

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03858/FULL1

**Ward:**  
**Bickley**

**Address :** Shadycombe Chislehurst Road  
Chislehurst BR7 5LE

**OS Grid Ref:** E: 542835 N: 169674

**Applicant :** Mr J McKeown

**Objections :** YES

**Description of Development:**

Detached two storey 5 bedroom dwelling with integral double garage on land adjacent to Shadycombe.

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads

**Proposal**

It is proposed to construct a detached two storey 5 bedroom dwelling on land comprising the side garden of Shadycombe, which would involve the removal of three outbuildings within the site. The dwelling would have an integral double garage, and would utilise one of the two existing vehicular accesses serving Shadycombe.

**Location**

Shadycombe is a large detached property located on the corner of Chislehurst Road and Tudor Close, and currently occupies a site of approximately 0.28ha. It lies within Bickley Area of Special Residential Character, and fronts Chislehurst Road which is a local distributor road.

The application site, which comprises the subdivided eastern part of the garden of Shadycombe, would cover an area of 0.11ha, and would have a site frontage of 22m, and a depth of 60m. The site slopes down towards the rear, and some re-grading of the land levels would be carried out at the site of the new dwelling.

Chislehurst Road also slopes down from west to east so that Shadycombe is currently at a higher level than Milhurst to the east.

### **Comments from Local Residents**

Letters have been received from nearby residents who do not raise objections in principle to the proposals so long as there would be no further building within the rear garden of either Shadycombe or the proposed dwelling, and that no further trees would be lost.

A letter of support has also been received from a nearby resident who considers that the proposals would improve the appearance of the area, and provide increased security for the neighbouring properties.

### **Comments from Consultees**

The Council's highway engineer considers that the proposals would provide adequate parking and means of access for both the proposed and host dwellings.

No technical objections are raised from a drainage or waste point of view, and Thames Water does not raise any concerns.

Environmental Health recommend informatives regarding the Control of Pollution Act and any site contamination found during construction works.

### **Planning Considerations**

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

- H7 Housing Density and Design
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

No significant trees would be directly affected by the proposals.

### **Conclusions**

The main issues in this case are the principle of developing garden land in view of the recent changes to the Government's Planning Policy Statement 3 (Housing), and the impact of the proposals on the character and appearance of Bickley Area of Special Residential Character, and on the amenities of nearby residents.

PPS3 was updated in 2010 by removing the presumption in favour of the development of garden land as it was no longer defined as previously developed land. However, in itself, this does not necessarily preclude the development of such land, but requires any proposals to respect the character and residential amenity of the surrounding area.

The site is located within Bickley Area of Special Residential Character, and its character is described in the UDP as "...essentially that of spacious inter-war residential development, with large houses in substantial plots...". Any new development should therefore respect this character.

The proposed dwelling would have a similar sized plot frontage and depth as Milhurst to the east, and the remaining plot of Shadycombe to the west, but its height would be slightly greater than the adjacent dwellings (by approximately 0.5m). The dwelling would maintain separations to the side boundaries of 1.8m to the west, and between 2.4m-3.4m to the east, and would contain a catslide roof on its eastern side adjacent to Milhurst (which is set at a lower level) in order to maintain a subservient appearance.

Although the more recent development at Oakhurst Close to the rear is of a higher density, the part of Bickley ASRC which fronts Chislehurst Road is of a more spacious appearance, and Members will need to carefully consider whether the proposed development would close the gap between Shabycombe and Milhurst to an unacceptable degree such that the spatial standards of the surrounding area are compromised, or whether the sensitive design and siting of the proposed dwelling would help to ameliorate the impact.

With regard to the impact on neighbouring properties, the dwelling would be stepped generally in line with the adjacent properties, with the rearmost part of the dwelling single storey only. First floor windows proposed in the flank elevations would serve bathrooms and could be conditioned to be obscure glazed. Milhurst to the east has a deep single storey extension close to the boundary with the application site, and any impact on the outlook from this property would thus be limited.

Properties to the rear in Oakhurst Close are situated some distance away, with some tree screening in between, and the proposals are not considered to have a detrimental effect on the amenities of the occupiers of those properties.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03858, excluding exempt information.

as amended by documents received on 31.01.2012 07.03.2012

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |                 |  |
|---|-----------------|--|
| 0 | D00002          | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |
| 2 | ACA04<br>ACA04R | Landscaping Scheme - full app no details<br>Reason A04                                     |
| 3 | ACA07<br>ACA07R | Boundary enclosure - no detail submitted<br>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	ACH03	Satisfactory parking - full application	
	ACH03R	Reason H03	
13	ACH16	Hardstanding for wash-down facilities	
	ACH16R	Reason H16	
14	ACH32	Highway Drainage	
	ADH32R	Reason H32	
15	ACI12	Obscure glazing (1 insert) at first floor level in the flank elevations of the dwelling	
	ACI12R	I12 reason (1 insert) BE1	
16	ACI17	No additional windows (2 inserts) first floor flank dwelling	
	ACI17R	I17 reason (1 insert) BE1	
17	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:

- H7 Housing Density and Design
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

- (a) the visual impact in the street scene
- (b) the impact on the Area of Special Residential Character
- (c) the impact on the amenities of the occupiers of nearby residential properties
- (d) the relationship of the development to trees

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

INFORMATIVE(S)

- 1 RDI16 Consult highways re. crossover
- D00003 If Members are minded to refuse planning permission the following grounds are suggested:
  - 1 The erection of a dwelling on this open garden land constitutes an unsatisfactory sub-division of the existing plot and would be harmful to the character and visual amenities of the Bickley Area of Special Residential Character, thereby contrary to Policies H7, H10 and BE1 of the Unitary Development Plan.

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