

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

Application No : 10/02154/FULL6

**Ward:
Bromley Common And
Keston**

**Address : Turpington Farm House 146
Southborough Lane Bromley BR2 8AL**

OS Grid Ref: E: 542317 N: 167579

Applicant : Mr Chris Giles

Objections : NO

Description of Development:

Detached single storey garage to side (amendment to planning reference: 09/03260)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
Local Distributor Roads
Locally Listed Building
River Centre Line
Tree Preservation Order

Proposal

- The application seeks permission to replace the existing single storey detached garage with a larger single storey detached garage located to the east of the host dwellinghouse on the site.
- The proposed structure will measure approximately 19.56 metres in length, 6 metres in depth and will have a maximum height of 4.9 metres.
- The proposed garage will be used for the storage of vintage cars, and will provide up to 5 parking bays. The structure will be timber-framed and closed on all sides with the exception of the front.

Location

The application site is located on the southern side of Southborough Lane and hosts a detached two storey dwellinghouse, an existing single storey detached garage, and various outbuildings.

The host dwellinghouse located on the application site is Grade II Listed, however the existing garage which forms this application is not.

The existing garage is located adjacent to the eastern property boundary shared with Numbers 160 and 162 Southborough Lane. The northern flank elevation of the existing garage is at present located approximately 21 metres back from the northern property boundary fronting onto Southborough Lane.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Please note that any comments received shall be reported verbally at the meeting.

Comments from Consultees

No consultations were made.

Planning Considerations

The application falls to be determined in accordance with Policies BE1, BE8 and H8 of the Unitary Development Plan, and Planning Policy Statement 5.

It is considered that no significant trees will be affected by the proposal.

From a Listed Buildings perspective, concern has been raised regarding the scheme. It is noted that the proposed structure will be approximately 2 metres larger in length and 0.5 metres higher, and it appears to be closer to the Listed Building than the previously permitted scheme. Concern has also been raised that insufficient information has been provided to allow for a thorough analysis of the proposal in terms of the impact it may have upon the Listed Building and the setting of the Listed Building.

Concerns remain regarding the bulk and scale of the proposed structure, as the height will be similar to that of the host dwellinghouse and it will be visible from Southborough Lane, and the overall impact may affect the setting of the Listed building.

In addition, Planning Policy Statement 5 states:

HE10.1 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider

benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

Therefore, any proposals for an enlarged garage or other outbuildings should be sensitive to the setting of the listed building and not dominate the listed building.

Planning History

In terms of relevant planning history, an outline application for reconstruction of existing barn for storage purposes was refused under ref. 83/00115. The proposed barn was to be located to the west of the dwellinghouse and have a floor area of 224 square metres, however no details were supplied in terms of appearance, materials or similar examples. It was considered that as the existing listed building was a small-scale domestic building, a large barn, whatever its merits, could overwhelm it and be potentially detrimental to the building. The refusal ground was therefore as follows:

The proposed barn, by reason of its size and siting in close proximity to a Listed Building, would be out of character and detrimental to the setting of that building.

Permission was later granted for a single storey extension to enlarge the existing detached garage with a new pitched roof, under ref. 98/00828.

More recently, planning permission was permitted under ref. 09/03260 for single storey side extensions and pitched roof to existing garage. The current scheme therefore is effectively seeking to amend the most recent permission.

Conclusions

The main issue relating to the application is the effect of the development upon the setting of the adjacent Listed Building and the appearance of the proposed structure from the streetscene. The principle of the redevelopment of the existing garage has already been granted under ref. 09/03260, however the current scheme seeks to enlarge the structure in length and height.

The proposed redevelopment of the existing barn is, according to the applicant, sought in order to provide storage space for a number of vehicles. The floorspace of the garage will be increased slightly more than twice when compared with the footprint of the existing garage, and the height of the garage is to be increased by approximately 1.8 metres to have a maximum height of approximately 4.85 metres.

Whilst there will be a substantial separation between the roadside and the proposed structure, the increase in roof height would mean that the structure is more visible from the streetscene when compared to the existing structure and may become a more prominent feature.

Whilst the principle of the redevelopment has been considered acceptable in terms of providing additional storage which would be ancillary to the host dwellinghouse, concerns have been raised with regard to the current application relating to the increase in size and overall bulk of the structure. The impact of the structure upon

the setting of the adjacent Listed Building is considered to be an important issue, however Members may determine that the difference between the previously permitted scheme and the current application is not significant enough to warrant permission being refused and that in this instance the proposed redevelopment of the existing barn, when compared with the previously permitted scheme, is considered acceptable in that it would allow for ancillary storage on the site of the listed building and prevent an untidy site.

Background papers referred to during production of this report comprise all correspondence on files refs. 83/00115, 98/00828, 09/03260 and 10/02154, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC02 | Sample brickwork panel |
| | ACC02R | Reason C02 |

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
- BE8 Statutory Listed Buildings
- H8 Residential Extensions

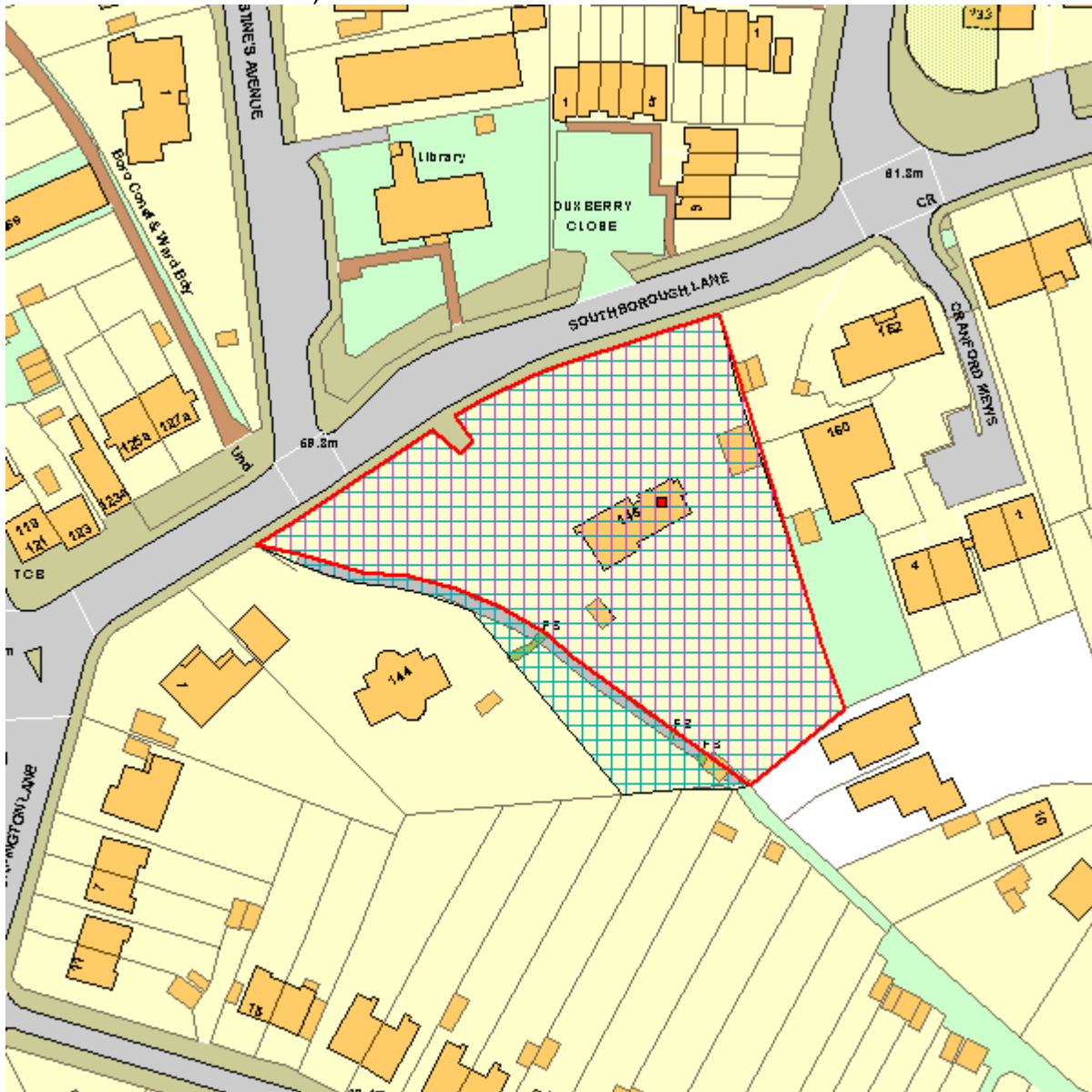
The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to the adjacent properties;
- (c) the character of development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;
- (f) the impact of the proposal upon the setting and appearance of the adjacent Listed Building;
- (g) and having regard to all other matters raised including concerns from neighbours.

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