

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

Application No : 12/01998/FULL1

Ward:
Bickley

Address : Jasmin Chislehurst Road Bromley BR1
2NJ

OS Grid Ref: E: 542277 N: 169527

Applicant : Mr And Mrs Mirant Parikh

Objections : NO

Description of Development:

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

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

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

The proposed dwelling will have a hipped roof with a maximum height of 8.0m. The width of the dwelling will be 17.8m and will occupy the majority of the width of the site. The house will have a length of 21.6m, including the single storey front and rear aspects.

Location

The application site is on the north western side of Chislehurst Road. The properties on Chislehurst Road are predominantly detached dwellings set within spacious plots. The architectural style of the road is characteristically mixed.

Comments from Local Residents

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

Comments from Consultees

No Thames Water objections are raised subject to an informative.

Technical drainage comments have been received requesting details of surface water drainage and a foul water drainage condition is suggested.

No technical highways objections are raised as no alterations to the access and parking arrangements are proposed. A construction management plan is suggested as the neighbouring house may be redeveloped at a similar time.

No comments have been received from the Council's Tree Officer.

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
T18 Road Safety
NE7 Development And Trees

Planning History

Planning permission was refused under ref. 09/01382 for single storey front and rear extensions first floor side and rear extensions and detached single storey garage at front. The refusal grounds were as follows:

'The proposed detached garage, by reason of its prominent siting, would be an incongruous feature unduly intrusive in the street scene and would result in an adverse impact on the character and appearance of the area, and would therefore be contrary to Policy BE1 of the Unitary Development Plan.'

Planning permission was granted under ref. 09/03193 for a single storey front and rear extensions, part one/two storey front/side and rear extensions and two rear dormers.

Planning permission was refused under ref. 11/03868 for demolition of existing dwelling and erection of a detached two storey six bedroom dwelling with accommodation in roof space. The refusal grounds were as follows:

'The proposed replacement dwelling, by reason of its excessive bulk and height, would result in a dwelling that is out of character with the surrounding area and would be detrimental to the appearance of the local area, contrary to Policies BE1 and H7 of the Unitary Development Plan.'

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.

The proposed replacement dwelling will be 8.0m in height and this is a reduction from the 8.8m previously refused. It will not be taller than the previously permitted roof extension (which was also 8.0m tall), and will not be significantly taller than the buildings either side (it is noted that a replacement dwelling has recently been permitted at Caragh House under ref. 12/00108, however this is not yet under construction and is a limited consideration). The first floor has also been reduced in width compared to the refused scheme, in order to create a larger first floor side space adjacent to Richmond. The width of the dwelling at first floor has been reduced by approximately 1.4m. This creates a larger 3m wide open area to one side of the house at first floor level and when considered together, the reductions are considered to reduce the bulk of the dwelling

It is not considered that the bulk and scale proposed would result in a detrimental impact on the street scene or a cramped form of development. The dwellings either side are 7.5m and 8m in height and it is considered that an 8.0m tall dwelling would be in context with this local character. The proposal would not harm the spacious qualities of the area and although the ground floor would be adjacent to the flank boundary, the proposal would not lead to unrelated terracing or a harmful impact on the spatial standards of the area, given the large first floor separation.

In respect to the amenities of neighbouring residential properties, the footprint of the proposal would be similar to that previously granted permission, and the addition of the day room to the rear would not impact seriously on the outlook from the rear windows of Richmond. The increase in height will not impact seriously on the neighbouring properties, and the separation between houses would not create unsuitable relationships.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significantly detrimental impact on the character of the area or on the amenities of neighbouring residential properties, and it is recommended that permission be granted.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 5 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |

- 6 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 9 ACH29 Construction Management Plan
ACH29R Reason H29
- 10 Before the development hereby permitted is first occupied, the proposed window(s) in the first and second floor flank elevations excluding the master bedroom window shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
ACI12R I12 reason (1 insert) BE1
- 11 ACI14 No balcony (1 insert) dwelling
ACI14R I14 reason (1 insert) BE1
- 12 ACI17 No additional windows (2 inserts) first and second floor flank dwelling
ACI17R I17 reason (1 insert) BE1
- 13 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 visual amenities of the Farnborough Park Conservation Area and the amenities of nearby residential properties.
- 14 ACK05 Slab levels - no details submitted
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
T18 Road Safety
NE7 Development And Trees

INFORMATIVE(S)

- 1 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.

- 2 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
- 3 In order to check that the proposed storm water system meets the Council's requirements, 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.

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