

SECTION '2' – Applications meriting special consideration

**Application No :** 12/00162/FULL1

**Ward:**  
**Petts Wood And Knoll**

**Address :** Johnson Court 143B Chislehurst Road  
Orpington BR6 0DS

**OS Grid Ref:** E: 545406 N: 167102

**Applicant :** A2 Dominion Housing Group Ltd

**Objections :** YES

**Description of Development:**

Two storey four bedroom detached house (including basement accommodation) with 2 car parking spaces and associated landscaping

Key designations:

Area of Outstanding Natural Beauty  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads

**Proposal**

This proposal is for a two storey four bedroom detached house (including basement accommodation) with 2 car parking spaces and associated landscaping. The application site is located to the south Chislehurst Road and work is currently underway on the site to implement planning permission 11/00193 to provide 8 one bedroom flats and detached dwelling. This earlier application established the principle if a dwelling in this position. The current application includes a basement which has been omitted from the earlier permission.

**Location**

Adjacent to the property is Hollybank Centre at 143 Chislehurst Road provides respite care for children with disabilities. There are detached two storey residential dwellings to the south and east of the site. The wooded area to the rear lies within the Petts Wood Area of Special Residential Character (ASRC).

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and the following representations were received:

- potential impact on trees at the site. No drawings showing trees on site.
- proposal would involve using the entire site in order to make a profit.
- very busy with vehicles going into and out of the access road when the flats and house are occupied.
- concerns plans were not available to view online (plans were available to view online as of 28.02.12)

### **Comments from Consultees**

The Council's Highways Division were consulted who stated the highway aspects of the application are the same as the previous applications. There are 2 parking spaces provided for the house. They are close to the junction of the access and Chislehurst Road but given the access road is likely to be very lightly trafficked any manoeuvring in and out of the spaces is unlikely to cause any delays. It is not clear whether the widened footway is to be offered for adoption and that needs to be clarified. The agent has confirmed in writing that the footway is not intended to be adopted by the Council, which satisfies the Highways Engineers concerns. As such no objections were raised to the application subject to the previous conditions being applied.

No objections were raised by Thames Water in relation to sewerage or water infrastructure.

The Council's Highways Drainage Division stated the site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water. No objections are raised subject to conditions.

The Council's Waste Advisors were consulted who stated refuse and recycling are to be left at edge of curb on day of collection.

### **Planning Considerations**

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

- BE7 Railings, Boundary Walls and other Means of Enclosure
- BE1 Design
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Sidespace
- G6 Land Adjoining Green Belt or Metropolitan Open Land
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

- Supplementary Planning Guidance (SPG) 1 General Design Principles
- Supplementary Planning Guidance (SPG) 2 Residential Design Guidance
- PPS1 – Delivering Sustainable Development
- PPS3 – Housing
- 5.11 London Plan
- 5.12 London Plan

## **Planning History**

Planning permission was refused in August 2010 for the demolition of The Bungalow and Johnson Court and erection of 3 two storey blocks comprising 10 one bedroom and 6 two bedroom flats with relocation of vehicular access/ access drive and 10 car parking spaces (ref. 10/00378).

Planning permission was recently granted under planning ref: 11/00193 for the demolition of The Bungalow and Johnson Court and erection of two storey block comprising 8 one bedroom flats and detached dwelling (this element of the proposal was an outline permission), with relocation of vehicular access/ access drive and 4 car parking spaces which was a part outline application.

In 2011 under planning ref. 11/02786, a details pursuant application was approved for part details of development permitted under ref. 11/00193 comprising appearance, layout, scale, boundary enclosures, refuse/ recycling storage, landscaping and bicycle storage of detached four bedroom house with 2 car parking spaces.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposal is for a two storey four bedroom detached house (including basement accommodation) with 2 car parking spaces and associated landscaping. The application was originally granted in outline form (planning ref. 11/00193) by Members at Committee on 17.03.11. The details pursuant application (planning ref. 11/02786) was granted on 13.01.12. The current application is almost identical to that previously permitted; however, it now includes a lower ground floor.

The flank elevation of the new dwelling facing 143 would abut the south western curtilage thus providing no side space. However, importantly given that there is an access way between the proposed new property and the existing property at No. 143, the overall separation between the two properties would be some 5.7m. Thus, no terracing effect would occur, and the overall aims of Policy H9 would be satisfied. Furthermore, given that the previous permission has already established the position of the footprint of the proposed new dwelling, it is not considered to be reasonable to refuse permission on this basis.

In terms of the new basement, given the orientation of the plot and relationship with adjoining properties it is not anticipated it would impact significantly on the residential amenities of the neighbouring properties, the lower ground floor level

would not be visible in the streetscene and as such the impact on the character of the area is anticipated to be minimal.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00162, 11/00193 and 11/02786, excluding exempt information.

As amended by documents received on 15.03.12

### **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 ACC01 Satisfactory materials (ext'nl surfaces)  
ACC01R Reason C01
- 5 ACC03 Details of windows  
ACC03R Reason C03
- 6 ACD06 Sustainable drainage system (SuDS)  
ADD06R Reason D06
- 7 ACH03 Satisfactory parking - full application  
ACH03R Reason H03
- 8 ACH10 Provision of sight line (3 inserts) the access 43m x 2.4m  
x 43m 1m  
ACH10R Reason H10
- 9 ACH16 Hardstanding for wash-down facilities  
ACH16R Reason H16
- 10 ACH18 Refuse storage - no details submitted  
ACH18R Reason H18
- 11 ACH22 Bicycle Parking  
ACH22R Reason H22
- 12 ACH23 Lighting scheme for access/parking  
ACH23R Reason H23
- 13 ACH24 Stopping up of access  
ACH24R Reason H24
- 14 ACH29 Construction Management Plan  
ACH29R Reason H29
- 15 ACH32 Highway Drainage  
ADH32R Reason H32
- 16ACK01 Compliance with submitted plan

**Reason:** In the interests of the visual amenities of the area and the residential amenities of the adjoining properties, in line with Policy BE1 of the Unitary Development Plan.

- 17 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 18 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- T3 Parking
- T7 Cyclists
- T18 Road Safety
- H7 Housing Density and Design
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other Means of Enclosure
- NE7 Development and Trees.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 If during works on site suspected contamination is encountered, the Environmental Health Officer should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for approval in writing by or on its behalf.
- 3 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

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