

SECTION '2' – Applications meriting special consideration

Application No : 12/03996/CAC

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 the existing dwelling
CONSERVATION AREA CONSENT

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 the existing dwelling. Conservation Area Consent.

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:

- object to demolition of existing property without suitable building to replace it.

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and object to the proposal.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE9 Conservation Areas
BE12 Demolition in Conservation Area

All other material considerations shall also be taken into account.

Planning permission has been recommended for refusal under ref. 12/03995.

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 issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

Having had regard to the above it was considered that in light of the refusal to grant planning permission for development submitted under ref 12/03995/FULL1 the demolition of the existing building whilst being of no particular architectural merit would leave an unsightly gap which would detract from the character of the conservation area.

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

RECOMMENDATION: PERMISSION BE REFUSED

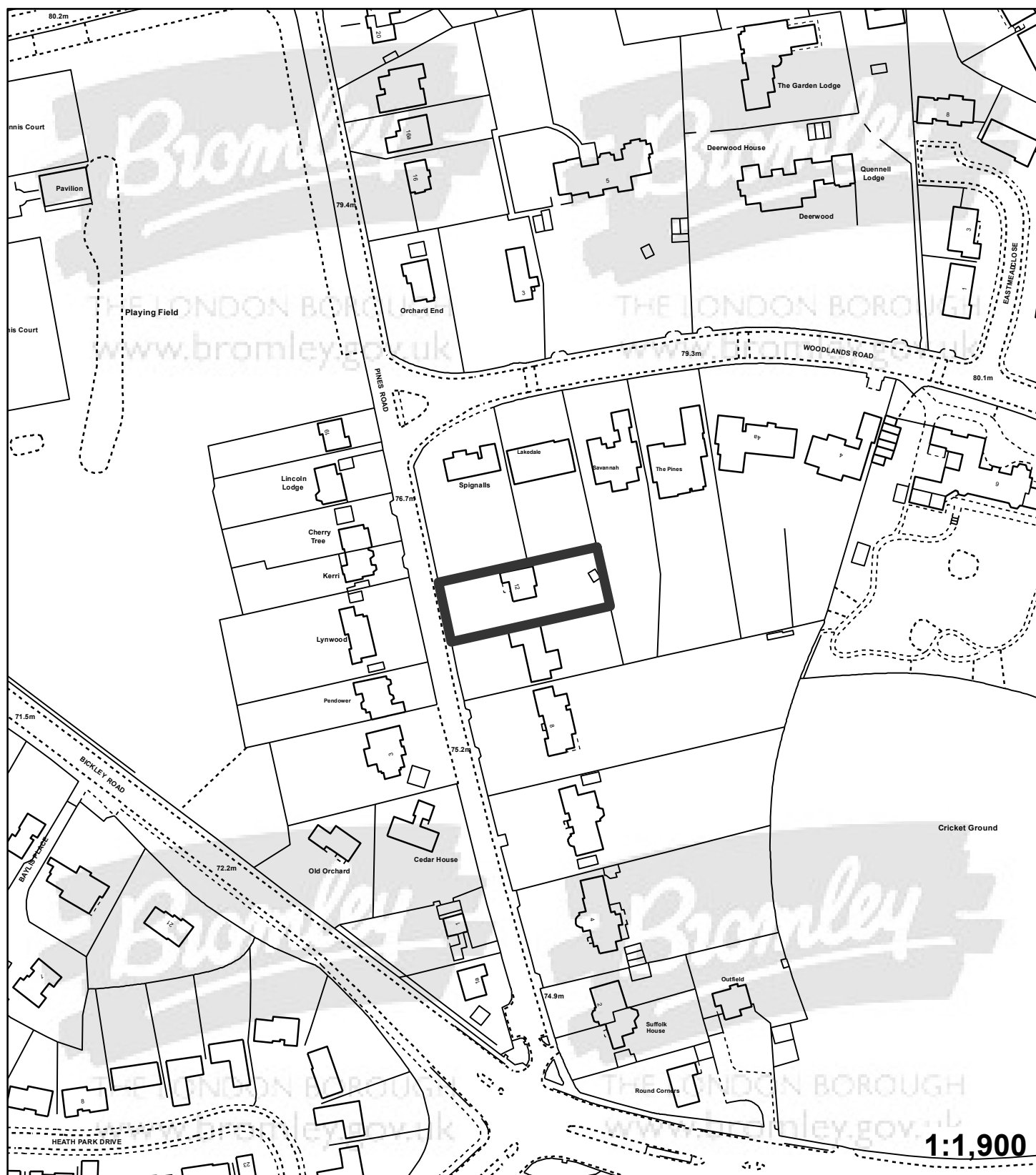
The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement, it would be premature to grant consent for the demolition of the existing buildings, and the proposal is therefore contrary to Policy BE12 of the Unitary Development Plan.

Application:12/03996/CAC

Address: 12 Pines Road Bickley Bromley BR1 2AA

Proposal: Demolition of the existing dwelling
CONSERVATION AREA CONSENT



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

© Crown copyright and database rights 2013. Ordnance Survey 100017661.