

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/00897/FULL1

Ward:
**Bromley Common And
Keston**

Address : 16 Forest Ridge Keston BR2 6EQ

OS Grid Ref: E: 542480 N: 164576

Applicant : Ravensbourne Property Services Ltd **Objections :** YES

Description of Development:

Demolition of existing dwelling and replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

- Demolition of existing dwelling
- Replacement two storey 5/6 bedroom dwelling with accommodation in roof space
- Integral double garage.

Location

- The application site comprises a large two storey detached dwelling set on a generously sized plot with approximately 1m side space to the eastern flank boundary of the site and approximately 2.5m (min) side space to the western flank boundary.
- The front of the site opens out onto the adjacent highway and there is a large area of hardstanding forming an 'in and out' driveway with a grass section in between.
- The existing dwelling incorporates a large catslide roof with a gable feature and 3 small front roof dormers.
- The surrounding area is characterised by large detached dwellings of various architectural styles set on large plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from No.18 Forest Ridge which can be summarised as follows:

- proposal will diminish natural light into bathroom
- less than 2m gap to boundary wall.

Comments from Consultees

The Council's Drainage Officer has recommended a condition regarding foul water drainage. There is no public surface water sewer near to the site so surface water will have to be drained to soakaways. A condition has been recommended regarding surface water.

The Council's Highways Development Engineers have stated that Forest Ridge is a private road, the access and parking arrangements appear satisfactory and they have no further comments.

The Advisory Panel for Conservation Areas have commented on the excessive bulk and form contrary to the openness of Keston Park, the reason for its designation. The current proposal would not preserve or enhance the conservation area and is therefore not sustainable development.

The Council's Waste advisors have stated that refuse and recycling should be left edge of curb.

Thames Water have advised 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. With regard to water infrastructure Thames Water would not have any objection to the above planning application.

Planning Considerations

The site forms part of the Keston Park conservation area where the Council will expect all proposals for new development to conform with the highly dispersed and wooded character of the conservation area, and with the approach taken by surrounding dwellings, especially in regard to the scale and height of construction, location with a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of original buildings and alter them as little as possible.

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T18 Road safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

The Supplementary Planning Guidance (SPG) for the Keston Park Conservation Area should also be taken into consideration.

No significant trees would be affected by the proposal.

Planning History

99/01076 - single storey side extension for carport – PERMITTED

Conclusions

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

With regard to siting, the proposed dwelling would have a similar front building line position to the existing house but would be stepped back on the eastern side. Overall, the proposed building would extend no closer to the side boundaries of the site than the existing dwelling: to the eastern boundary of the site it would be extended at two storey level to around 2.2m from the boundary, whereas currently there is a single storey element sited around 1.2m from the boundary.

With regard to scale and design, the proposed dwelling would be greater in height than the existing building with a maximum height of 9m compared to the approximate 7.8m existing ridge height. To the eastern side, adjacent to No.18, the proposed ridge height would be stepped down to approximately 8.2m.

Whilst this would appear somewhat more bulky than the existing house, the building would incorporate a pitched and sympathetic roof design and the various ridge heights and stepped building line would add appropriate visual interest. Furthermore, as the building would generally extend no closer to the side boundaries of the site than existing, on balance, it is considered that the existing spatial standards, openness and level of visual amenity of the conservation area would be retained.

The construction of houses by individual architects on individual plots has resulted in a great diversity of materials and construction methods being employed in Keston Park and in this instance, the proposed materials and method of construction would complement other development in the area. On the whole it is therefore considered that the proposal would respect and complement the layout, scale, form and materials of existing buildings and spaces and, subject to the submission of a detailed landscape proposal, would provide an attractive setting for the development whilst reducing the visibility of the proposed dwelling from neighbouring properties.

With regard to the relationship of the proposed dwelling to adjacent properties, the proposed rear building line would be positioned around 6m further back than the

existing building nearest to the flank boundaries of the site, with a more significant rearward projection towards the centre of the house. No.18 currently has a more prominent rearward projection than the existing building and the proposal would only project around 2.8m beyond the rear of this neighbouring building. There is a first floor flank window at No.18 facing the application site and concerns have been raised from the occupier of this property over loss of light to their bathroom. However, given the 4m (approx.) separation between the buildings, it is unlikely that there would be a significant loss of light. Furthermore, as the window is obscure glazed no undue loss of outlook would occur.

The proposed dwelling would project approximately 5.4m behind the rear building line of No.14. There would be approximately 7m separation between the rear of No.14 and the proposed dwelling and, given the orientation of the buildings which would be angled away from each other towards the rear, the proposal is unlikely to have a significant detrimental impact on the outlook or amenities of the occupiers of No.14. There is a proposed first floor window facing this site which is indicated on the drawings as serving an en-suite bathroom. Provided this is obscure glazed there would be no significant overlooking into the adjacent site.

The proposal is considered acceptable from the highways aspect in that no undue harm to road safety would occur.

Having had regard to the above, it was considered that the siting, size and design of the proposed replacement dwelling is acceptable in that it would not result in a significant loss of amenity to local residents and the character and appearance of the Keston Park conservation area would be preserved.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00897, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 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 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 5 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 6 | ACI12 | Obscure glazing (1 insert) in the first floor south-west elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 7 | ACI17 | No additional windows (2 inserts) flank dwelling |
| | ACI17R | I17 reason (1 insert) BE1 |
| 8 | ACK01 | Compliance with submitted plan |

Reason: In order to comply with Policies BE1, BE11 and H7 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the Keston Park conservation area.

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
BE11 Conservation Areas
H7 Housing Density and Design
H9 Side Space
NE7 Development and Trees
T18 Road Safety

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 neighbours concerns raised during the consultation process
- (h) the preservation or enhancement of the conservation area

INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. Demolition
- 2 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 3 In order to check that the proposed storm water system meets our requirements, the Council requires that the following information be provided:
 - a clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways

- where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
- calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

4 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.

5 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk.

6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

7 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop

notice to prohibit further development on the site and/or take action to recover the debt.

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