

London Borough of Bromley

Report No.
DRR10/00075

PART 1 - PUBLIC

Agenda
Item No.

Title: **ALTERATIONS TO APPROVED DRIVEWAY LAYOUT AND PLANTING PURSUANT TO LANDSCAPING SCHEME AT 15 DURHAM AVENUE, BROMLEY, BR2 0QE**

Decision Maker: **Plans Sub-Committee No.2** Decision Date: **15 Jul 2010 2010**

Decision Type: Non-Urgent Non-Executive Key

Budget/Policy Framework: Within policy and budget

Chief Officer: Chief Planner

Contact Officer: Tim Bloomfield, Development Control Manager
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Ward: Shortlands

1. SUMMARY

- 1.1 Planning permission was granted under ref. 09/00835 for a two storey four bedroom detached house and a two storey five bedroom detached house with integral garages, bin store and associated hard/soft landscaping at land adjoining 4 Lancaster Close and rear of 15 Durham Avenue. The development is now substantially complete and one of the dwellings is now occupied. An alteration has been made to the width of the driveway as approved, and the planting that has been put in pursuant to Condition 2 (landscaping scheme - implementation) appears to be of the incorrect size.

2. RECOMMENDATION

- 2.1 Alteration to the width of the approved driveway – no further action.
- Planting pursuant to landscaping scheme – Members' views are requested.

3. COMMENTARY

- 3.1 Planning permission was granted on appeal under ref. 06/04141 for a two storey three bedroom detached house and a two storey four bedroom detached house with integral garages at land adjoining 4 Lancaster Close and rear of 15 Durham Avenue.
- 3.2 Under ref. 09/00835 a fresh planning application was submitted seeking permission for minor amendments to the scheme previously allowed at appeal. Permission was granted for this application at Committee on 11th June 2009.
- 3.3 Since that time works have been undertaken on site and the development is now substantially complete, with one of the dwellings already in occupation. Concerns have been raised locally however that the driveway had been constructed to a greater width than the approved plans indicated, which was considered likely to impact to on-street parking in Lancaster Close in view of the fact that one on-street parking space had effectively been removed immediately adjacent the site on the basis of the increased width of the driveway and associated crossover. These concerns were raised with the developer, and works have recently been carried out to reduce the width of the driveway

back to the approved width. A small area of paving has been retained to the front of the site however, for the storage of bins on collection day.

- 3.4 In view of the alterations that have been made to the drive, in reducing the width and effectively re-instating the on-street parking availability to the same as the approved layout, Members may agree that no further action would be necessary in this case. Although the driveway differ slightly from the approved layout by virtue of the area of hard surface that has does been retained for the storage of bins on collection day, this is not considered to be problematical in terms of its impact to the character and visual amenities of the street scene or wider area generally.
- 3.5 With regard to the planting, Condition 2 required that the landscaping scheme as shown on the approved plans be implemented in accordance with those details, in the first planting season following substantial completion or first occupation of the development. Condition 3 required that all trees be of standard nursery stock size in accordance with British Standard 3936:1980 (Nursery Stock art 1: Specification for Trees and Shrubs), and of native broad-leaved species where appropriate. While the developer’s agent has confirmed that the planting has been put in to BS 3939:1980, it is clear that some of the planting, particularly that to the front of the site, is of the correct species but a significantly smaller size than the landscaping scheme specified. This planting will of course take longer to reach the desired height than the planting which had been specified, however has now become established. Any re-planting would inevitably necessitate a more involved programme of maintenance to ensure that the planting were to successfully establish itself, particularly during the summer months.
- 3.6 From an arboricultural point of view it is not considered that there are significant public amenity concerns with regard to the planting as currently exists, while in planning terms the character of Lancaster Close is typically ‘open plan’ and indeed it is not considered that the character and amenities of the area are significantly affected by the reduced size of planting that has been implemented. However concerns have been raised locally that the cost of the planting which has been put in place is significantly less than the cost for the size and standard of planting that was specified on the landscaping scheme. It is suggested that this financial cost has been saved at the expense of the amenities of local residents, with particular regard to the screening effect that the larger specimens would have afforded.
- 3.7 In light of the above Members views are requested as to whether it would be expedient to take any further action in respect of this matter, having regard to the concerns raised locally, the character of the area and whether there are significant public amenity concerns to justify further action in this case.

4. POLICY IMPLICATIONS

- 4.1 UDP Policy BE1 is relevant.

Non-Applicable Sections:	Financial, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	Enforcement files contain exempt information, as defined in Schedule 12A of the Local Government (Access to Information) Act 1985, and are therefore not available for public inspection.

Ref: DC/09/00835 & DC/06/04191