

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

**Application No :** 12/01706/FULL1

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

**Address :** Brackley The Hillside Orpington BR6  
7SD

**OS Grid Ref:** E: 546566 N: 162944

**Applicant :** Mr Peter Darwin

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and erection of a two storey five bedroom detached house with integral double garage and accommodation in roofspace.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

This proposal is for the demolition of existing dwelling and erection of a two storey five bedroom detached house with integral double garage and accommodation in roofspace.

**Location**

The property is a detached bungalow with accommodation in the roofspace located to the east of The Hillside and is adjacent to the Green Belt. Properties in the area are predominately detached bungalows and two storey dwellings set within sizeable plots.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- application is an improvement on previous approval 11/02322 as slight reduction of 0.5m in height and less impact on streetscene.
- request to preserve privacy and protect visual amenity condition be attached to retain trees as outlined on drawing 3808-PD-06 (particularly T5

Whitebeam tree within hedgerow of Uplands and valuable part of streetscene, softening impact of new higher dwelling). Boundary hedges marked on drawing should also be retained.

- concerns as arboricultural report does not indicate whether T5 has any structural implications on existing or new dwelling.
- no objections were raised from Fairlands as proposal is in keeping with existing buildings and proposal will not result in overdevelopment.

### **Comments from Consultees**

The Council's Highways Division state the development would utilise the existing vehicular crossover leading to the integral double garage which is satisfactory. As such no objections are raised subject to conditions.

The Highways Drainage Division were consulted who state that subject to the applicants answer to question 15(b)(i) there is no public surface water sewer near to the site and as such surface water will have to be drained to soakaways. The site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water, as such no objections are raised subject to conditions.

The Council's Environmental Heath Division raise no objections to the proposal.

From a trees perspective the application is accompanied by an arboricultural method statement and the Council concurs with its findings. No objections are raised subject to conditions.

Thames Water raise no objections with regard to sewerage and water infrastructure.

### **Planning Considerations**

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 Sidespace
- G6 Land Adjoining Green Belt of Metropolitan Open Land
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

Supplementary Planning Guidance (SPG) 1 General Design Principles  
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments

The National Planning Policy Framework is also a key consideration in the determination of this application.

## **Planning History**

In 1994 under planning ref. 94/00188, permission was refused for a two storey side extension and enlargement of roof incorporating 3 front and 3 rear dormers.

In 1994 under planning ref. 94/00858, permission was granted for a two storey side extension and enlargement of roof incorporating 3 front and 3 rear dormers.

In 2002 under planning ref. 02/00767, permission was granted for a first floor over bungalow and new roof to create two storey dwellinghouse.

In 2011 under planning ref. 11/02322, permission was granted for the creation of first floor to form two storey dwellinghouse with accommodation in roofspace and rear dormer window extensions. Single storey rear extension and steps to rear. Elevational alterations.

## **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.

A number of neighbouring properties are two storeys in height and due to the sloping nature of Hillside there is no uniformity in terms of roof heights in the streetscene at present. While the proposal would result in a property which would be significantly different in appearance than the existing property it is considered to be in keeping with the character of the area at present and would not appear incongruous in the streetscene.

The principle of constructing a two storey dwelling at the application site has previously been established under planning ref. 11/02322 granted for the creation of a first floor to form a two storey dwellinghouse. This approved application proposed a maximum height of 9.35m to the ridge on the front elevation (the existing dwelling is a maximum of 7.2m in height on the front elevation) while the current proposal would have a maximum of 9.5m in height to the ridge on the front elevation and as such is not considered to appear incongruous in the streetscene.

The proposal would result in an increased separation from 1m to 1.8m on the northern flank boundary with Uplands but would result in an increase in bulk towards the boundary with Agricola, reducing the side space from approximately 4m to a minimum of 1.1m, although this still satisfies the requirements of Policy H9.

The proposal would result in a significant increase in bulk towards the southern boundary and would result in a sizeable dwelling which covers a significant proportion of the site's width. However, the development proposed towards the southern boundary would be significantly lower in height than the main dwellinghouse resulting in a subservient appearance. Therefore, on balance it is

considered that the proposal would not result in an overdevelopment of the site or appear incongruous in the streetscene.

Agricola is located to the south of the application site and as such the impact in terms of loss of light for this property is anticipated to be minimal. With the exception of the bay windows which would be located 6m distance from the flank boundary no windows at first floor level or above are proposed to be located in the southern flank elevation and as such the potential loss of privacy or sense of overlooking for Agricola is anticipated to be minimal. The principal elevation of Uplands is located a minimum of 15m from the application site on a higher ground level, and as such the impact on the residential amenities of this property is anticipated to be minimal.

In 2010 under planning ref. 10/00695, Agricola was granted planning permission for a partial demolition and construction of two storey front, side and rear extensions incorporating two storey glazed element at rear, creation of basement and raised terrace at rear which has now been constructed. As previously stated while the current proposal would result in an increase in bulk towards the boundary with Agricola, the majority of the proposal would not project beyond the front or rear elevation of this property. In addition, while Agricola is located on a lower ground level than the application site, the hipped roof profile of the dwelling closest to southern boundary lessens the visual impact of the dwelling on Agricola thereby diminishing the dominance of the proposed dwelling.

The proposal is not anticipated to be detrimental to the visual amenity, character or nature conservation value of the adjacent Green Belt and as such is considered to be in line with Policy G6.

Having had regard to the above it was considered that the development in the manner proposed 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01706 and 11/02322, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACA04<br>ACA04R | Landscaping Scheme - full app no details<br>Reason A04         |
| 3 | ACB01<br>ACB01R | Trees to be retained during building op.<br>Reason B01         |
| 4 | ACB02<br>ACB02R | Trees - protective fencing<br>Reason B02                       |
| 5 | ACB03<br>ACB03R | Trees - no bonfires<br>Reason B03                              |

- 6      ACB04      Trees - no trenches, pipelines or drains  
ACB04R      Reason B04
- 7      ACC01      Satisfactory materials (ext'nl surfaces)  
ACC01R      Reason C01
- 8      ACC03      Details of windows  
ACC03R      Reason C03
- 9      ACH04      Size of parking bays/garages  
ACH04R      Reason H04
- 10     ACH32      Highway Drainage  
ADH32R      Reason H32
- 11     ACD06      Sustainable drainage system (SuDS)  
ADD06R      Reason D06
- 12     ACI02      Rest of "pd" Rights - Class A, B,C and E

**Reason:** To prevent overdevelopment of the site and in the interests of the residential amenities of neighbouring properties, in line with Policy BE1 of the Unitary Development Plan.

- 13     ACI11      Obscure glaz'g/details of opening (1 in)      in the first floor  
northern flank elevations

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

- 14     ACI17      No additional windows (2 inserts)      first floor flank      dwelling  
ACI17R      I17 reason (1 insert)      BE1

- 15     ACK01      Compliance with submitted plan

**Reason:** In the interests of the residential amenities of neighbouring properties, and the visual amenities of the area in line with Policy BE1 of the Unitary Development Plan.

- 16     The vehicle hardstanding(s) / access drive(s) hereby permitted shall be formed of permeable paving in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include proposals for the regular maintenance of the paving, which shall be maintained in accordance with the approved details.

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

**Reasons for permission:**

In granting permission the Local Planning Authority had regard to 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    Sidespace
- G6    Land Adjoining Green Belt of Metropolitan Open Land
- T3    Parking
- T18   Road Safety
- NE7   Development and Trees

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The National Planning Policy Framework is also a key consideration in the determination of this application.

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

- (a) the impact of the development on the open nature of the adjoining Green Belt.
- (b) the appearance of the development in the street scene;
- (c) the relationship of the development to adjacent properties;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

#### INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 You are advised that this application may 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)).

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.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

- 3 If during works on site suspected contamination is encountered, Environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

- 4 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

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