

Application No : 10/00155/FULL1

**Ward:
Plaistow And Sundridge**

**Address : Land Adjacent To 23 To 27 Thornton
Road Bromley**

OS Grid Ref: E: 540355 N: 171418

Applicant : Baxter Homes (Mr M Baxter)

Objections : YES

Description of Development:

One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces.

Key designations:

Proposal

Members will recall that this case was presented to the Plans Sub Committee held on 18th March 2010.

It was resolved that this case should be deferred without prejudice to any decision taken in order that clarification is obtained from the applicants with regards to their intentions for the remainder of the site shown outside of the two proposed houses on the application.

The applicants have since confirmed that the area is to be sown with meadow flowers and grass, as noted on the plans submitted with the application and cut four times per year.

The previous report is repeated below subject to suitable updates.

The development proposed is for the construction of one pair of semi detached two storey three bedroom dwellings with accommodation in the roof space on land adjacent to 23 – 27 Thornton Road.

The development also includes a new vehicular access from Thornton Road with a new turning area and 4 car parking spaces. There is an existing unregistered footpath which has become established across the site and links Hillcrest Road to Thornton Road. This footpath is to be retained and improved with new paving and planting with 'kissing gates' at each end to prevent access with motorcycles but allow wheelchair access.

The site area is some 0.137 hectares and the proposed development equates to a density of around 14.5 dwellings per hectare.

Location

The application site is located towards the northern end of Thornton Road and is bordered by school playing fields to the north and Thames Water Board land which consists of a covered reservoir to the south west. There is an existing public footpath which has been established linking Hillcrest Road to the west with Thornton Road.

Comments from Local Residents

- There should be no further development in this area after this proposal is constructed
- The close boarded fence will become a target for graffiti
- Access to the front doors of 25 and 27 should be kept clear at all times
- The development would be constructed over a shared amenity area which could be a haven for wildlife which would be lost as a result of these proposals.

Comments from Consultees

Southern Gas Networks advises that adequate precautions should be taken to ensure gas pipes are not damaged. If any pipes are damaged as a result of the works, the developer is liable for the cost of repairs.

With regards to drainage issues, the surface water outlet from the development should be restricted by way of appropriate planning conditions if permission is granted. The developer should ensure that if any discharge to a public sewer is proposed approval from Thames Water is obtained.

In terms of Environmental Health considerations, adequate means of mechanical ventilation should be provided in the bathroom. A condition is also suggested on any approval requiring a contaminated land assessment and associated remedial strategy is carried out prior to any development commencing. An informative is also suggested on any approval concerning the control of pollution as a result of the development.

With regards to Highway Planning issues, the principle of the development is considered acceptable in highway terms subject to appropriate conditions on any approval to ensure satisfactory parking and highway drainage. The route through the site should be adopted as a public highway under a section 38 agreement. Some of the works proposed to improve the turning facilities and create the public link are on land outside the applicants control and a legal agreement is necessary if permission is granted. Some of the land appears to be within Thames Waters control and they would need to be party to any legal agreements.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T18 Road Safety
- BE1 Design of New Development

London Plan

- 3A.3 Maximising the Potential of Sites
- 4A.3 Sustainable Design and Construction
- 4A.14 Sustainable drainage
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Government guidance, and that contained within the London Plan, require Councils to optimise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area.

As a similar development at this site was considered at Plans Sub Committee in 2007, it would seem appropriate that the current application should be processed in a similar way.

Planning History

Under planning application ref. 04/03257, an outline planning application was submitted for 2 semi -detached two storey three bedroom houses with access and car parking. This application was withdrawn to allow for further negotiations to resolve highways and Thames Water concerns.

Under planning application ref. 07/02146, outline planning permission was granted subject to a legal agreement for 2 two storey three bedroom dwellings and creation of new vehicular access to serve proposed dwellings. This permission was never implemented and the legal agreement has to date not yet been completed due to ongoing negotiations with Thames Water who own part of the land.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of

adjacent residents in terms of light, privacy and outlook, and whether they would be in keeping with the character and appearance of the area.

With regards to the layout and scale of the development, the proposal maintains adequate distances between the surrounding properties, with the location of the dwellings and the overall footprint being similar to that granted subject to a legal agreement in the outline planning permission. A side space of around 1m from the boundary with the school playing fields is provided. This application differs from that previously approved in that it is an application for full planning permission and no longer includes any realignment of the existing footpath. The proposal is on balance not considered to result in any significant harm to spatial standards within the area and provides an improved public footpath which links Thornton Road to Hillcrest Road.

The proposed appearance and scale of the building is that of a two storey dwelling using similar materials to those at adjacent dwellings. The development proposed is of a similar height to adjacent properties and appears to be accommodated satisfactorily within the street scene. The proposed building is of a similar footprint to that previously permitted. With regards to concerns raised by local residents about the boundary enclosures proposed being subject to potential vandalism a condition could be imposed to secure more appropriate boundary enclosures where necessary.

Members may agree that, on balance the principle of development in the manner proposed would provide an acceptable form of infill development. The plot appears capable of adequately accommodating the development, increasing the provision of housing without significantly harming the character and appearance of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02146, 04/03257, and 10/00155, excluding exempt information.

RECOMMENDATION: PERMISSION BE GRANTED SUBJECT TO THE SATISFACTORY COMPLETION OF A SECTION 106 LEGAL AGREEMENT

and 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 Details of the flank elevations including windows where appropriate shall be submitted to and approved in writing by the Local Planning Authority before any

work is commenced. The elevation shall be constructed in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

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| 6 | ACD03 | Restricted 100mm outlet (drainage) |
| | ADD03R | Reason D03 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 9 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 10 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

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| 11 | ACK09 | Soil survey - contaminated land |
| | ACK09R | K09 reason |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

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| H1 | Housing Supply |
| H7 | Housing Density and Design |
| T3 | Parking |
| T6 | Pedestrians |
| T11 | New Accesses |
| T18 | Road Safety |
| BE1 | Design of New Development |

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 of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI03 Seek engineering advice
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI23 Notification re. sewer realignment
- 4 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

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