

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

Application No : 12/02713/FULL1

Ward:
Cray Valley East

Address : The Vicarage Main Road St Pauls Cray
Orpington BR5 3EN

OS Grid Ref: E: 547259 N: 168767

Applicant : Mr Gary Humphris

Objections : NO

Description of Development:

Detached two storey 5 bedroom dwelling with accommodation in roofspace and integral garage, and relocation of vehicular access on land adjacent to the Vicarage

Proposal

It is proposed to erect a detached two storey 5 bedroom dwelling on this site which would include accommodation in the roof space and an integral garage.

A detached garage located within the application site, which previously served the adjacent Vicarage, has recently been demolished. A replacement garage for The Vicarage was recently granted permission under ref.12/02712.

Location

This site is located on the western side of Main Road, and formed part of the side/rear garden of The Vicarage (previously known as Holly Lodge), but has now been divided off.

Comments from Local Residents

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

Comments from Consultees

The Council's highway engineer raises no objections in principle, subject to the approval of the gates which should be set back 5m from the highway in order to allow vehicles to wait clear of the road while the gates open.

No drainage objections are raised in principle, subject to the submission of further details of the surface water drainage, while Thames Water raise no objections.

The site lies within Flood Zone 2, which is defined as having a medium probability of flooding, but the Environment Agency raises no objections in principle, subject to safeguarding conditions regarding the finished floor levels.

No significant trees on the site would be affected by the proposals.

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
T3 Parking

Planning History

Outline permission was granted in 1986 (ref. 86/00028) for the erection of a detached house on this plot of land, and was renewed in 1988 under ref. 88/04258, but expired in 1991.

Outline permission was then granted in 1992 (ref. 92/00644) for a detached two storey dwelling, but this expired in 1995.

A further outline permission was granted in 2011 (ref.11/00165) for the demolition of the existing garage, and the erection of a detached two storey dwelling with a replacement garage for The Vicarage, which is still extant.

Full permission has recently been granted for a replacement garage at The Vicarage under ref. 12/02712.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the surrounding area and the impact that it would have on the amenities of the occupants of nearby residential properties.

The subdivision of this plot was established in the late 80s/early 90s, and it is still considered to be a suitable size plot for redevelopment. The erection of a two/three storey detached dwelling would not appear out of character with the surrounding area in principle, and adequate parking would be provided.

The previous outline applications reserved all matters for subsequent approval, although the illustrative plans for the latest permitted scheme indicated a footprint of 78sq.m., and a maximum height of 9m. The current scheme proposes a footprint of approximately 168sq.m., although 40sq.m. of this would be single storey only.

The dwelling would occupy a staggered position in order to address the difference in the siting of the immediately adjoining dwellings, and would thus be set back approximately 6.5m from the front of The Vicarage, while projecting 3m forward of

Rockwood. The height of the dwelling would not exceed 8.7m (less than the 9m envisaged under the permitted outline scheme), and although the dwelling would be two storey for its full width, the separations of 1.4m to the side boundaries would be considered adequate to protect the spatial standards of the surrounding area, particularly given the staggered setting of the dwelling.

With regard to the impact on residential amenity, the new dwelling would be set back 7m from the side elevation of the main building at The Vicarage (2.75m from the single storey element), while it would project 6m to the rear (3.5m of which would be single storey). Although some loss of light and outlook would occur, it is not considered to be unduly harmful to the amenities of the occupiers of The Vicarage in this instance. The only first floor window in the facing side elevation would be to a bathroom, and could be obscure glazed by condition.

The new dwelling would be positioned more in line with the adjacent house to the south (Rockwood), and would maintain a separation between the dwellings of approximately 3.5m. A number of windows in the facing side elevation of Rockwood are clear glazed, however, they are secondary windows to the kitchen, living room and bedrooms, and would not be unduly affected.

Whilst the new dwelling would be larger in footprint and scale than the earlier permission, it is considered that the proposals are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character or spatial standards of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 86/00028, 88/04258, 92/00644, 11/00165, 12/02712 and 12/02713, excluding exempt information.

as amended by documents received on 01.11.2012

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 | ACA07 | Boundary enclosure - no detail submitted | | |
| | ACA07R | Reason A07 | | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 5 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 6 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 7 | ACH10 | Provision of sight line (3 inserts) | 43m x 2.4m x 43m | the |
| | new access | 1m | | |
| | ACH10R | Reason H10 | | |

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|----|--------|---|--|
| 8 | ACH16 | Hardstanding for wash-down facilities | |
| | ACH16R | Reason H16 | |
| 9 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 10 | ACI12 | Obscure glazing (1 insert) | at first floor level in the northern flank elevation |
| | ACI12R | I12 reason (1 insert) | BE1 |
| 11 | ACI14 | No balcony (1 insert) | the single storey rear part of the dwelling |
| | ACI14R | I14 reason (1 insert) | BE1 |
| 12 | ACI17 | No additional windows (2 inserts) | first floor flank dwelling |
| | ACI17R | I17 reason (1 insert) | BE1 |
| 13 | ACK01 | Compliance with submitted plan | |
| | ACK05R | K05 reason | |
| 14 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |
| 15 | | The layout of the vehicles access gates shall be submitted to and approved in writing by the Local Planning Authority prior to installation. | |
| | ACH01R | Reason H01 | |
| 16 | | The finished floor levels of the living accommodation shall be set no lower than 38.98mAOD, and the finished floor levels of sleeping accommodation shall be set no lower than 39.28mAOD. | |

Reason: To reduce the risk of damage or danger to life from internal inundation in a flood event.

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
- H7 Housing Density and Design
- T3 Parking

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

- (a) the impact on the character and appearance of the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on parking and traffic in the close vicinity

and having regard to all other matters raised, including neighbours concerns.

INFORMATIVE(S)

- 1 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).

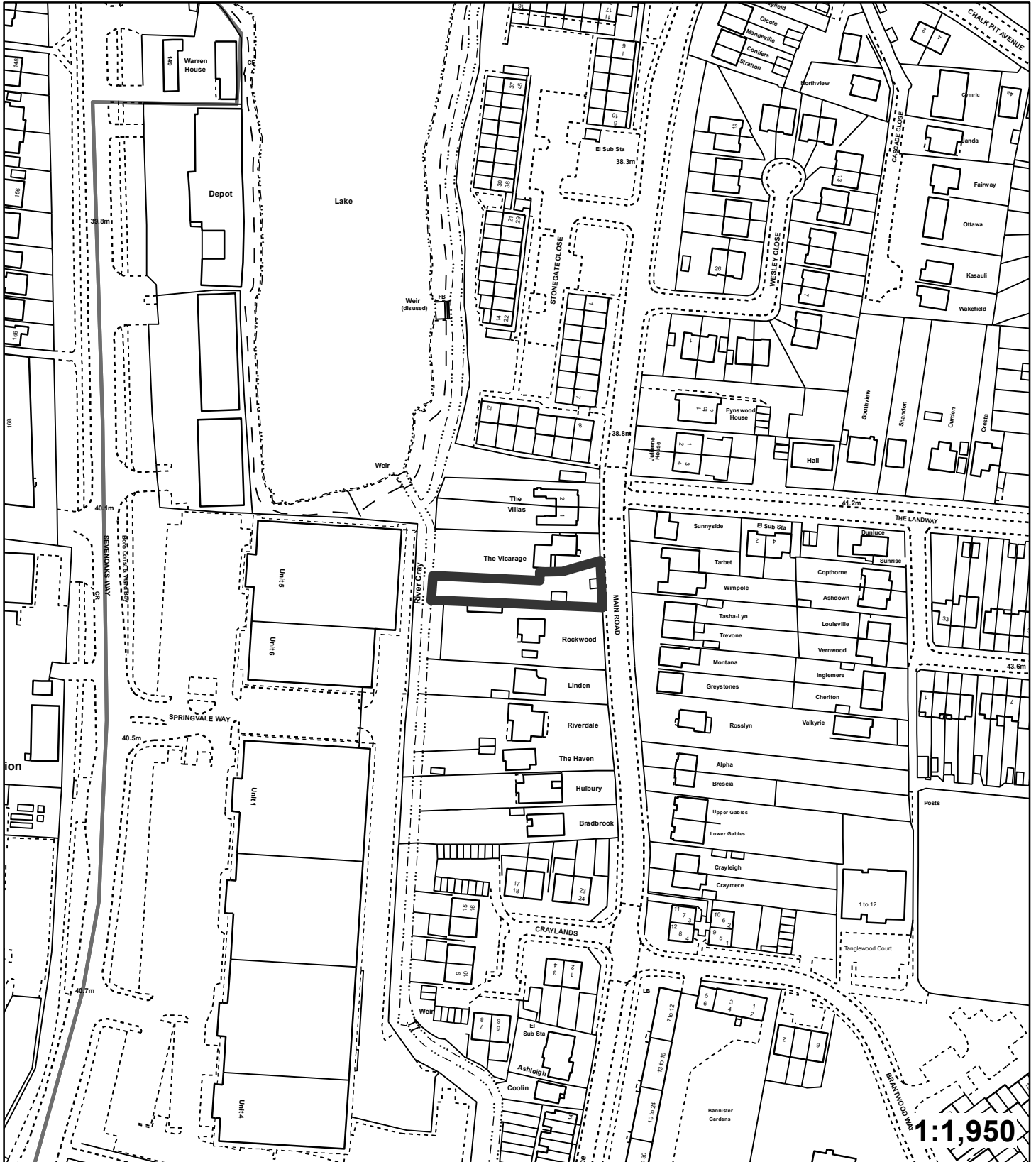
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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"