

SECTION '2' – Applications meriting special consideration

Application No : 13/00333/FULL1

Ward:
Bickley

Address : Genden Bickley Park Road Bickley
Bromley BR1 2AT

OS Grid Ref: E: 542605 N: 168912

Applicant : Mr N Watson

Objections : YES

Description of Development:

Detached part one/two storey 3 bedroom dwelling with vehicular access, 2 car parking spaces and front boundary wall and gates on land to the rear of Genden and fronting St Georges Road.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

It is proposed to subdivide the southern part of the rear garden of Genden, adjacent to Moir House, and construct a detached part one/two storey 3 bedroom dwelling (in the form of a chalet bungalow) which would front onto St Georges Road. The site area would measure 0.04ha, and would have a 13.2m wide frontage to St Georges Road with a new vehicular access proposed.

The density of the development would equate to 25 units/ha.

Location

Genden is a large two storey dwelling situated on the corner of Bickley Park Road and St Georges Road, which lies within Bickley Area of Special Residential Character.

Comments from Local Residents

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

- loss of garden land/unacceptable form of backland development
- a number of trees on the site have already been removed
- detrimental impact on the character and appearance of Bickley ASRC
- overlarge dwelling which would be visually dominating
- noise, disturbance, overlooking and lack of privacy
- detrimental impact on wildlife
- new access could cause road safety issues.

Further comments have been received from nearby neighbours as follows:

- no objections in principle, subject to the retention of trees along St Georges Road
- the verge and pedestrian footpath should not be unduly affected
- any damage made to the road by construction vehicles should be made good.

Comments from Consultees

The Council's Highway Engineer raises no objections in principle, subject to the gates being reduced in height to 1m or set back 5m from the highway boundary.

No objections are raised from a drainage, waste or environmental health point of view and Thames Water have no concerns.

With regard to the trees on the site, two significant horse chestnut trees are located at the front and are shown to be retained. The proposed dwelling would encroach very slightly into the Root Protection Area of one of the trees, but it is only a minor incursion, and would not warrant a refusal on these grounds.

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 & Design
H10 Areas of Special Residential Character
T3 Parking
NE7 Development and Trees

Planning History

There is no relevant history relating to the application site, but permission was granted in 1977 (ref.77/00760) for a detached two bedroom bungalow on the site immediately opposite which was previously part of the rear garden of Park House, and is now known as Valentine.

Conclusions

The main issues in this case are the effect of the proposals on the character and spatial standards of Bickley Area of Special Residential Character, and on the amenities of the occupants of surrounding residential properties.

The size of the proposed house plot is almost identical to the plot size of Valentine opposite, a detached two bedroom bungalow for which permission was granted in 1977 under ref. 77/00760, and which has since been extended. However, this dwelling was built prior to the adoption of the Bickley Area of Special Residential Character, within which new developments that are likely to erode the individual quality and character of the ASRC are generally resisted.

The character of Bickley ASRC is essentially that of spacious inter-war residential development, with large houses in substantial plots adjacent to the Conservation Areas of Chislehurst and Bickley, although it is acknowledged that some later development has taken place.

The proposed house has been designed to stagger between the front elevation of Moir House to the south and the side wall of Genden to the north, however, it would project 3.8m forward of Moir House on its southern side, which will appear prominent in the street scene.

Although the plot size is similar to Valentine, this is not characteristic of this part of Bickley ASRC, and the proposed dwelling would have only 1m separations to the side boundaries while the rear garden would measure only 10m deep which is not characteristic of the area. The proposed dwelling would be of a similar height to the adjacent chalet bungalow at Moir House, however, it is considered that the proposals for the development of this plot of restricted dimensions would have a harmful impact on the character of this part of Bickley Area of Special Residential Character.

With regard to the impact on neighbouring properties, the projection of the southern part of the proposed dwelling 3.8m forward of Moir House is not considered to unduly affect the outlook from and light to the neighbouring property given its chalet-style design and position to the north of Moir House. No flank windows are proposed in the southern elevation, and thus no overlooking of Moir House would occur.

Genden to the north would retain a 15m deep rear garden and is set at a slightly higher level, therefore the proposals would not unduly affect light or outlook from this property. Only ground floor flank windows are proposed in the northern elevation, which would be obscure glazed, thereby protecting privacy.

Although the proposals would not result in a significant loss of amenity to local residents, the development is considered to have a harmful impact on the character and spatial standards of this part of Bickley Area of Special Residential Character .

Background papers referred to during production of this report comprise all correspondence on files refs. 77/00760 and 13/00333, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal constitutes a cramped overdevelopment of this subdivided site of restricted dimensions, which would have a harmful impact on the character and spatial standards of this part of Bickley Area of Special Residential Character, thereby contrary to Policies BE1, H7 and H10 of the Unitary Development Plan.

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"

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