

Application No : 10/00212/FULL1

Ward:
Farnborough And Crofton

Address : School House Avebury Road Orpington
BR6 9SA

OS Grid Ref: E: 544746 N: 165246

Applicant : Skillcrown Homes Ltd

Objections : YES

Description of Development:

2 two storey 4 bedroom detached houses with integral garages and car parking spaces.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Urban Open Space

Proposal

The proposed development would entail the demolition of an existing detached dwelling and its replacement with two detached houses.

The proposed houses would occupy footprints of a maximum 12.5m (d) x 9.0m (w) with a side space of 2.0m separating the two properties

New vehicular accesses will be created, but these will not affect a young mature lime tree located within the south east corner of the site subject to a TPO

Location

The application site forms the north western corner of the Newstead Wood school site and incorporates a curtilage measuring 0.073 ha in area. The site has historically formed part of the school site and is occupied by a caretaker's house. Although the site is occupied by a dwelling, it is quite open and verdant in character with the existing building occupying a relatively limited proportion of the land. The front boundary enclosure is formed of a chain link fence which enables open views through much of the site. The northern boundary abuts Newstead Wood. The area to the east of the site is urban in character and comprises two storey houses fronting Avebury Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. Representations have been received which may be summarised as follows:

- development would intrusively infringe on Urban Open Space;
- concern as to well being of lime trees which provide an important wildlife habitat
- loss of lime trees is unjustified
- proposed dwellings would be too high, large and out of character with Avebury Road
- proposal does not accord with local planning policy
- proposed dwelling would be overbearing
- Newstead Wood School supports the application on the basis that it will provide funds to the school and on the basis that the proposed new house and landscaping will bring improvement to the site.

Comments from Consultees

No technical highways or tree-related objections have been raised, subject to conditions being imposed

No technical Cleansing or Drainage objections have been raised.
No objection has been raised by Thames Water.

Any additional comments will be reported verbally at the meeting.

Planning Considerations

Policies Unitary Development Plan Policies are G8 (Urban Open Space) BE1 (Design of New Development), H7 (Housing), T3 (Parking) and T18 Road Safety).

Policy G8 of the Unitary Development Plan states that proposals for built development in areas defined as Urban Open Space (UOS) will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use); or
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site.

Policy G8 also states that in all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

Planning History

There is no significant history concerning this caretaker house site.

Conclusions

The main issue relating to the application concern its impact on the character and openness of this Urban Open Space.

Whilst the application site presently incorporates a single dwelling, the site forms part of the historic school grounds and was developed as a caretaker's dwelling for purposes relating to the maintenance and upkeep of the wider site. The proposed development will bear no relation to the existing use or support outdoor and recreational uses.

Notwithstanding the above considerations, the existing building is rather modest in scale and in keeping with the open and verdant nature of the surrounding area. By contrast, the replacement dwellings will not afford the same degree of openness as the existing building and will serve to erode the open nature of this Urban Open Space. No special circumstances are identified to justify permitting this development.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00212, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The site is located within Urban Open Space wherein there is a presumption against the development of structures exceeding the site coverage of existing buildings and where the Council will resist proposals for built development unrelated to existing land uses, and the Council sees no special circumstances which might justify the grant of planning permission as an exception to Policy G8 of the Unitary Development Plan.

Reference: 10/00212/FULL1

Address: School House Avebury Road Orpington BR6 9SA

Proposal: 2 two storey 4 bedroom detached houses with integral garages and car parking spaces.



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