

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

Application No : 12/02379/FULL1

Ward:
**Bromley Common And
Keston**

Address : 21 Forest Drive Keston BR2 6EE

OS Grid Ref: E: 542271 N: 164612

Applicant : Integra Contracts Ltd

Objections : NO

Description of Development:

Replacement 5 bedroom detached dwelling house with integral garage swimming pool.

Key designations:

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

Joint report with application ref. 12/02380

Proposal

Planning permission is sought for the demolition of the existing dwelling and the erection of a replacement. The proposed dwelling will be two storey's in height with a total of 5 bedrooms including habitable accommodation within the roof space. It will feature an integral double garage and swimming pool which projects into the rear garden.

The design of the building is reminiscent of many other recently constructed dwellings which appear to be inspired by the 'arts & crafts' movements including the neighbouring properties at Nos.23 and 34.

Measurements taken from the drawings submitted indicate that the proposed dwelling will have a maximum height of approx. 9.5m, and will be approx. 24.6m in width and 22.4m in depth including the swimming pool projection which is some 9m deeper than the main dwelling. A minimum side space of approx. 2.3m is maintained to the northern flank boundary with No.23, while a space of approx. 3.2m will be maintained to the southern flank boundary with No.19.

An application seeking Conservation Area Consent for the demolition of the existing dwelling is also to be found on this agenda, under ref. 12/02380/CAC.

Location

The site is located within Keston Park Conservation Area which is characterised by large dwellings set within an attractive and strong landscaped setting.

The application site itself measures approx. 57m (d) x 29m (w). The existing house whilst unremarkable in terms of its appearance is set well back from the front of the plot and as such provides a compelling landscaped setting which contributes significantly to the character and appearance of the conservation area. It is bounded to the south by No.19 which is a smaller shallower house, set forward of the application property, No. 23 is a larger house which was granted permission in 1999.

Comments from Local Residents

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

Comments from Consultees

Advisory Panel for Conservation Areas (APCA) - object to the proposal on the basis that it would be an overdevelopment particularly in terms of its depth. This would in turn be contrary to Supplementary Planning Guidance paragraph 3.3 –'landscaped Framework'

Heritage and Urban Design - The proposal site is within the boundaries of the Keston Park Conservation Area, on the western side of Forest Drive, which at this point is typically enclosed by substantial, two storey dwellings of individual design, interspersed with small gaps allowing modest views of trees and shrubbery to the rear.

Although unremarkable in terms of special architectural or historic interest, the building proposed for demolition is of similar scale, form and style to many of its neighbours, with which it has a harmonious and balanced visual relationship. The dwelling thus makes a modest contribution to the well defined and cohesive character of the conservation area.

While increasing the present level of development, the intended new work sits reasonably comfortably on the site and modest gaps are preserved between it and the adjacent dwellings. Although significantly enlarging the existing footprint and raising the roof ridge by approximately 1 metre, the proposed dwelling will maintain a balanced relationship with its northern neighbour, which is of similar proportions. Whilst ornate in the extreme, the architectural treatment includes, among others, elements informed by both the Classical and Arts & Crafts traditions, with a materials palette appropriate to those styles. As such, the new dwelling complements local historic models to a certain extent and preserves modest views of shrubbery to the sides and rear from the public realm.

In terms of Policy BE11, the proposal could therefore be condoned, as it will not actively diminish the special character of the Keston Conservation Area.

Highways - Forest Drive is a private road. The access is existing and there is ample parking on site, no comments on the proposal.

Cleansing -Refuse and recycling to be left edge of kerb.

Environment Agency – Application assessed as having low environmental risk, no comment.

Thames Water – no objection with regard to sewerage infrastructure

Surface Water Drainage - 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.

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: -
1.The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

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.

Trees - This proposal would mean the loss of a holly, 2 western red cedars and an oak. These are all graded C in the arboricultural report that accompanies the application and because of this their loss could not be resisted. The swimming pool “extension” would extend within the RPA of a sweet chestnut (grade C) and a pine (grade B). The report does not address the impact on the pine in particular and there would be a separation of only 6 metres between the pool building and the pine tree. This is unacceptable and the scheme should be amended to reduce the length of the projection towards the pine by at least 2 metres.

Planning Considerations

The site forms part of the Keston Park Conservation Area, 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 to sensitive to the height and scale of surrounding dwellings especially in regard to scale of development proposed, siting of building within the plot and design and materials used.

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

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

Planning History

No planning history at the application site relevant to the consideration of the current scheme.

Conclusions

The current scheme has been amended considerably from the original submission to show a 3m reduction in the depth of the single storey rear projection which would house the swimming pool.

The applicants agent has drawn reference to a number of schemes which they consider set a precedent for the level of development set out in the current scheme. This includes a scheme at No.27 Longdon Wood where permission was granted for pool approx. 19m in depth. Whilst this and other applications are material considerations, they are of limited weight as it is important that the application be assessed on its merits.

The existing dwelling is of little architectural merit and at very best makes a neutral contribution on the Conservation Area. In view of this there appears to be no objection in principle to its demolition. The main issues for consideration therefore in this case will be the merits of the replacement dwelling now proposed in terms of its impact on the character and appearance of the Conservation Area and the amenities of neighbouring residents.

The proposed dwelling is similar to the existing dwelling in two important respects. Firstly, the positioning of the front building line which allows the important landscape setting to remain in place to 'frame' the new dwelling. Secondly, the side spaces retained which are either equivalent or slightly increased in size. This improves the views of trees and shrubbery to the rear of properties which is an important characteristic of Keston Park as a conservation area.

The overall height of the building has been increased by 0.8m and in this case this is considered to be an acceptable increase. The main increase in the scale of the development relates to the building footprint. Whilst the original scheme was unrestrained in this respect and threatened the wellbeing of the tall pine tree in the rear garden. The current scheme has reduced the depth of the swimming pool projection by 3m and this has resulted in a scheme that is considered to be of an appropriate scale for the size of the plot.

With regard to the impact of the proposed dwelling on the amenities of neighbouring residents, the relationship of the dwelling to its neighbours would be similar to the existing dwelling as the front building line has been retained and the side spaces have either been retained or increased. The depth of the dwelling has increased significantly however the deepest part of the building is closest to the larger of the neighbouring properties at No.23. The proposed is hipped away from this property and the swimming pool element has a stepped low profile roofline which has been designed to minimise any potential impacts upon neighbouring amenity. Furthermore the reduction in the depth of this part of the structure now brings it in line with the out building at No.23.

With regard to the impact of the proposed development to trees within the site, it is noted that the swimming pool projection has been reduced by more than the requested 2m. This aspect of the scheme is now acceptable from a trees point of view.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/0238079, 12/02380, 99/02963, 09/02960 and 10/00467, excluding exempt information.

as amended by documents received on 10.10.2012

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 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 4 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 5 ACI12 Obscure glazing (1 insert) in the first floor southern flank
dwelling
ACI12R I12 reason (1 insert) BE1
- 6 ACI17 No additional windows (2 inserts) northern and southern
dwelling
ACI17R I17 reason (1 insert) BE1
- 7 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: In order to comply with Policy BE1 of the Unitary Development Plan.
- 8 ACK01 Compliance with submitted plan
ACC01R Reason C01

Reasons for 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 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk2 The swimming pool should not be emptied during heavy rain or at times of peak use, the discharge should be made to the foul sewerage system. This is to prevent possible overloading of the sewer network.
- 2 In order to check that the proposed storm water system meet drainage requirements the following information should be provided:
 - clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - where filtration 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.
- 3 Surface Water Drainage - 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.

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1.The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

- 4 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

- 5 The Local Planning Authority must be immediately advised of any proposed variation from the approved documents and the prior approval of this Council must be obtained before any such works are carried out on the site. Failure to comply with this advice may render those responsible liable to enforcement proceedings which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to prosecution. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or email planning@bromley.gov.uk

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Proposal: Replacement 5 bedroom detached dwelling house with integral garage swimming pool.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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