

SECTION '2' – Applications meriting special consideration

Application No : 12/01119/FULL1

Ward:
Shortlands

Address : 38 Newbury Road Shortlands Bromley
BR2 0QW

OS Grid Ref: E: 540209 N: 168646

Applicant : Entecott Holdings

Objections : NO

Description of Development:

Construction of a 2 storey two bedroom house (attached to No.38) and a single storey rear extension and elevational alterations to No.38

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Proposal Sites adjacent
Ravensbourne FZ2
River Centre Line

Proposal

- Two storey 2 bedroom house attached to No.38 measuring 4m wide x 11.5m in depth
- the dwelling would be set around 1.4m below the ridge height of No. 38 and a minimum 1m side space would be retained to No.36
- single storey rear extension to No. 38 infilling area to side of kitchen
- elevational alterations to No. 38 including re-positioning of front door and windows

Location

- The application site lies within a predominantly residential area formed of semi-detached dwellings.
- The dwellings in this part of the road overall have minimal side space retained to their flank boundaries.
- To the rear of the site (north-east) is the large multi-storey car park on Simpsons Road which was recently granted planning permission for

redevelopment for a mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 or Class A4 uses, basement car parking, public realm works and ancillary development (ref.11/03865).

Comments from Local Residents

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

Comments from Consultees

The Council's Highways Development Engineers have asked for clarification as to the number of existing and proposed parking spaces. Also, the applicant should be made aware that the occupant(s) of the new dwelling will not be eligible for a resident's parking permit.

The Council's Environmental Health Officer has raised no objections, in principle, to the proposal.

The Council's Drainage advisor has commented that the site is within 8m of the River Ravensbourne therefore the application must be referred to the Environment Agency. The views of the Head of Building Control on the use of soakaways for disposal of surface water should also be obtained.

The Head of Building Control has raised no objections to soakaways in the proposed location subject to the following:

- location of soakaway being not less than 5.0m from any building
- construction being either open chamber construction or from preferred modules covered in porous fabric
- final size of soakaway being as determined on site to the Local Authorities satisfaction depending on subsoil encountered
- a soakage test may be required.

The Environment Agency has raised no objections to the proposal on the condition that the measures detailed in the Flood Risk Assessment are implemented.

Thames Water has stated 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. Furthermore, there are public sewers crossing or close to the development. With regard to water infrastructure Thames Water would not have any objection to the above planning application.

Planning Considerations

The application site falls within Flood Zone 2/3.

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

BE1 Design of New Development
H1 Housing Supply
H7 Housing Density and Design
H9 Side space
T3 Parking
T18 Road Safety

London Plan:

3.5 Quality and design of housing developments
3.6 Children and young people's play and informal recreation
3.8 Housing choice
5.12 Flood risk management
5.13 Sustainable drainage

Planning History

11/01421 - Construction of a 2 storey two bedroom house (attached to No.38) and a single storey rear extension / elevational alterations to No.38 – REFUSED on the following grounds:

1. The proposal would represent a cramped overdevelopment of the site due to the size and bulk of the development detrimental to the spatial standards and character of the surrounding area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which it is located contrary to Planning Policy Statement 25 (PPS25).

Conclusions

The main issues relating to the application are whether a satisfactory quality of accommodation and amenity for future occupiers would be provided, the effect that the development 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 and impact on the Flood Zone. A further consideration is the impact of the proposed development to conditions of highway safety.

The siting and design of the proposal appears identical to that in the previous application. The surrounding properties in the vicinity of the site are predominantly semi-detached cottage dwellings. The proposal is for an attached terraced property occupying almost all of the space to the side of No.38. Members will note that the building would be subservient in height to No.38, however, given that the development is identical to the previously refused scheme, Members may consider that the proposal would represent a cramped overdevelopment of the site due to the size and bulk of the development detrimental to the spatial standards and character of the surrounding area.

With regard to the impact on the flood zone, based on the flood risk assessment submitted with the current application, no objections have been raised from the Environment Agency in this instance and the proposal is considered acceptable in terms of flood risk. However, a number of conditions are recommended to ensure the measures detailed in the flood risk assessment are implemented.

With regard to the highways impacts of the proposal, the applicant states in the design and access statement that No.38 currently has no off-street parking and in the previous application it was confirmed that the land adjacent to No.38 is used by the owner/applicant for storage and is adequately sized to accommodate 3 car parking spaces. Whilst no off-street parking is proposed for the resultant dwelling, on the basis of the current situation at the site and the given the previous refusal which did not include a highways/parking ground, Members may consider that the development would not have a significant impact on parking or road safety in the surrounding road network.

There are no flank windows at No.36 Newbury Road which would be impacted by the proximity of the proposed building and given the depth of rearward projection which would extend no further to the rear than No's 36 or 38, the proposal would not have an unduly harmful impact on the amenities of the occupants of neighbouring buildings.

To conclude, the previous objections relating to the impact of the development on the flood zone have now been removed by the Environment Agency and, subject to adherence to the flood risk assessment, the proposal is acceptable. However, bearing in mind the other issues of this case and the fact that no amendments have been submitted to address the first refusal ground of the 11/01421 case, Members will therefore need to carefully consider whether the proposal has sufficient merit to overcome the Council's previous concerns.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01421 and 12/01119, excluding exempt information.

as amended by documents received on 11.05.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would represent a cramped overdevelopment of the site due to the size and bulk of the development detrimental to the spatial standards and character of the surrounding area, thereby contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.

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