

SECTION '2' – Applications meriting special consideration

Application No : 13/00655/FULL1

Ward:
Plaistow And Sundridge

Address : 27 Edward Road Bromley BR1 3NG

OS Grid Ref: E: 541061 N: 170521

Applicant : Mr Jayant Kapadia

Objections : YES

Description of Development:

Detached two storey seven bedroom house with accommodation in the roofspace, integral garage and associated vehicular access and parking fronting Edward Road (on land adjacent to No.27 Edward Road)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

This application seeks permission for the construction of a detached two storey dwelling with accommodation in the roof space to provide 6/7bedrooms (including playroom) and integral garage.

Revised plans received on 15th May show alterations to the design of the dwelling and footprint to bring it more in line with the scheme permitted under ref. 08/03539 (renewed under ref. 11/03034) for a detached 6 bedroom house with basement, integral garage and accommodation in the roof space.

The current application is for a house of a similar footprint to the previously permitted scheme which includes alterations in the design, height, siting, footprint and removal of basement accommodation. The submitted plans show:

- height of the building approx. 9.6m and side space provision to each flank boundary to be approx. 1.5m,
- alterations to the footprint of the proposed dwelling including reduction in the depth of the house at the rear closest to No.31, increase in depth by approx.1m to the front corner adjacent to No.31, increase in depth of house to the front corner at single storey level, adjacent to No.27 and increase in

depth and width of the rear central projection of the house by approx. 1m and 0.8m respectively (when scaled from the submitted drawings).

Revised plans received on the 5th June propose the replacement of a three bay ground floor rear window with a pair of French doors and a revised street scene elevation with annotated dimensions was received on 6th June.

The external materials of the proposed dwelling will comprise multi-red facing bricks with rendered detail at first floor level and multi-red plain hanging tiles to the front and rear gable features and main roof.

A detached bin store enclosure with bike storage is also proposed to be located in the rear garden of the site. The enclosure will be approx. 1.8m in height constructed of brick with timber louvre doors.

Location

The site comprises a building plot between Nos. 27 and 31 Edward Road which was formerly part of the garden area to No.27. The site has a slight cross fall in a south-west, north-east direction and it has been cleared including a detached garage which formerly stood on the site adjacent to No.27. The road is characterised by predominantly single dwellinghouses of varying designs and scales. There are some converted properties into flats along the road including residential care homes. The general pattern of development along the road also allows for varying degrees of separation between buildings with relatively deep front and rear garden areas. The site however is not located within a conservation area, nor an Area of Special Residential Character.

Comments from Local Residents

Letters of local objection have been received including comments submitted on behalf of the owners of Nos. 27 and 31 Edward Road in response to the plans originally accompanying this application. The comments are summarised below:

- the proposal would have an adverse impact upon the character and appearance of the street scene due to the increase in height and reduction of side space,
- minimal side space is proposed which does not reflect the spatial standards which prevail along the road for a property of this scale,
- the proposal will lead to the erosion of established building lines, the two storey wing will project beyond both neighbouring properties at the rear and to the front of No.27,
- overall scale and footprint providing 7 bedrooms represents an overdevelopment of the site which cannot be accommodated in this location,
- the bin store is unnecessary and inappropriate for a single dwelling - storage of this scale would normally be associated with flatted or commercial development,
- due to the side space, depth and height of the proposal access to daylight and sunlight from the flank kitchen window of No.27 will be obstructed creating a dominant and overbearing enclosure,

- the proposed house will cut across the window of the sun room to No.31 so will be visually intrusive in affecting rear site lines,
- the left flank wall of No.31 faces in south-westerly direction so the afternoon sunlight will be affected,
- the proposal will also impact upon the privacy of the adjoining occupiers,
- concerns that the provision of a lift in the property will result in another residential home or commercial use.

Revised plans have since been received (15th May) in an attempt to overcome the concerns of the adjoining owners which included alterations to the footprint and roof design as summarised above. A letter of objection has been received from the owners of No.31 reiterating their concerns regarding the size of the building, its depth and potential for overlooking the patio and rear of the house. Any further letters of objection/support received will be verbally reported at the meeting.

Members should also be aware that the applicant has employed the services of a lighting surveyor to assess the loss of light issues raised by the occupiers of No.31. However, the lighting surveyor has not submitted his conclusions on this issue due to the lack of permitted access into the property at No.31.

Comments from Consultees

From a drainage point of view, no objections are raised subject to imposed conditions to ensure restrictions on any surface water discharge.

From a highways point of view, no objections are raised subject to imposed conditions ensuring the details of parking are satisfactory, provision of wash-down facilities during construction and suitable highway drainage prior to commencement.

No technical objections are seen from Thames Water or from an Environmental Health (pollution) point of view.

No significant trees would be affected by the proposal.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan, The London Plan and National Planning Policy Guidance

BE1 Design of New Development
 H7 Housing Density and Design
 H9 Side Space
 T3 Parking
 T18 Road Safety

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

Under planning ref. 06/00369, outline planning permission was refused for the erection of 1 two storey detached dwelling with integral garage adjoining No.27 Edward Road on grounds relating to the cramped overdevelopment of the site which would be out of character with the locality contrary to Policies H2, E1 of the UDP (1994) and Policies H6 and BE1 of the adopted UDP.

Under planning ref. 06/02943, planning permission was granted for a detached five bedroom house with an integral garage.

Under planning ref. 08/03539, permission was granted for a detached two storey 5 bedroom house with basement, integral garage and accommodation in the roof space with associated access and parking. An extension of the time limit to implement this permission was subsequently granted under ref. 11/03034.

Conclusions

The principle of a two storey dwelling of a similar footprint has already been established through the grant of permission under refs. 08/03539 and 11/03034. In this case, the main issues are whether the current proposal would result in a cramped overdevelopment of the site, out of character and appearance in the street scene/wider area and whether the amenities of the adjoining owners would be adversely affected.

Policies H7 and BE1 in the UDP require the scale and form of new residential development to be in keeping with the surrounding area and the privacy and amenities of adjoining occupiers to be adequately safeguarded. The proposed development is of an acceptable density, providing adequate amenity space and parking. The design is sympathetic and complements neighbouring development, the character and appearance of the surrounding area and visual amenities of the street scene.

Policy H9 draws attention to the need to respect the spatial standards of the surrounding area. The characteristics of the area are predominantly that of detached dwellings located on spacious plots. Policy BE1 highlights the need for proposals to be of a high standard of design and layout complementing the scale, form and materials of adjacent buildings. In this case, the proposed footprint has been altered to increase the front projection at single storey level beyond the 2008 permission adjacent to No.27 and at two storey level to bring it in line with the front of No.31. The depth of the building has also been partly reduced adjacent to No.31 at the rear but its depth has increased by 1m to the rear centre of the building. The side space has also been reduced from 2m to 1.5m to each flank boundary and the height of the building has increased from 8.8m to 9.6m compared to that previously approved under ref. 08/03539. Despite the reduction in side space and slight increase in height of the building, the dwelling would be comparable in height to adjacent development and would not compromise the spacious characteristics of the area in general.

With regard to the impact upon residential amenity, those directly adjacent to the site would be most affected. Taking into account the extant permission granted under ref. 08/03539 the proposed dwelling would bring development 0.5m closer to the flank boundary and would provide a taller building in comparison. Whilst the footprint has been adjusted in places to lessen the impact upon No.31 the central rear projection has also increased by 1m. It is considered that, on balance these changes would not result in a greater degree of harm upon the living conditions of Nos. 27 and 31 in terms of loss of light, privacy and prospect given the approved scheme granted under ref. 08/03539, reasonable separation between the built development, orientation, roof design and positioning of fenestration.

The proposed bin enclosure and bike store would be located to the rear of the property adjacent to the boundary with No.27. Whilst such development is usually located to the front of a dwelling the applicant has been made aware that from a waste services point of view refuse collection is edge of curtilage only. That aside, the bin store would be screened from view by existing timber fencing along the 11/03034 boundary and located adjacent to the swimming pool enclosure within the rear garden of No.27. In light of this, it is not considered that the location of the enclosure would be detrimental to residential amenity.

On balance, Members may consider that the proposed dwelling is an acceptable form of development without detrimental harm to the character and appearance of the area and in terms of local visual and residential amenity.

In the event of planning permission being granted, it is noted that this development would be CIL liable (Community Infrastructure Levy).

Background papers referred to during production of this report comprise all correspondence on files refs. 06/00369, 06/02943, 08/03539, 11/03034 and 13/00655, excluding exempt information.

as amended by documents received on 15.05.2013 22.05.2013 05.06.2013 06.06.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 4 | ACC03
ACC03R | Details of windows
Reason C03 |
| 5 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |
| 6 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |

- 7 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.
- 10 ACI17 No additional windows (2 inserts) flank building
 ACI17R I17 reason (1 insert) BE1 and H7
- 11 ACK01 Compliance with submitted plan
Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.
- 12 A side space of 1.5m shall be provided between the north-east and south-west flank walls of the building hereby permitted and the flank boundaries of the property.
 ACI10R Reason I10

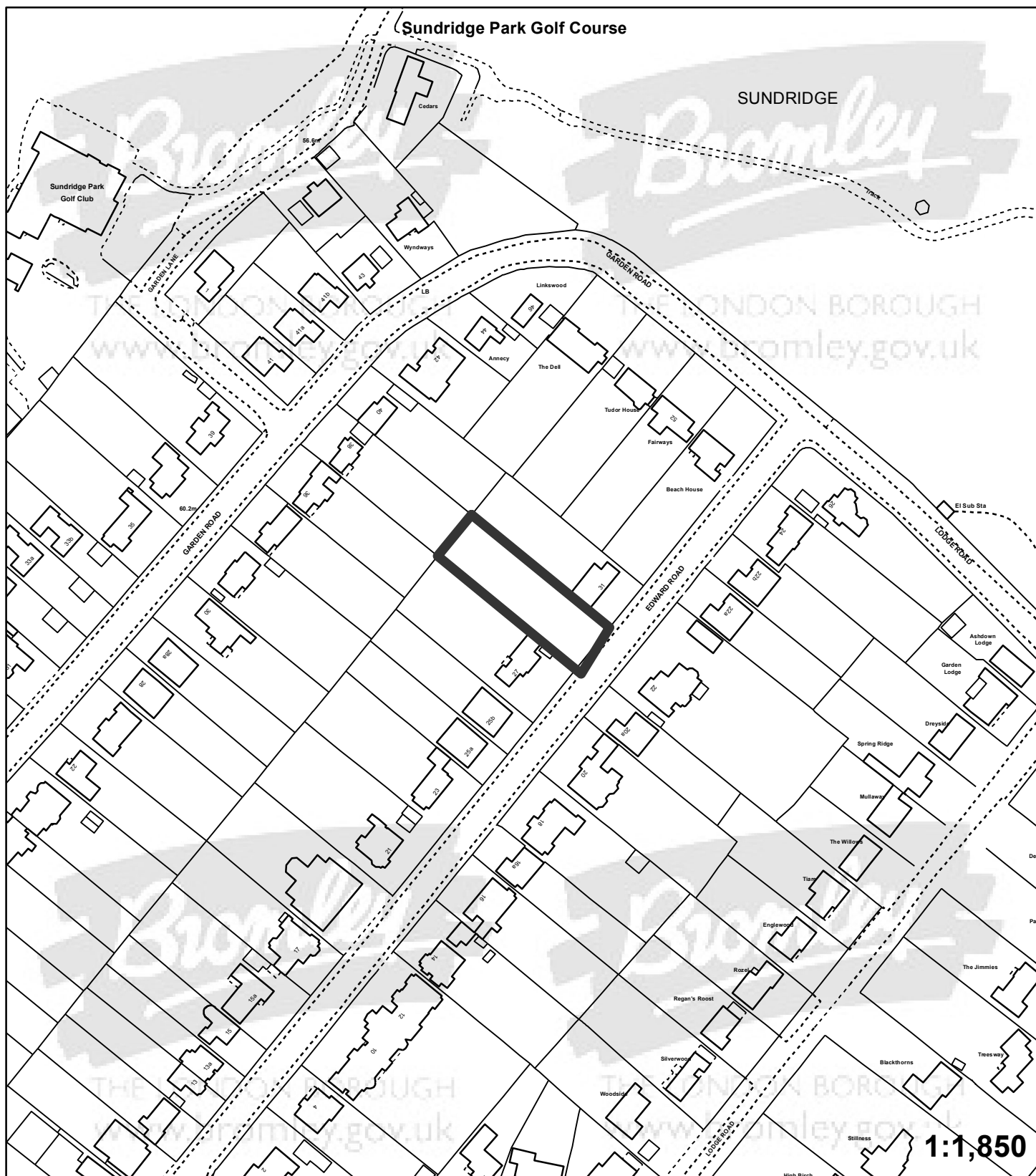
INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 2 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
- 3 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

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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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