

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

**Application No :** 13/00913/FULL1

**Ward:**  
**Hayes And Coney Hall**

**Address :** 20 Gates Green Road West Wickham  
BR4 9JW

**OS Grid Ref:** E: 539651 N: 165206

**Applicant :** Mr Mariusz Mankau

**Objections :** NO

**Description of Development:**

Proposed demolition of existing bungalow and erection of two 4 bed semi detached houses.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

Planning permission is sought for the demolition of the existing bungalow and erection of 2 semi-detached 2 storey 4 bedroom dwellings.

- The building would have a maximum depth of 12.4m and minimum depth of 8.3m
- Maximum width of 16.5m
- Ridge height of 6.2m and eaves height of 4.8m

Individual gardens are provided to the rear, and access would be via Gates Green Road.

**Location**

The application site is located on western edge of Gates Green Road and comprises a detached bungalow. Directly adjacent to the site (south) is 'The Rectory', a 17th century Grade II listed building and directly behind the site (west) are the 'Assembly Rooms', which are locally listed. East of the site are open fields, designated as Metropolitan Green Belt.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing this report. Comments received will be reported verbally at the committee meeting.

### **Comments from Consultees**

There are no technical Highway objections subject to conditions.

Comments from Waste state that refuse and recycling should be left on the edge of curb prior to collection.

Thames water raise no objection with regard to water infrastructure.

### **Planning Considerations**

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

BE1 Design of New Development  
BE8 Statutorily Listed Buildings  
BE10 Locally Listed Buildings  
H1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking

The above policies are considered consistent with the NPPF.

London Plan 2011

National Planning Policy Framework 2012.

### **Planning History**

Application ref. 12/02837 sought for the replacement of the existing bungalow and erection of two semi-detached dwellings. This was refused for the following reason:

The proposed dwellings, by reason of their unimaginative design, bulk, height and massing would appear dominant in the streetscene, and harmful to the setting of the adjacent Grade II listed and locally listed buildings, contrary to Policies BE1, BE8 and BE10 of the Unitary Development Plan.

### **Conclusions**

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

The application site is open in character, with low level boundary enclosures and is located directly adjacent to The Rectory; a Grade II listed 17th century house. To

the rear of the site are the locally listed Assembly Halls, their respective car park lies to the front of the building and adjacent to the application site, resulting in an open character, which the large listed building dominates when viewed from the Gates Green Road.

The site is presently occupied by a bungalow, which is of no particular architectural merit and there is in principle no objection to its replacement. However, any replacement structure at this sensitive site must respect the presence of the neighbouring Designated Heritage Assets.

It is proposed to replace the bungalow with a pair of semi-detached two storey dwellings, which would be located centrally within the site in the same location as the existing bungalow, albeit on a larger footprint.

A previous application for replacement dwellings has recently been refused under ref. 12/02837, and the applicant has made the following amendments in order to address the reason for refusal:

- reduction in height from 7.5m to 6.2m.
- increase in side space on the eastern boundary from just over 1.08m to 1.58m.
- revision in design to omit weatherboarding and replacement with Tudor style elevations.

The proposed dwellings would now be of a significantly reduced bulk from the refused application. The previously flat elevations and local vernacular barn style appearance have been revised for a mock Tudor appearance which incorporates a much greater level of articulation on the front elevation with decorative gables and windows set at eaves level. Members may therefore consider that the proposals would now appear subservient in the streetscene and allow the adjacent distinctive 17th century listed building to remain dominant.

With regard to amenity, it is considered the positioning of the building would not result in overlooking or loss of privacy given the distances to neighbouring buildings. No flank windows are proposed on the eastern flank facing onto the Rectory. There are two first floor flank windows which would face onto the access road of the Assembly Halls to the rear, however, as these serve a bathroom and staircase these raise no objection.

The internal layouts of the dwellings are acceptable and with a GIA of 134 and 139m<sup>2</sup>, would accord with the London Plan Housing SPG space standards. The gardens to the rear are provided in single enclosed blocks which are considered to provide acceptable amenity provision.

Sufficient parking is provided on site with two spaces per unit, as such there are no highway objections.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and

relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above , Members may considered that the siting, size and design of the proposed replacement dwellings is acceptable in that it would appear subservient to the surrounding heritage assets.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02837 and 13/00913, excluding exempt information.

## **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 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |
| 6 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 7 | ACI02  | Rest of "pd" Rights - Class A, B,C and E |

**Reason:** In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

- |   |   |  |
|---|---|--|
| 8 | No windows or doors shall at any time be inserted in the flank elevation(s) of the dwellings hereby permitted, without the prior approval in writing of the Local Planning Authority. |  |
|---|---|--|

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- |    |        |  |      |   |      |
|----|--------|--|------|---|------|
| 9  | ACH16  | Hardstanding for wash-down facilities  |      |   |      |
|    | ACH16R | Reason H16                             |      |   |      |
| 10 | ACH12  | Vis. splays (vehicular access) (2 in)  | 3.3m | x | 2.4m |
|    | 3.3m   | 1m                                     |      |   |      |
|    | ACH12R | Reason H12                             |      |   |      |
| 11 | ACH22  | Bicycle Parking                        |      |   |      |
|    | ACH22R | Reason H22                             |      |   |      |
| 12 | ACH32  | Highway Drainage                       |      |   |      |
|    | ADH32R | Reason H32                             |      |   |      |
| 13 | AJ02B  | Justification UNIQUE reason OTHER apps |      |   |      |

Policies (UDP)

BE1 Design of New Development

BE8 Statutorily Listed Buildings

BE10 Locally Listed Buildings

H7 Housing Density and Design  
H9 Side Space  
T3 Parking

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)).

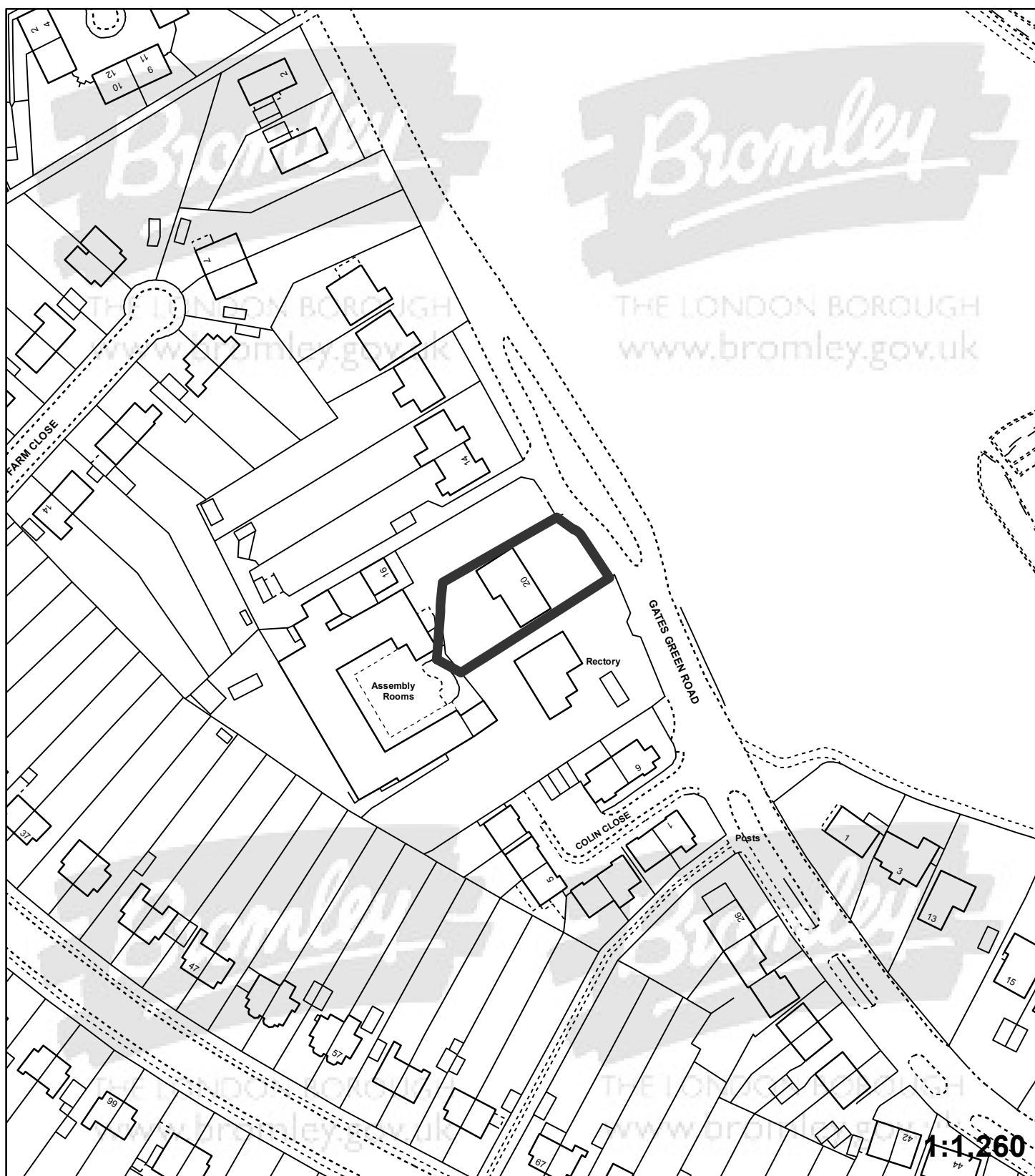
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

**Application:**13/00913/FULL1

**Address:** 20 Gates Green Road West Wickham BR4 9JW

**Proposal:** Proposed demolition of existing bungalow and erection of two 4 bed semi detached houses.



"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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