

Application No : 09/03611/FULL1

Ward:
Bickley

Address : 1 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542075 N: 169928

Applicant : Mrs L Buchanan

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of a detached two storey dwelling with accommodation in the roof space and attached garage.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application proposes the demolition of the existing bungalow and erection of a replacement two storey dwelling with accommodation in the roof space and attached garage. The details of the proposal are summarised below:

- the replacement dwelling would appear two storey when viewed from the road, however due to the sloping nature of the site towards the rear, the rear part of the dwelling follows the contours of the land and will include a lower ground floor level,
- the proposed dwelling would provide a footprint of approx. 194 sq.m compared to the existing dwelling at approx. 183 sq.m. and would be similarly positioned within the plot,
- the proposed dwelling would not extend as deep at the rear as the existing house, but would extend further forward at the front and be brought closer to the flank boundary with Mavelstone Road,
- the house will be set back between approx. 9.9m – 10.15m from Mavelstone Close
- a minimum side space of approx.1.m (measured from the rear of the single storey garage) and a minimum separation between the two storey element of the proposal (at the rear) to the flank boundary with No.2 of approx. 3.6m will be retained (when scaled from the submitted drawings).
- the submitted plans show a separation of between approx. 6.6m (at the rear) and 5.69m (to the front (excluding the flank bay feature) between the dwelling and the flank boundary with Mavelstone Road,

- flank windows (facing No.2) are proposed to the lower ground floor habitable rooms within the new dwelling, although these will be obscured from view by the existing flank boundary fencing. Two upper floor windows on this flank are also proposed which would be obscure glazed to an en-suite and bathroom and high - level rooflights are also proposed to a play room.
- 4 car parking spaces can be accommodated on the site including a part integral/attached double garage,
- the replacement dwelling is of traditional appearance including a hipped roof design and tile hanging to the elevations.

Location

The application site comprises a bungalow on a corner site at the junction between Mavelstone Close and Mavelstone Road. The area is sylvan in character and comprises a variety of dwellings, primarily two storeys in height and includes a number of redeveloped sites, particularly within Mavelstone Close.

The site also lies directly adjacent to Mavelstone Road which lies within the Mavelstone Road Conservation Area.

Comments from Local Residents

At the time of writing this report, 1 letter has been received raising no objections to the proposed development and 1 letter of local objection had been received from the adjoining owners of No.2 of which are summarised below:

- the proposal would result in a substantial property affecting daylight and sunlight to the kitchen, dining room and courtyard garden,
- the proximity of the dwelling and its height to No.2 would result in a feeling of being hemmed in, overdominant development,
- property is out of scale and character in the street scene,
- the proposal is contrary to Policies H9, BE1 and BE17.

Comments from Consultees

No technical objections are raised from Thames Water.

At the time of writing this report, no technical comments had been received from the Council's Drainage and Highway sections. Members are advised however that no technical objections were raised to the proposals from a highway safety or drainage point of view under the previous application (09/02161) for a replacement dwelling, subject to safeguarding conditions.

The Advisory Panel for Conservation Areas have been consulted on this application, however any comments raised in respect of the application 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
BE13 Adjacent to Conservation Areas
H7 Housing Density and Design
T3 Parking
T18 Road Safety
NE7 Development and Trees

Supplementary Planning Guidance for Mavelstone Road Conservation Area

London Plan Policy 3A.1 Increasing London's supply of housing
Policy 3A.3 Maximising the potential of sites

There are no trees on the site which would be affected by the proposal.

Planning History

Under planning ref. 09/02161, permission was sought for a similar scheme to demolish the existing dwelling and replace it with a two storey house and garage. This application was subsequently withdrawn by the applicant following concerns raised by the case officer in respect of the scale and siting of the replacement dwelling.

Members may also be aware of the numerous developments which have recently been permitted in within the road including single storey side, rear and roof extensions to form a first floor to No.2 under planning ref. 08/02971, a two storey six bedroom dwelling with integral garage and accommodation in roof at No. 5 (09/03203), 1 five bedroom and 1 six bedroom two storey detached replacement houses with integral garages at Nos. 7 and 8 Mavelstone Close (08/00381) and an application for a replacement dwelling at No.3 (10/00080) is currently pending consideration.

Conclusions

The main issue in this case is the impact of the development upon the site and surrounding area including the adjacent Mavelstone Road Conservation Area and, its impact upon adjoining and nearby residential properties.

The area is characterised by a mix of property types within the vicinity, particularly two storey development and includes a number of redeveloped sites where reasonable separations are maintained to the adjacent properties.

It is acknowledged that the proposal represents a much larger dwelling of traditional design compared to the existing bungalow, particularly with regard to the perceived

bulk of the two storey rear addition when viewed from Mavelstone Road. However, the proposal has been designed to minimise the bulk whilst following the contours of the site and to maintain adequate degrees of separation about the building to the adjacent boundaries. It should also be noted that existing flank boundary fencing and vegetation will help to reduce the visual appearance of this bulk at the rear.

Policy BE13 in the UDP states that a development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from view into or out of the area. In this case, the design of the dwelling is traditional in appearance and it may be considered aesthetically acceptable. The site is however on a prominent corner plot and consideration must be given to the increase in bulk and scale of the development on whether it would result in harm to the character and appearance of the adjacent conservation area and street scene in general.

With regard to the impact upon the amenities of the neighbouring properties, the flank wall to a recently constructed extension to High Birches runs parallel to the rear boundary of the application site. There are two obscure glazed flank windows to the extension which serve a corridor and two rooflights, (one to the corridor and one to a bedroom) however it is considered that given the separation between the proposed dwelling and the flank wall of High Birches and the vegetation which exists along this boundary that no adverse impact upon the amenities of the occupiers of this property is likely to result.

The greatest impact would be to the property directly adjacent to the site resulting in built development of an increased height and scale compared to the existing bungalow. The single storey garage element adjacent to the boundary with No.2 would be of a similar siting to the existing and the two storey element of the dwelling would be set back between approx. 8m (at the rear) – approx. 10m (at the front) from the flank wall of No.2 (when scaled from the submitted plans). The replacement dwelling would not extend as far at the rear compared to the existing bungalow and it is considered that there would be adequate separation with No.2 to lessen the impact of the increase in scale and height of the development.

The orientation is such that there will be a change experienced from the adjoining property in outlook and general lighting. There are ground floor flank windows and doors to No.2 which serve an en-suite, utility room and open plan kitchen and dining room. There are also patio doors to the kitchen/dining room at the rear which provide additional light to this part of the ground floor. Outside of the kitchen is a small courtyard area used by the occupants of that property which receives sunlight for part of the day given its southern orientation.

Whilst it is likely that some light to the flank windows and courtyard of No.2 may be obscured during part of the day because of the increase in scale of the proposed dwelling, there would be a reasonable degree of separation between the two storey flank wall of the proposed dwelling and the flank wall of No.2 to allow adequate separation and light to penetrate between the built development. In addition, the

potential for overlooking can be mitigated through a planning condition to control obscure glazing to the flank windows facing No.2.

Members will need to consider therefore whether the principle of redevelopment in the manner proposed is acceptable in that the replacement dwelling will preserve the character and appearance of the adjacent conservation area and the visual amenities in general and that the development by reason of its size and siting would not be significantly detrimental to the amenities of the adjoining occupiers.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00381, 08/02971, 09/02161, 09/03203 and 10/00080, excluding exempt information.

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 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 6 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | ACI03R | Reason I03 |
| 9 | ACI08 | Private vehicles only |
| | ACI08R | Reason I08 |
| 10 | ACI12 | Obscure glazing (1 insert) at first floor level in the northern elevation |
| | ACI12R | I12 reason (1 insert) BE1 and H7 |
| 11 | ACI17 | No additional windows (2 inserts) northern flank dwelling |
| | ACI17R | I17 reason (1 insert) BE1 and H7 |
| 12 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 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
- BE13 Development adjacent to a Conservation Area
- H7 Housing Density and Design
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character and appearance of the development in the surrounding area and in relation to the adjacent Mavelstone Road Conservation Area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the provision of satisfactory living accommodation for future residents
- (g) the housing, transport and environmental policies of the UDP

and having regard to all other matters raised.

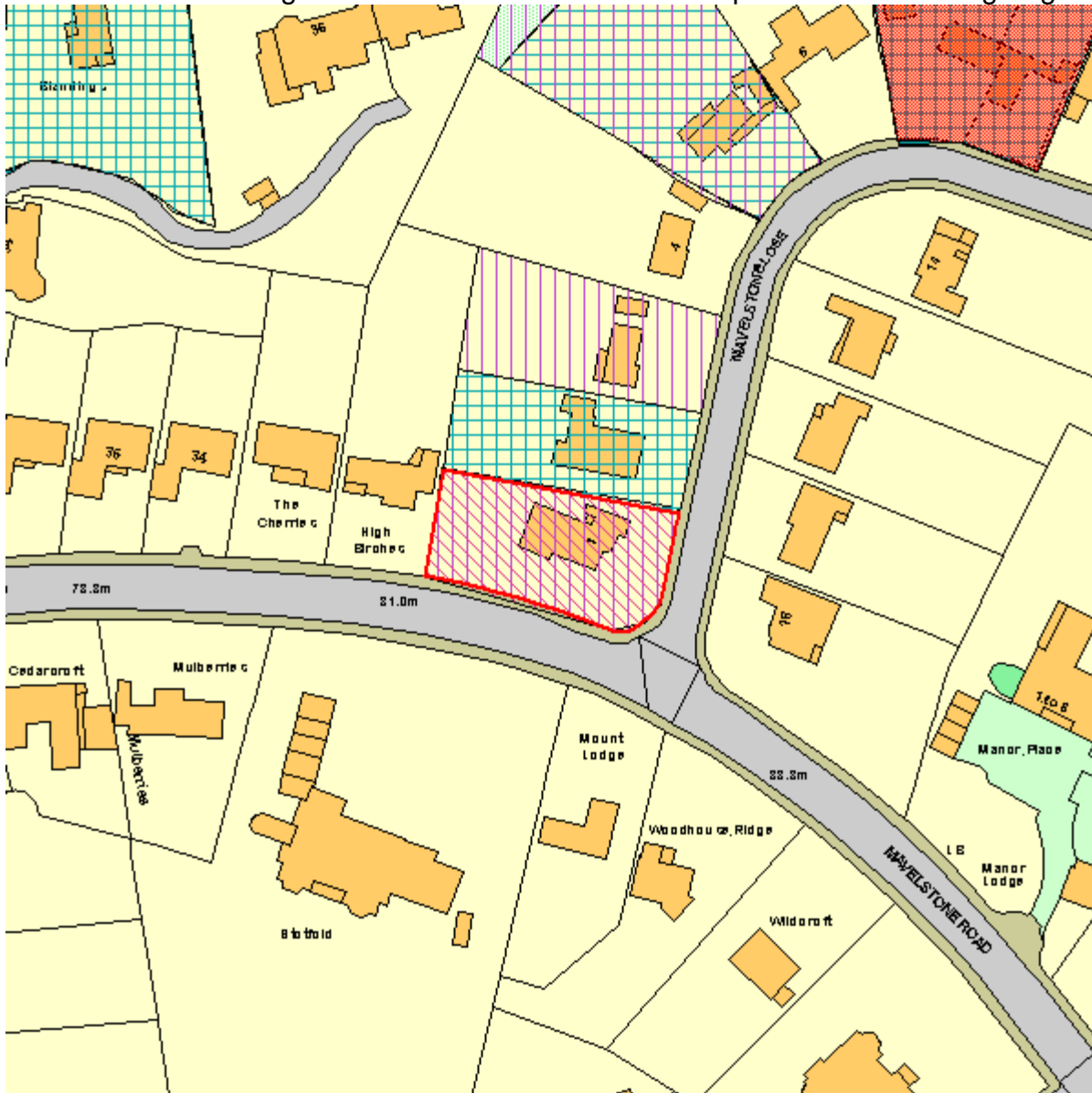
INFORMATIVE(S)

- 1 You are advised that Mavelstone Road is an unadopted street and the condition of the section of the street to which the proposed development has a frontage should, at the end of the development, be at least commensurate with that which existed prior to commencement of the development. The applicant is also advised that before any works connection with proposed development are undertaken within the limits of the street, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil.

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