

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01810/FULL1

**Ward:
Bromley Town**

**Address : Land Adjacent To 45 Havelock Road
Bromley**

OS Grid Ref: E: 541388 N: 168338

Applicant : Ms A Macfarlan- Chandler

Objections : YES

Description of Development:

Erection of a three bedroom end of terrace house and associated parking.

Key designations:

Proposal

This application seeks permission to construct a two storey dwelling end of terraced dwelling of similar external appearance, layout and scale to the existing properties along the road.

The house will extend to the flank boundaries and will maintain a similar footprint and front/rear building line compared to the adjacent properties.

The building would however provide a living/dining room, kitchen and w/c on the ground floor with rear access to the garden. Three bedrooms and a bathroom are proposed on the first floor. Two obscure glazed flank windows facing No.45 are proposed, one on the ground floor serving a kitchen and one at first floor level to the bathroom.

There is provision on site for one parking space to the front of the dwelling.

Location

The application site comprises a vacant plot on land adjacent to No.45. Originally a two storey end of terrace house was in existence on the plot but suffered damage during the war.

The application site is located within a predominately residential area comprising a mix of flatted properties and single terraced dwellings. Immediately to the east and opposite the site is a terrace of two storey dwellings and to the west is a three storey block of flats. Parking restrictions are in place along the road and the site is

not located within a Conservation Area nor an Area of Special Residential Character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the owners of No. 45 which can be summarised as follows:

- concerns regarding structural shift to No.45 following the bomb that destroyed the house which previously stood on the application site. The development could result in further shifting and disturbance to the building of No.45,
- disruption during construction works could result in a loss of earning for the occupiers childminding business, noise and disturbance and pose as a safety threat to children using the garden,
- property values will be affected.

Comments from Consultees

Thames Water – no objections to water infrastructure, but the site does lie over public sewers and the developer must seek consent directly from Thames Water.

Drainage – details of soakage test results are required for proposed soakaway.

Highways – The site is located within the Bromley Town Centre (outer south) Controlled Parking Zone. No technical objections raised to the proposal subject to standard parking condition.

Waste Services raise no objections from a technical trees point of view, the conclusions of the tree survey are accepted and standard safeguarding conditions are recommended to protect trees shown to be retained on site.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space
T3 Parking
NE7 Development and Trees

The London Plan (Policies)

4B.1 Design principles for a compact city
4B.8 Respect local context and communities

Planning History

In 1956 permission was granted for a replacement dwelling on this site (original dwelling suffered damaged during the war).

Under ref. 79/03604 – permission was granted for a two storey end of terrace house. Under ref. 93/01286 – permission was again granted for an end of terrace two storey house. To date, none of these permissions have been implemented.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Given that a residential building once stood on the site and in light of previous planning history for a single dwellinghouse having been permitted, it is considered that the provision of a replacement building in the manner proposed would not be out of character with neighbouring development.

The new dwelling would be of similar appearance, height, scale and footprint to the neighbouring terraced properties and therefore would not appear out of character or visually detrimental within the street scene.

Policy H9 in the UDP relates to side space provision where development results in two or more storeys. The supporting policy text also states that replacement dwellings will be assessed on their own merits. In this case, the existing dwelling is an end of terrace with no side space provision. To introduce such a requirement would not be in keeping with the existing dwelling or adjacent terraced development and therefore an exception to this policy should be made.

The proposed house is dual aspect. There are no flank windows to the elevation facing the flatted block to the west, however two flank windows to the eastern elevation facing No.45 are proposed which will be obscure glazed to mitigate any direct overlooking between the properties.

The rearward projection of the dwelling would be comparable with the footprint of No.45 (i.e. approx. 6m) and similar to that permitted under the previous applications on this site. The house would project approx. 5.5m beyond the rear elevation of the adjacent flatted block, however a separation of approx. 2m would be maintained and it is not considered that the amenities of the occupiers of these flats would be adversely affected by reason of loss of light and prospect.

With regard to the impact upon No.45, flank windows to this property are generally secondary windows to the kitchen/wc and utility area on the ground floor. Rear facing bedroom windows are at first floor level, but given the orientation of the properties and flank to flank separation between rear additions to both 45 and the new house of approx. 2.5 – 3.5m, it is not considered that the amenities of the occupiers of this property would be adversely affected. Concerns in respect of structural damage are also acknowledged however this would be dealt with privately between the parties and is not a reason in itself to refuse planning permission.

Having had regard to the above it was considered that the siting, size and design of the proposed dwelling is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 56/00268, 79/03604, 93/01286 and 10/01810, excluding exempt information.

as amended by documents received on 09.08.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 3 ACB01 Trees to be retained during building op.
 ACB01R Reason B01
- 4 ACB02 Trees - protective fencing
 ACB02R Reason B02
- 5 ACB03 Trees - no bonfires
 ACB03R Reason B03
- 6 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
- 7 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 8 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 9 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 10 ACI01 Restriction of all "pd" rights
 ACK04R K04 reason
- 11 ACI12 Obscure glazing (1 insert) to the first floor flank bathroom
 ACI12R I12 reason (1 insert) H7 and BE1
- 12 ACI17 No additional windows (2 inserts) flank dwelling
 ACI17R I17 reason (1 insert) H7 and BE1
- 13 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 14 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 15 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking

NE7 Development and Trees

Policies (The London Plan)

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertakers apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 You are advised that there are public sewers crossing this site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building would be over the line of or come within 3 metres of a public sewer. You are therefore advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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