

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

Application No : 12/01978/FULL1

Ward:
Orpington

Address : Goddington Manor Court Road
Orpington BR6 9AT

OS Grid Ref: E: 547118 N: 165441

Applicant : Goddington Manor Ltd

Objections : YES

Description of Development:

Single storey extension, alterations to roof to incorporate dormers and rooflights, elevational alterations and creation of 3 additional apartments, together with provision of entrance gates.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Locally Listed Building
Sites of Interest for Nat. Conservation
Tree Preservation Order

Joint report with application ref. 12/01979

Proposal

The site is occupied by a Grade II Statutory Listed Building, known historically as "Goddington House" which has previously been converted from a single family house into 13 self-contained flats, and partially extended at the rear. This proposal seeks alterations and enlargements to the existing building so as to create a total of 16 flats. Given the Statutory Listed status of the building, this application is accompanied by an application for Listed Building Consent which relates specifically to the internal and external works which will affect the fabric of the building.

Planning permission is sought for the following works:

- provision of single storey addition to existing north-eastern extension of building; existing extension will be partially demolished

- enlargement of second floor accommodation into existing roof voids, including provision of four dormers to north-eastern roof slope and two dormers along the north western side
- creation of accommodation at third floor level, including provision of one dormer along south-western roof slope, and insertion of windows to NE and SW gable ends
- three additional flats will be provided: one at ground floor level (mainly confined to within the proposed ground floor extension, and utilising part of the existing extension); and one each at second and third floor levels (utilising the space within the enlarged roof area)
- provision of conservation rooflights within existing front and side roof slopes
- entrance gate along existing access drive

Location

The site occupies an area of 4.3 acres / 1.741 hectares and lies just north of Goddington Park along the eastern side of Court Road. The main access is off Court Road which is a classified road, part of the A224 and a Strategic Route, whilst a secondary access is provided from Berrylands. The first 70m of the Court Road access is over Council owned land.

Comments from Local Residents

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

- excessive and ill-thought out additional fenestration to roof line
- development will lead to additional vehicular access on to Court Road
- gates are out of character with their surroundings and prevent views of the building
- concerns relating to protection and badgers and badger setts within the grounds
- lack of justification to change historic name of building from “House” to “Manor”
- concerns relating to retention of existing trees on the site and issues of privacy for neighbouring residents

Comments from Consultees

From a technical Highways perspective the provision of a suitable passing bay within the existing access road off Court Road is sought due to the likely increase in vehicles accessing the site. This suggestion follows discussions with the Area Management (Highways) section and the Council’s Landscape Project Officer.

From a cleansing perspective no objections are raised.

No objection has been raised by Thames Water, or by the Council’s drainage consultant, subject to a condition requiring the submission of foul water drainage details.

APCA consider that the extent of the alterations to the roofspace is too extensive and that the ground floor extension is inappropriate and represents overdevelopment. The quality of architectural design needs to be much improved as the proposal would not preserve or enhance the building.

Any further comments will be provided at the meeting.

Planning Considerations

Policies BE1 (Design of New Development), BE8 (Statutory Listed Buildings), H7 (Housing Density and Design), NE7 (Development and Trees), G6 (Land Adjoining Green Belt), T3 (Parking), and T18 (Road Safety) of the Unitary Development Plan apply to the development and should be given due consideration.

The National Planning Policy Framework, including Part 12, is relevant in respect of this application.

Comments from the Tree Officer will be reported verbally at the meeting.

Planning History

Goddington House was statutorily listed in September 2004.

Under ref. 85/02572, planning permission was granted for a single storey extension comprising a two-bedroom annex.

Under ref. 96/02128, an outline application for three detached dwellings on the site was withdrawn.

Under ref. 03/01582, planning permission was granted for a rear dormer but that has not been implemented.

Under ref. 11/01562, the Council granted a Certificate of Lawfulness for an Existing Use in respect of Goddington House. This confirmed that on the balance of probabilities the building has been used as twelve flats and one two-bedroom annex apartment for a period of not less than 10 years.

The Agent who submitted that application noted that the property was acquired by the Methodist Ministers Housing Society in 1982 and that evidence supported the proposition that the building was subdivided into flats as long ago as the late 1930s. This was supported by various documents.

Conclusions

The main issues for consideration relate to the impact of the proposal on the character, appearance and special interest of this Listed building; its affect on its setting; its affect on neighbouring amenity; and matters relating to highways safety and parking provision.

The majority of the works will be confined to within the existing envelope of the building and involve internal alterations and changes to the existing roof to accommodate three additional flats.

Since the application was first submitted dormers proposed to the side of the two front gables have been removed from the scheme (one along either side) and replaced with less prominent conservation rooflights. Accordingly, the principal front elevation will remain largely unaltered. Whilst other significant alterations are proposed in respect of the roofs, given that these will mainly be confined to within the existing envelope of the building their impact on the external appearance of the building will be limited.

With regard to the proposed dormers, these are not considered an alien feature in respect of the host building since these will complement existing similar features within the building and appear proportionate in scale to the existing roof slopes. The use of matching materials to the original building will ensure that these are appropriately integrated into the building. In terms of the impact of these works on neighbouring amenity, the orientation and overall separation between the host building and neighbouring properties will be unlikely to lead to adverse conditions, particularly in respect of overlooking and loss of privacy.

Given the nature and location of the proposed works it is not considered that the defining features of this property will be harmed. These include a fine staircase hall which incorporates significant areas of wood panelling and patterned ceilings. Furthermore, the proposed ground floor extension will be beyond an existing extension of utilitarian appearance and given its scale and location will appear subservient and discreet in respect of the original building.

From a highways perspective, the provision of a passing bay along the existing access road will mean that it will not be necessary to widen the existing crossover/vehicular access (this being considered unacceptable from a highways perspective). Details relating to the final design of this bay may be agreed through condition. On a related matter, no objection is raised in respect of the access gates on the basis of their appearance.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01562, 12/01978 and 12/01979, excluding exempt information.

as amended by documents received on 11.10.2012 12.11.2012 13.12.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACD04
ADD04R | Foul water drainage - no details submit
Reason D04 |
| 3 | ACC01 | Satisfactory materials (ext'nl surfaces) |

- 4 ACC01R Reason C01
- 4 ACC03 Details of windows
- ACC03R Reason C03
- 5 ACC05 Brickwork patterning
- ACC05R Reason C05
- 6 ACG11 Matching internal and external materials
- ACG11R Reason G11
- 7 Before the development hereby approved is commenced details of a passing bay – to be provided along the existing access drive off Court Road – shall be submitted to and approved in writing by the Local Planning Authority, and shall implemented and maintained as such thereafter.
- ACH11R Reason H11
- 8 ACH19 Refuse storage - implementation
- ACH19R Reason H19
- 9 AJ02B Justification UNIQUE reason OTHER apps

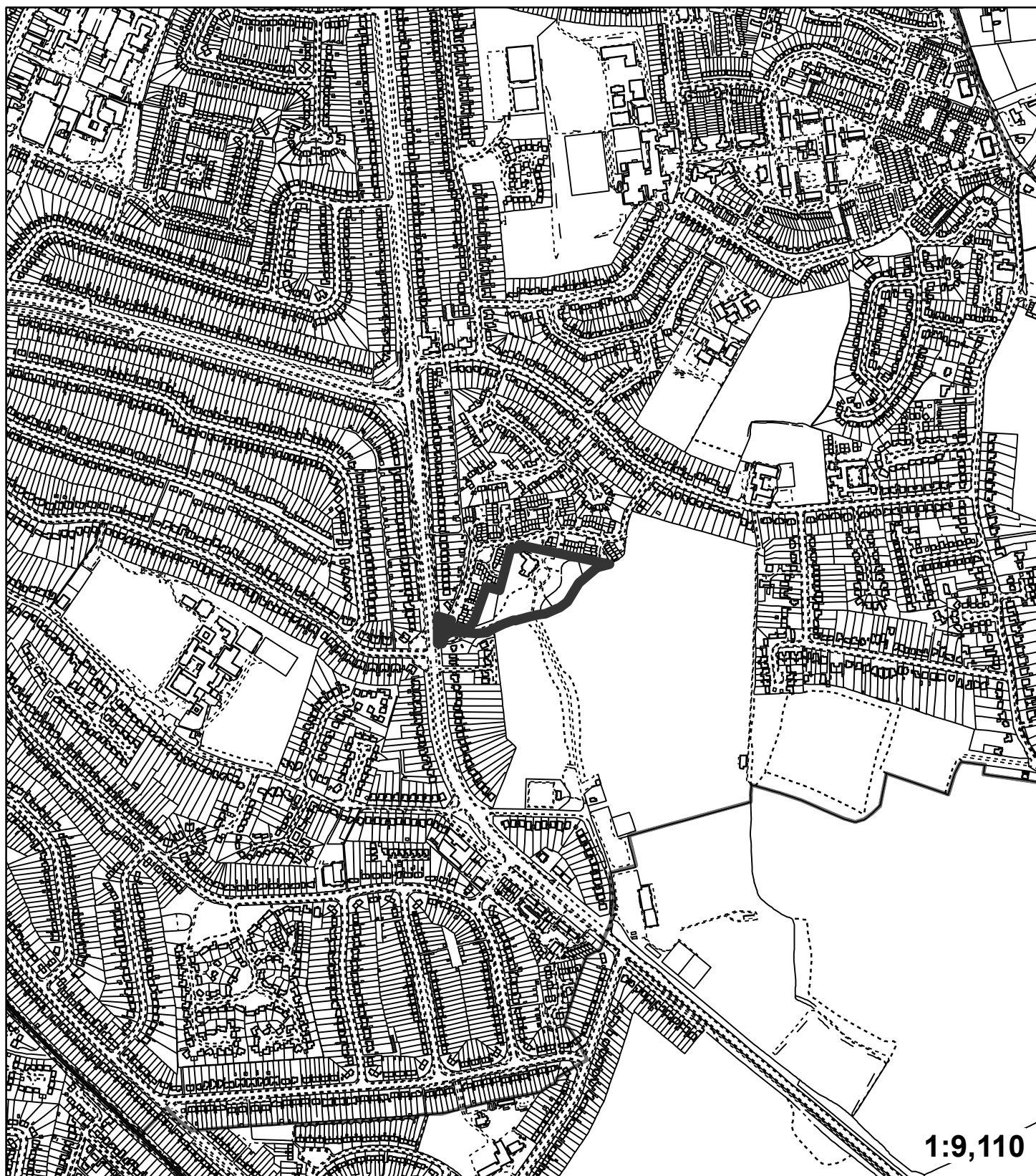
Policies (UDP)

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- H7 Housing Density and Design
- NE7 Development and Trees
- G6 Land Adjoining Green Belt
- T3 Parking
- T18 Road Safety

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"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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