

SECTION '2' – Applications meriting special consideration

Application No : 12/01151/FULL1

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : 140 Worlds End Lane Orpington BR6
6AS

OS Grid Ref: E: 546814 N: 163326

Applicant : DBS Homes

Objections : NO

Description of Development:

Demolition of existing dwelling and erection of a two storey four bedroom detached house with integral garage and accommodation in roof space.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

- The proposed dwelling will have a height of approx. 9.7m and a width of approx. 15.5m.
- The depth will be approx. 18.4m. The dwelling will be separated from the flank boundaries of No. 138 and No. 142 by a minimum of 2.2m.

Location

The application site is on the northern side of Worlds End Lane. The site comprises a detached bungalow in an area characterised by similar development and a spacious character. The wider area is residential in character, with ample plot sizes and rear garden areas.

Comments from Local Residents

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

Comments from Consultees

No technical highways and drainage objections are raised, subject to conditions and informatives.

No Thames Water, Environmental Health or Environment Agency objections are raised.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H7 (Residential Density And Design), h9 (Side Space), T18 (Road Safety) and NE7 (Development And trees) of the adopted Unitary Development Plan.

London Plan Policy 5.13 (Sustainable Drainage) is also a consideration.

Planning History

Planning permission was granted under ref. 08/02834 for the demolition of existing dwelling and erection of a two storey five bedroom detached dwelling with integral double garage.

Planning permission was granted for an extension of time for the implementation of this development under ref. 11/02835.

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 the development would have on the amenities of the occupants of the surrounding residential properties. Any highway safety implications of the proposed new development and impact on trees are also a consideration.

The site is located on the north side of Worlds End Lane and comprises a bungalow with accommodation in the roof space. The area is characterised by large detached two-storey residential properties sited within generous plots, giving the area a spacious character.

The application proposes the demolition of the existing dwelling and the erection of a two storey detached 5 bedroom house with front and rear dormers providing accommodation in the roof space. The dwelling will utilise the existing vehicular access.

The proposed dwelling will have a height of approx. 9.7m and a width of approx. 15.5m. The depth will be approx. 18.4m. The dwelling will be separated from both flank boundaries 2.2m.

To the west, No. 138 is separated from the dwelling by approx. 4m for the majority of the flank of the proposed dwelling. This separation is considered adequate to minimise the impact on this property. A similar separation exists to No. 142 and the north facing rear gardens are also considered to mitigate this impact. Due to the

separation between the proposed dwelling and neighbouring properties, it is considered that the prospect from and light to the neighbouring properties will not be adversely affected, despite the significant rearward projection of approx. 4m from the rear of No. 138. This projection amounts to approximately 1m more than the permission granted under ref. 11/02835 however the impact is not considered to be significantly worsened. At ground floor level a larger conservatory is proposed which extends further into the garden than the previous scheme, however this extension will be positioned in the middle of the plot and would not be harmful to the amenities of the neighbouring properties.

The roof bulk has been increased by way of a 0.9m increase in height and the provision of gable features to the front of the house. It is considered that the roof bulk results in a dwelling that does not look out of keeping within the street scene and the dwelling will be flanked on both sides by other two storey residential development of similar heights, retaining an area of space between buildings.

The proposed front and flank boundary hedging will be retained. It is proposed to remove the existing detached garage to the rear of the property and incorporate an integral double garage within the dwelling. The footprint of the proposed dwelling is sited as to not be in advance of the existing building line.

This application is accompanied by an arboricultural report. The oak tree on the front boundary is protected by TPO – the report has graded this tree C and has suggested it be removed. The tree is of high amenity value and as it is not directly affected by the proposal the applicant must be advised that if they wish to fell the tree they will need to make a separate application (they will need to apply using a tree work application form). The tree is shown to be retained on the application plans and standard conditions are suggested.

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 nor impact detrimentally on the character of the area. No adverse impact on highway safety is considered to result from the proposal. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02834, 11/02835 and 12/01151, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 | ACB18 | Trees-Arboricultural Method Statement |
| | ACB18R | Reason B18 |

- 4 ACB19 Trees - App'ment of Arboricultural Super
 ACB19R Reason B19
- 5 ACC07 Materials as set out in application
 ACC07R Reason C07
- 6 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 7 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 9 ACH32 Highway Drainage
 ADH32R Reason H32
- 10 ACI12 Obscure glazing (1 insert) in the first floor flank elevations

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 11 ACK05 Slab levels - no details submitted
 ACK05R K05 reason

- 12 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of nearby residential properties and the character of the area.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
 H7 Housing Density and Design
 H9 Side Space
 T18 Road Safety
 NE7 Development and Trees

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on highway safety
- (e) the impact on trees

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 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

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.

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.

You are advised that there is no public surface water sewer near to the site. Surface water will therefore have to be drained to soakaways. The surface water drainage condition outlined above requires you to provide the following information:

- 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.

The applicant may be required to apply for other consents directly from the Environment Agency. The term 'content' covers consents, permissions or licences for different activities (such as water abstraction or discharging to a stream), and the Environment Agency has a regulatory role in issuing and monitoring them. The applicant should contact 03708 506 506 or consult the Environment Agency's website to establish whether a consent will be required. www.environment-agency.gov.uk/netregs

2 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.

- 3 The applicant is advised that should they wish to fell the protected tree at the front of the site, they will need to make a separate application using a tree work application form.

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