

SECTION '2' – Applications meriting special consideration

Application No : 12/03995/FULL1

Ward:
Bickley

Address : 12 Pines Road Bickley Bromley BR1
2AA

OS Grid Ref: E: 542247 N: 169132

Applicant : Mr And Mrs Robert Sargent

Objections : YES

Description of Development:

Demolition of existing two storey dwelling and construction of new three storey dwelling

Key designations:

Conservation Area: Bickley Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The proposal relates to the demolition of existing two storey dwelling and construction of new three storey dwelling. The proposed dwelling would be 9.9m to ridge, approximately 20m deep and 17.5m wide.

Location

The site relates to a two storey chalet style property located on the eastern side of Pines Road. The property is hardly visible from the streetscene given the dense and high boundary treatment. The area is characterised by large detached properties of varying design and is a designated Bickley Park Conservation Area.

Comments from Local Residents

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

- too large for the site, out of scale and character with the area.
- impact on the privacy and outlook of Savannah, Spignal and Lakedale to the north of the site.
- bulk and depth would impact on light to Lakedale and Spignalls.

- detracts from layout, character and appearance of the area.
- cramped appearance and fails to respect the density of Woodlands Road.
- would result in the destruction of a number of trees.

Comments from Consultees

Conservation Officer – would have objection to the principle of a replacement house but considers that the proposal leaves very limited side space and is generally bulky and dominant in its appearance which could lead to a retrograde lowering of spatial standards in the conservation area.

Environmental Health – no objection but recommend informatives should permission be granted.

Thames Water – no objections with regards to sewerage or water infrastructure.

Highways – note the crossover to the property is narrow and applicant should contact Area Management in the event of upgrade.

Tree Officer – concurs with arboricultural report in that no significant trees would be affected. Recommends conditions should permission be granted.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
 H1 Housing Supply
 H7 Housing Density and Design
 H9 Side Space
 BE11 Conservation Areas

London Plan:

3.5 Quality and Design of Housing Developments
 3.8 Housing Choice
 6.13 Parking

National Planning Policy Framework – 2012

Planning History

In 1988, a detached garage was refused under ref. 88/02328.

In 1997, a single storey side extension was permitted under ref. 97/01789.

In 1999, a single storey front extension, bay window to side, enlargement of rear dormer together with a detached double garage to the front under ref. 99/01473.

In 2000, a pitched roof to rear dormer extension flat roof (Revision to scheme permitted under ref. 99/01473 for single storey front extension, bay window to side, enlargement of rear dormer together with a detached double garage to front) was permitted under ref. 00/03186.

Conclusions

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

The proposed dwelling would be a dramatic increase in size, scale and volume on the existing property. The existing two storey chalet style property is low key and relatively hidden from public view given the trees and vegetation to the front boundary. However it would be replaced with a three storey building of entirely different character and one which at 1.7m higher would be more visible. The property would maintain a minimum 1.3-1.8m side space to each side but with an eaves height of 5.9m and 9.9m high ridge line, is considered to represent a cramped form of development in the context of the site. A minimum of 2m sidespace is normally required in Conservations Areas and this concern has be echoed in comments from the Conservation Officer.

Whilst other large detached dwellings in the area are noted, they occupy larger sites. In addition, this proposal would sit next to 10 Pines, a two storey property and therefore dominate this building. There appears to be no compromise in the design in terms of the size and bulk. It is therefore considered that the sheer mass, bulk and size proposed would fail to respect the character, layout and form of surrounding properties, to the detriment of the conservation area.

The applicant has argued in the design and access statement that replacement dwellings in the area have set a precedent for this scheme. However each scheme is site specific and assessed on its own merits.

With regards to residential amenity, the proposed dwelling would extend 2.1m deeper at two storey level than the rearmost wall of 10 Pines Road and be within 3m this property. Trees currently provide screening along this boundary but would be lost. The proposal would have an impact on this property given the 2.1m rear projection and scale of the proposal. To the north, Spignalls and Little Weald back onto the side of 12 Pines Road. At the moment they are presented with a modest property but the proposed dwelling, by virtue of its increase in height, depth and overall bulk would have a visual impact on these properties. It is questionable whether the extent of this visual impact warrants refusal in terms of loss of outlook in its own right given there would be approximately 30-35m between these properties. For the reason of this distance also, there is not considered to be undue loss of light, despite its siting to the south.

In term of overlooking the first floor side windows all serve bathroom/ dressing rooms and could be conditioned obscured glazed and fixed. There would however be significant and unacceptable overlooking from the first floor rear balcony into the rear garden of Spignalls and Little Weald to the north and 10 Pines Road to the

south. There would also be an increased degree of overlooking from the second floor rear windows, however these would only directly overlook towards the rearmost part of The Pines rear garden which given its distance is not considered undue in its own right.

Note: the existing and proposed site plans incorrectly site 10 Pines Road. It is actually set further back into the site as shown on the OS map.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03995 and 12/03996, excluding exempt information.

as amended by documents received on 24.12.2012

RECOMMENDATION: PERMISSION BE REFUSED

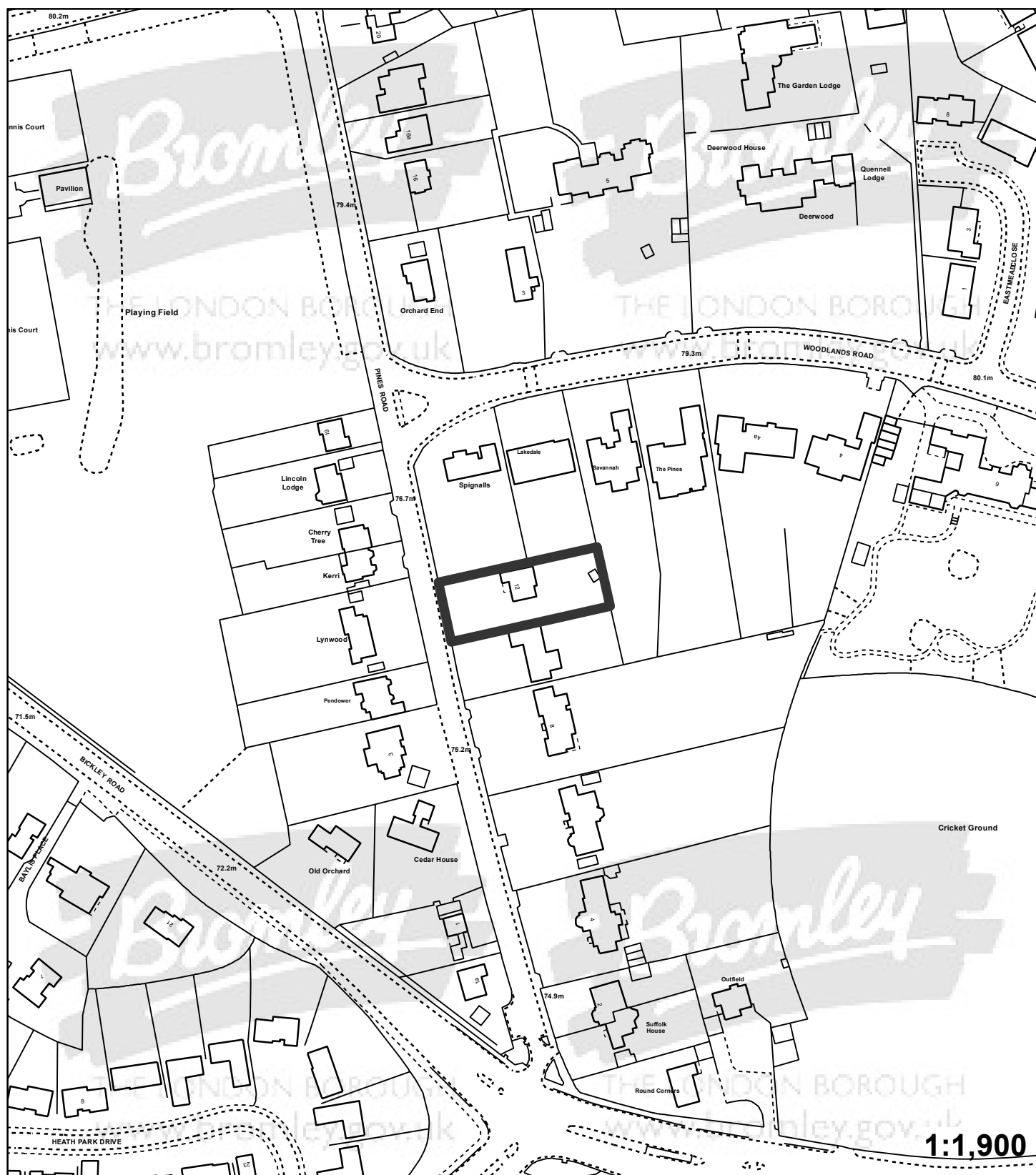
The reasons for refusal are:

- 1 The proposed dwelling would be seriously out of character and scale with the surrounding area, by virtue of its proposed height, bulk and overall size in the context of the site, harmful to the Conservation Area and contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.
- 2 The proposed rear balcony would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of Spignalls, Little Weald and 10 Pines Road, thus contrary to Policy BE1 of the Unitary Development Plan.

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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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