

SECTION '2' – Applications meriting special consideration

Application No : 10/01334/FULL1

Ward:
**Bromley Common And
Keston**

Address : 20 Gravel Road Bromley BR2 8PF

OS Grid Ref: E: 542283 N: 165943

Applicant : Heltfield Ltd

Objections : YES

Description of Development:

Revisions to detached house at plot 8 of permission reference 09/02222 to include single storey side extension for garage.

Key designations:

Tree Preservation Order

Proposal

- Revisions to the detached house at plot No.8 of permission ref. 09/02222 to include a single storey side extension for garage.
- The garage would be located adjacent to the southern boundary of the site.
- It would have a pitched roof measuring approximately 4.2m to the ridge.

Location

- The application site is situated on the north-western side of Gravel Road.
- The surrounding area is residential, with area to the west of the site forming part of Bromley, Hayes and Keston Common Conservation Area.
- The east of the site is bounded by the rear gardens of properties in Gravel Road.
- The south of the site is bounded by the rear gardens of properties in Weald Close.
- There are trees to the western boundary of the site protected by TPO No. 2078.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- unsightly;
- damage or loss of protected trees;
- over-development of the site;
- concerns that trees along rear of fence at No.6 Weald close will be interfered with;
- trees screen neighbours from development and provide some privacy;
- appeal decision stated that strip of land between 22 and 44 Gravel Rd should be retained as undeveloped garden land;
- arboricultural report refers to a small Holly to be removed which is in neighbouring garden.

Comments from Consultees

The Council's highways development engineers have raised no objections to the application subject to various conditions being placed on any grant of permission.

Planning Considerations

The main planning policies of relevance to this application are as follows:

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- NE7 Development and Trees
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- T16 Traffic management and Sensitive Environments
- T18 Road Safety

Planning History

There have been a number of applications for development to the r/o 20 Gravel Road.

06/00619 - 6 detached houses: refused and dismissed at appeal

06/02502 - 5 detached houses: refused and dismissed at appeal

06/04235 - 4 detached houses: permission granted

07/02420 – 4 detached houses (amendment to ref. 06/04235): permission granted

08/00264 – 3 detached houses (bringing the total to 5): refused and then allowed on appeal. Costs were also awarded against the Council as the third ground of refusal could not be substantiated. The main issues considered by the Inspector were whether the proposed development was cramped on the site, whether it would be significantly greater than that of the approved scheme, its impact on the neighbour's privacy and outlook, and its impact on trees.

09/01303 - 5 detached houses (bringing the total up to 8 dwellings at the site). The application was deferred by Plans-Sub Committee 2 on 23rd July 2009 to seek a reduction in the number of units by 1. The applicants, having considered the request, declined to alter the application and appealed against non-determination. The appeal was dismissed on 16th Feb 2010.

09/02222 – 1 detached house (which did not appear in previous applications) and revisions to house at plot 3 of ref. 08/00264: permission granted

09/03390 - Revisions to detached house at plot 8 of permission ref. 09/02222 to include amended design and layout to provide additional bedroom at first floor and widening of access road – permission granted

Conclusions

The main issues in this case are the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to the density, layout and design of the proposed scheme. Regard must also be given to the previous applications and subsequent appeal decisions at the site.

The proposed garage would be sited approximately 0.6 metres from the boundary with 4 Weald Close. The garage is single storey measuring approximately 4.2m in height to the ridge. There is currently a separation of approximately 4.2m between the two storey house and the rear boundaries of 4 and 6 Weald Close. With the properties in Weald Close having rear gardens of approximately 20m in depth, it is considered unlikely that the single storey garage would have a significantly greater visual impact than the house already approved at the site to the detriment of the amenities of these neighbouring properties.

It is noted that in the ref. 08/00264 appeal decision, the Planning Inspector added a condition to the permission stating that “the strip of land between 22 and 44 Gravel Road shall be retained as undeveloped garden land”. However, the original planning approval for the house at plot 8 (ref. 09/02222) allowed a parking area and area of hardstanding right up to the boundary with 6 Weald Close. In the current proposal there would be a 0.6m side space retained between the garage and the flank boundary of the site. Members may therefore consider that whilst the amount of built development on the site is proposed to increase and would encroach on this strip of land, the introduction of this single storey garage would have little impact on the sense

of spaciousness of the site and would not appear unacceptably cramped or overdeveloped.

A semi-mature Sycamore tree is proposed to be removed in order to enable the garage to be built. This is not considered a significant tree in terms of its contribution to the character of the area however it does provide some moderate screening of the site from No.6 Weald Close. Nevertheless, there are a number of other trees along this boundary which are to be retained and, in the position proposed; the Sycamore does little to screen the garage anyway. On balance, its loss is therefore considered acceptable.

To summarise, this is a finely balanced case and Members will need to consider whether the garage in the location proposed, encroaching onto the strip of land which the Appeal Inspector sought to be retained, would result in a significant visual impact, detrimental to the character and spaciousness of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01334, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

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| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 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 | ACA08 | Boundary enclosures - implementation |
| | ACA08R | Reason A08 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACB16 | Trees - no excavation |
| | ACB16R | Reason B16 |
| 9 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 10 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 11 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

- 12 ACH05 Size of garage
ACH05R Reason H05
- 13 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 14 ACH17 Materials for estate road
ACH17R Reason H17
- 15 ACH27 Arrangements for construction period
ACH27R Reason H27
- 16 ACH29 Construction Management Plan
ACH29R Reason H29
- 17 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In the interest of amenities of adjoining residents.

- 18 ACI12 Obscure glazing (1 insert) on the first floor flank elevations
ACI12R I12 reason (1 insert) BE1

19 No windows, other than those shown on the permitted plans shall be inserted in the first floor flank elevations of the houses.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenities of adjoining residents.

20 The strip of land between 22 and 44 Gravel Road shall be retained as undeveloped garden land.

Reason: In the interest of the amenities of the adjacent properties.

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
- H1 Housing Supply
- H7 Housing Density and Design
- NE7 Development and Trees
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
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- T16 Traffic management and Sensitive Environments
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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 the adjacent properties
- (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) the housing policies of the development plan
- (i) the transport policies of the development plan
- (j) the neighbour concerns raised during the consultation process

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Please be aware that with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 Suitably constructed soakaway(s) having an adequate capacity and located not less than five metres from any building or highway may be used for rainwater disposal subject to site conditions (i.e. a permeable soil strata being prevalent and the in the absence of a high ground water table) should there be no means of connection to a surface water sewer. Further guidance on soakaway design may be obtained with reference to BRE Digest 365 soakaway design.

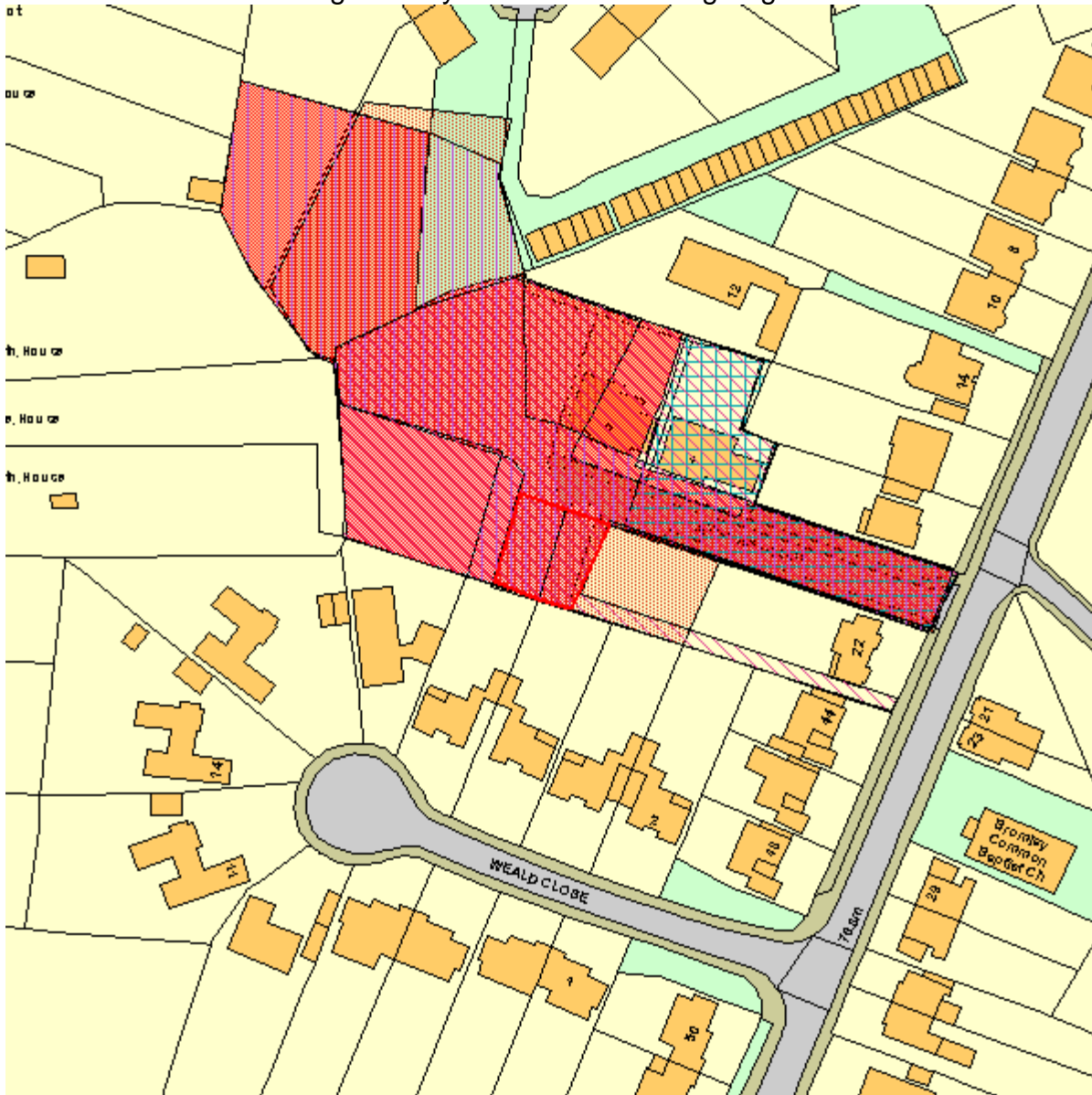
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The garage, in the location proposed, would result in a cramped overdevelopment of the site, detrimental to the visual amenities, character and sense of spaciousness of the area, thereby contrary to Policies BE1 and H7of the Unitary Development Plan.

Reference: 10/01334/FULL1

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Proposal: Revisions to detached house at plot 8 of permission reference 09/02222 to include single storey side extension for garage.



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