

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

**Application No :** 13/01573/FULL1

**Ward:**  
**Chelsfield And Pratts  
Bottom**

**Address :** Bramleigh Chelsfield Hill Orpington BR6  
7SL

**OS Grid Ref:** E: 547293 N: 163081

**Applicant :** Mr Gary Bailey

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling incorporating habitable accommodation with the roofspace and attached double garage, together with formation of 2 new vehicular accesses.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Open Space Deficiency

**Proposal**

The proposal involves the removal of the existing detached bungalow and its replacement by a detached two storey dwelling which will incorporate a maximum width of 20.1m, a maximum depth of 14.6m and will rise to a maximum height of 9.3m. The dwelling will maintain a separation of 4.4m to the eastern boundary and a 6.6m gap to the western boundary. The first floor will in part be inset relative to the ground floor with the proposed dwelling incorporating a cat slide roof along both sides and various gable and pitched roof features across its front and rear elevations. Additional habitable accommodation will be provided within the roofspace.

The application is accompanied by an Arboricultural Report and Tree Survey and a supporting Design, Access & Planning Statement.

**Location**

The site is occupied by a modest detached bungalow of prefabricated appearance, situated approximately 12.0m off the highway frontage and accessible via a

driveway situated toward the eastern side of the site. There is no footway along this road. The existing building forms part of a row of detached houses set within large plots fronting the north-western side of Chelsfield Hill. The houses are relatively secluded and benefit from a generous degree of separation to one another. These houses are situated within the edge of the built-up area of Orpington with the opposite side of the road forming part of the Metropolitan Green Belt. The area conveys a semi-rural character.

### **Comments from Local Residents**

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

- proposed dwelling will be over-dominant and will have a serious negative impact
- proposed dwelling disproportionate and harmful in relation to its surroundings
- negative visual impact
- unattractive proposed dwelling

### **Comments from Consultees**

From a Highways perspective no objection is raised in principle, subject to condition.

### **Planning Considerations**

Policies BE1 (Design of New Development), H7 (Housing Density and Design), NE7 (Development and Trees), T3 (Parking) and T18 (Road Safety) of the Unitary Development Plan apply to the development and should be given due consideration.

No objection has been raised by the Tree Officer, subject to conditions.

### **Planning History**

Under ref. 13/00204, planning permission was refused for a detached two storey 5 bedroom dwelling on the basis that:

"The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining dwelling at "Hawthorns" might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan."

The above decision is currently being contested at appeal.

### **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 currently occupied by a detached dwelling of modest proportions. The surrounding area, including Chelsfield Hill and the neighbouring Worlds End Lane, are characterised by large dwellings many of which have been redeveloped or substantially enlarged over recent decades. As such, no objection would be raised in principle to the replacement of the existing dwelling with a large detached house.

In comparison to the previous application (ref. 13/00204) where objections were raised specifically in relation to the impact of the proposal on the amenities of the neighbouring dwelling at "Hawthorns", situated to the north east of the site, modifications have been made in respect of the NE side of the proposed dwelling, involving the provision of a cat-slide roof, in lieu of the more "upright" elevation previously sought. In addition, the overall depth and bulk of the proposed dwelling nearest to the NE boundary has been reduced with "Bedroom 1" moved toward a more central position within the dwelling. Consequently, it is considered that the proposed dwelling will appear less dominant from the side of "Hawthorns" and that this proposal will retain more of the open and tranquil setting which characterises the area, and which the occupiers of adjoining dwelling might reasonably expect to be able continue to enjoy.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00204 and 13/01573, excluding exempt information.

## **RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS**

1	ACA01 ACA01R	Commencement of development within 3 yrs A01 Reason 3 years
2	ACB18 ACB18R	Trees-Arboricultural Method Statement Reason B18
3	ACB19 ACB19R	Trees - App'ment of Arboricultural Super Reason B19
4	ACC01 ACC01R	Satisfactory materials (ext'n'l surfaces) Reason C01
5	ACI17 ACI17R	No additional windows (2 inserts) first floor flank dwelling I17 reason (1 insert) BE1
6	ACH03 ACH03R	Satisfactory parking - full application Reason H03
7	ACH16 ACH16R	Hardstanding for wash-down facilities Reason H16
8	ACH29 ACH29R	Construction Management Plan Reason H29

- 9      ACH32      Highway Drainage  
       ADH32R      Reason H32
- 10     Details of a foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

In order to check that the proposed storm water system meets the Council's requirements, the following information should be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
- Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate changes

**Reason:** To ensure satisfactory means of foul water.

- 11     Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:** To ensure satisfactory means of surface water drainage.

- 12     ACI18          No additional hardstanding  
       ACI18R        I18 reason
- 13     ACA05         Landscaping scheme - implementation  
       ACA05R       Reason A05
- 14     ACK01         Compliance with submitted plan  
       ACC03R       Reason C03

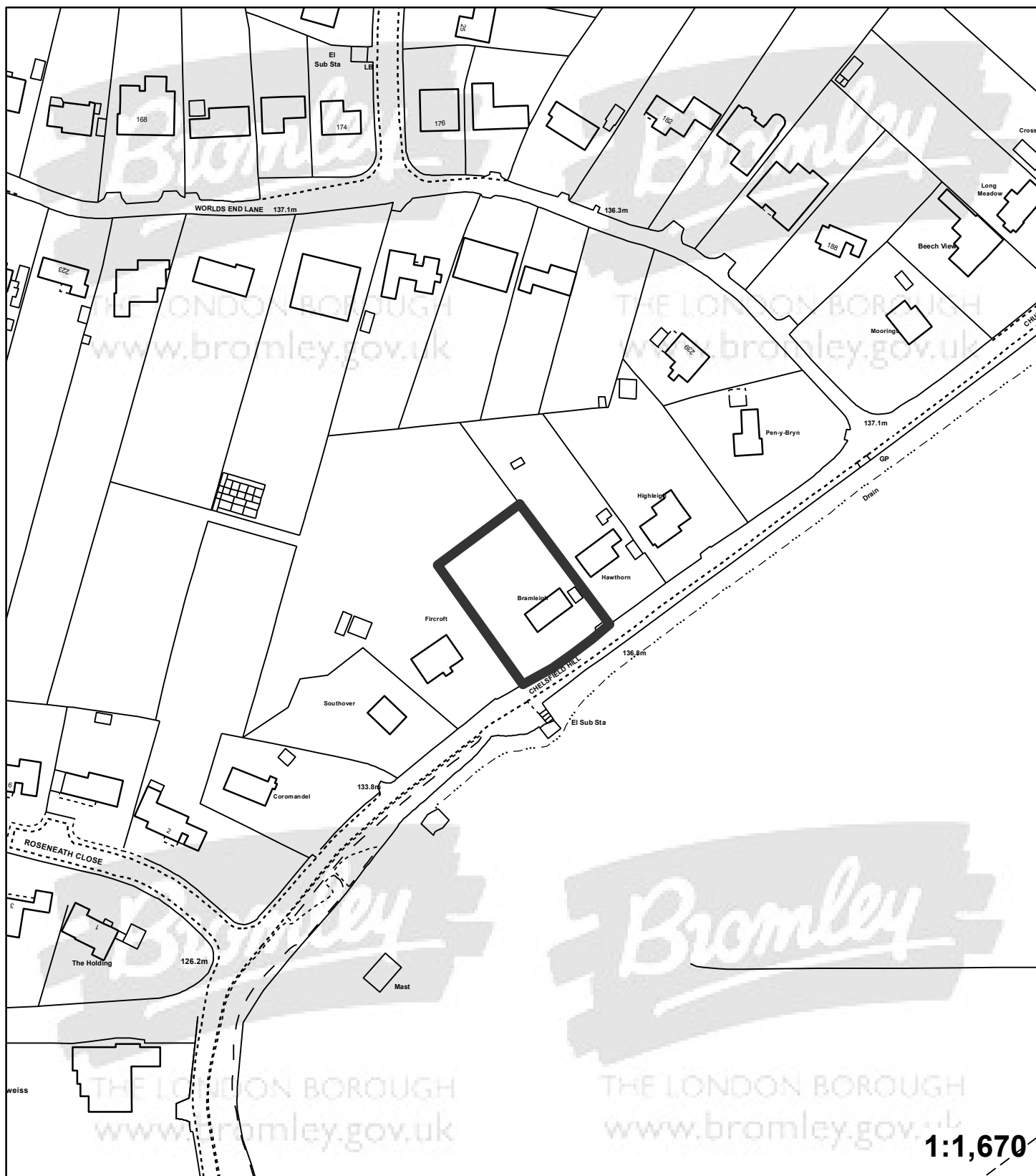
#### INFORMATIVE(S)

- 1      Prior to commencement of any work on the site the developer is advised to contact Thames Water Developer Services and the Environment Agency in regard to the proposed means of drainage.
- 2      If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 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. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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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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