

SECTION '2' – Applications meriting special consideration

**Application No :** 13/00857/FULL1

**Ward:**  
**Farnborough And Crofton**

**Address :** 7 Willow Walk Orpington BR6 7AA

**OS Grid Ref:** E: 543546 N: 165095

**Applicant :** Beechwood Properties Ltd

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and workshop and erection of three 3 bedroom two storey detached dwellings

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads

**Proposal**

Permission is sought for the demolition of a detached two storey dwelling (No.7) and a single storey workshop which is attached to the southern flank elevation of No.10 and the erection of three two storey three bedroom detached dwellings.

Each property has a depth of 8.2 metres and a width of 8.45 metres with two parking spaces for dwellings 'A' and 'B' and one space for dwelling 'C'. The site has an area of 0.054 hectares giving the development a density of 55.5 units per hectare.

**Location**

The application site is located to the western edge of Willow Walk with the rear of the site being set to the eastern edge of Starts Hill Road. Further to the west beyond Starts Hill Road is the eastern car park of Princess Royal University Hospital. To the east of Will Walk is Farnborough Recreation Ground.

**Comments from Local Residents**

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

- the residents of No.4 have objected on the grounds that the nearest property would result in an invasion of privacy and the construction activity would be 7 days a week with a resulting detrimental impact.

A petition has been submitted by the residents of Willow Walk and Parkside Terrace commenting that:

- the cottage is historic and is one of the few remaining ties with the Romany community in north Kent and was once the home of two well-known 19th and 20th century gypsies. This represents the demolition of a culturally important building. the proposal would not be aesthetically pleasing. The existing Beechwood Properties Ltd workshop and building do not fit with the Common and have a poor quality appearance, should permission be granted this should be improved as part of the development.
- Will Walk is an unadopted road maintained at residents' expense, how will Beechwood Properties Ltd address this problem.
- the additional housing will result in confusion with house numbering
- the development will cause dust and the existing properties should be cleaned by the developer after construction.

### **Comments from Consultees**

Environmental Health has commented that the utility rooms to each unit do not appear to be provided with natural ventilation via a window. Adequate means of mechanical ventilation should therefore be provided.

Highways have stated that there is unlikely to be a significant increase in trip generation over and above the current uses. The site is within low PTAL area (2a) and while there is adequate parking for the houses proposed any additional vehicles may lead to parking on the grassed area opposite. A construction management plan should be submitted should permission be granted.

The Council's Crime Prevention Officer has advised that although no consultation has taken place by the developer, the proposal should be able to achieve Secure by Design accreditation and a condition requiring this should be included on any permission.

### **Planning Considerations**

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

- BE1 Design of New Development
- EMP5 Development Outside of Business Areas
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential  
London Plan Policy 3.5 Quality and Design of Housing Developments  
Mayor of London's Housing Supplementary Planning Guidance

The National Planning Policy Framework

## **Planning History**

Applications ref. 00/01486 and ref. 00/02974 (with subsequent approval of details) granted permission for the erection of four semi-detached dwellings to the area to the south of No.7, which was implemented and now features the properties of Nos 1-4 Parkside Terrace.

## **Conclusions**

It falls to be considered whether the loss of the existing detached dwelling and small workshop is outweighed by the erection of three detached family dwellings on this site, with consideration given to the resulting impact upon the character of the area, the amenities of neighbouring residents and the level of car provision.

The proposal gives a density of some 55 dwellings per hectare which is well within the 35-65 dwellings per hectare expected within a suburban area with a PTAL level of 2 to 3 and the number of habitable rooms being provided, as outlined by Table 3.2 of Policy 3.4 of the London Plan. However, densities should not be applied mechanistically and regard must be given to the prevailing character of the area, the design of the proposal and transport capacity. It is considered that the proposed properties are in-keeping with the character of Willow Walk and could not be reasonably seen as being out of context with the previously permitted dwellings at Parkside Terrace whilst the design of the dwellings is of a common vernacular with suitable levels of amenity area that.

The properties maintain a relatively consistent level of side space with the unit adjoining No.4 allowing for a 1 metre separation and a 1.75 metre side space to the remaining business unit to the north. This is considered adequate and would maintain the levels allowed for and previously allowed at Parkside Terrace. It is also noted that there are no first floor flank windows to No.4 Parkside terrace - with one small ground floor window - and as such there would be no issue of the introduction of harm to the daylight received with the introduction of a two storey development at this boundary.

The existing dwelling is attractive and allows for a large degree of spaciousness between the business use to the north and the residential units commencing at Parkside Terrace. However, the predominant amenity feature is that of hardstanding with an absence of a garden area and, whilst the property is attractive, it is considered to make inefficient use of the site. Objections have been raised as to the cultural importance of the property, however the site is neither statutory or locally listed and is not considered to be of any particular architectural merit. As such the principle of its replacement is accepted and on balance the net

gain of two dwellings of the current proposal is considered to outweigh the loss of this period dwelling.

The workshop is currently in use as a small sign making firm and the applicant has stated that the tenant is being relocated to a more modern unit also under their ownership in Hastings Road and given their intention to re-develop the site - which they consider to be dilapidated and not fit for modern needs - no marketing has taken place. Policy EMP5 states that the redevelopment of such business sites will be accepted provided that the size, configuration, access arrangements or other characteristics make it unsuitable of Classes B1, B2 or B8 as well as a full and proper marketing has been undertaken that shows the unsuitability and non-viability of the site.

Members must therefore consider whether the poor state of the existing workshop, its suitability for modern business uses, and the relocation of the current tenant by the applicant to a modern premise within their ownership are suitable circumstances to warrant an exception to the marketing requirements of Policy EMP5. It is considered that the more efficient use of the proposal site for three detached family dwellings represents a benefit to the area and outweighs the loss of this small and dated business premises. It is also noted that the remaining business premises to the north of the site, also within the applicant's control, are to be retained and as such the loss of business uses at this site is not considered to be significant.

It is considered that the proposal is, on balance, acceptable and that the loss of the existing dwelling and workshop are outweighed by the efficient use of the site to provide three detached family dwellings. The level of impact upon the amenities of neighbouring residents is not considered to be harmful while there would not be a harmful impact upon the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00857, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACA04<br>ACA04R | Landscaping Scheme - full app no details<br>Reason A04         |
| 3 | ACA07<br>ACA07R | Boundary enclosure - no detail submitted<br>Reason A07         |
| 4 | ACC01<br>ACC01R | Satisfactory materials (ext'nl surfaces)<br>Reason C01         |
| 5 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01                   |
| 6 | ACH02<br>ACH02R | Satisfactory parking - no details submit<br>Reason H02         |
| 7 | ACH19           | Refuse storage - implementation                                |

- ACH19R Reason H19
- 8 ACH29 Construction Management Plan
- ACH29R Reason H29
- 9 ACI01 Restriction of all "pd" rights

**Reason:** In the interests of the amenities of neighbouring residents and the character of the area and to accord with Policies BE1 and H7 of the Unitary Development Plan.

- 10 Before the development hereby permitted is first occupied the proposed window(s) to the first floor of the southern and northern elevations of the dwellings hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

- ACI11R Reason I11 (1 insert) BE1 and H7
- 11 ACI17 No additional windows (2 inserts) southern or northern dwellings
- ACI17R I17 reason (1 insert) BE1 and H7
- 12 ACI21 Secured By Design
- ACI21R I21 reason
- 13 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- EMP5 Development Outside of Business Areas
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

- London Plan Policy 3.4 Optimising Housing Potential
- London Plan Policy 3.5 Quality and Design of Housing Developments
- Mayor of London's Housing Supplementary Planning Guidance

The National Planning Policy Framework

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)).

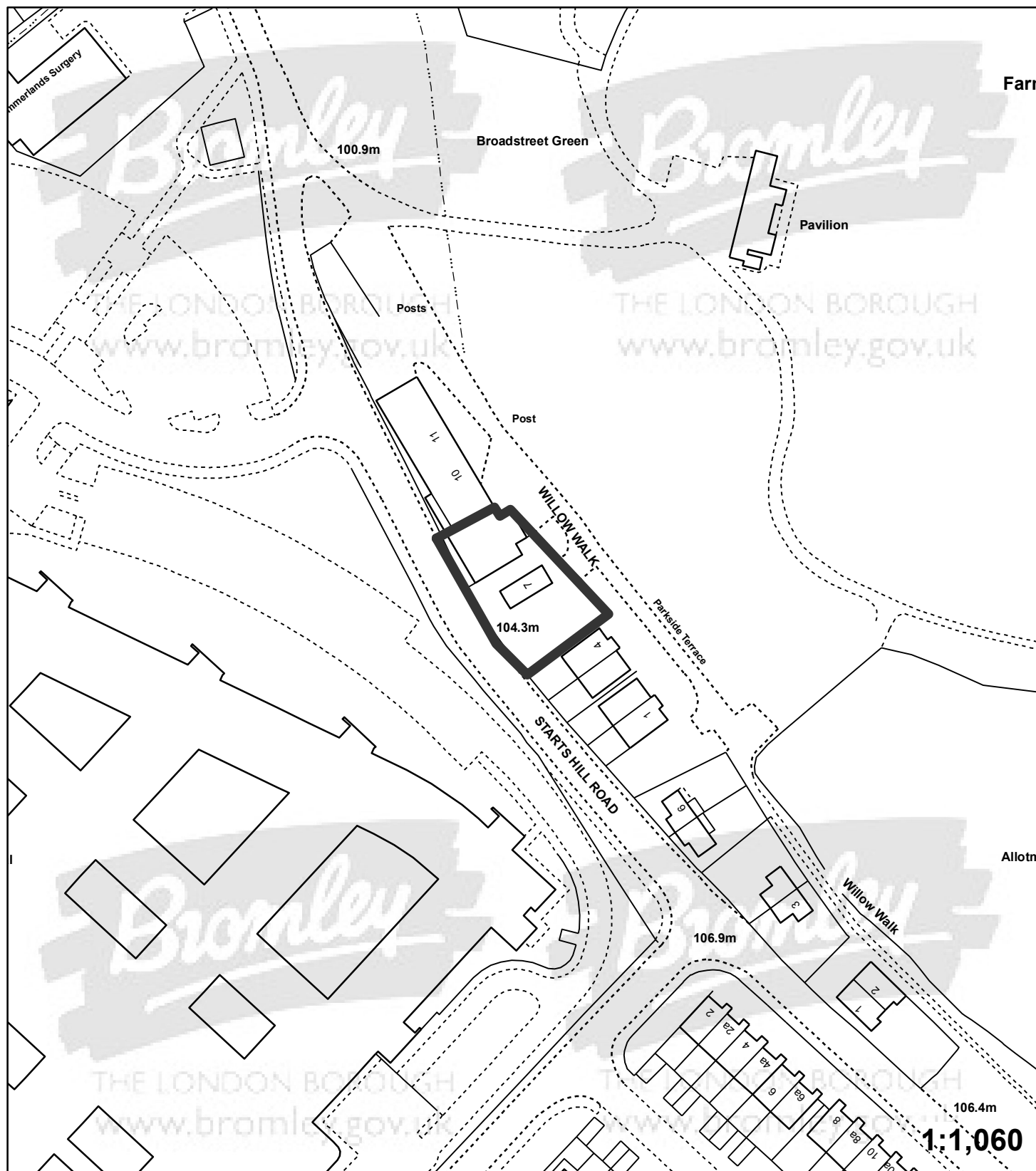
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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)

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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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