character and appearance of the development within the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on the open nature of the Green Belt

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

INFORMATIVE(S)

1 RDI16 Contact highways re. crossover

Application:11/03590/FULL1

Address: Orwell Blackness Lane Keston BR2 6HL

Proposal: Demolition of existing dwelling and store building and erection of a detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.

