

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

**Application No :** 13/01560/FULL1

**Ward:**  
**Bickley**

**Address :** 5 Coates Hill Road Bickley Bromley BR1  
2BJ

**OS Grid Ref:** E: 543292 N: 169128

**Applicant :** Julian Beale Construction Ltd

**Objections :** YES

**Description of Development:**

Replacement two storey 5 bedroom dwelling with accommodation in roof and integral garage.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency

**Proposal**

It is proposed to demolish the existing bungalow and erect a two storey 5 bedroom dwelling with accommodation in the roof which would provide separations of 1.25m and 1.4m to the side boundaries of the site. A single storey element would project 4m further to the rear, while the north-western wall of the dwelling would be 2.3m closer to the boundary with No.3.

The dwelling would have a height of 8.6m (compared with 5.9m existing), and it was originally proposed to have side and rear roof dormers, but these have now been replaced with rooflights (amended documents received 22.5.13).

**Location**

This detached bungalow is located on the north-eastern side of Coates Hill Road, close to the junction with Faro Close, and backs onto the rear garden of No.17 Faro Close. Coates Hill Road rises up towards the south such that No.3 (a detached two storey dwelling) is at a lower level than No.5, while No.7 (a chalet bungalow) sits at a higher level.

## **Comments from Consultees**

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

- overlooking of neighbouring properties and rear gardens
- replacement dwelling is overlarge with a high roofline which is not in keeping with surrounding properties
- overdevelopment of the site
- loss of daylight to No.3
- wall along boundary with No.7 should be retained for privacy.

## **Comments from Consultees**

Highway - Adequate parking would be provided on site - no objections raised

Drainage - There are no foul or surface water public sewers near the site - recommend that standard condition D02 be imposed.

Thames Water - No objections

Environment Agency - No objections

Environmental Health - No objections - suggest informatives regarding site contamination and compliance with the Control of Pollution Act.

## **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 and Design  
H9 Side Space  
T3 Parking  
NE7 Development and Trees

## **Conclusions**

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

The principle of replacing this bungalow with a detached dwelling may be considered acceptable so long as the proposals do not compromise the character and spatial standards of the surrounding area, nor detrimentally affect the amenities of nearby residents. In this regard, the plot is a reasonable size and could support a larger dwelling than the existing bungalow without resulting in an overdevelopment of the site.

The new dwelling would maintain a separation of 1.25m to the north-western side boundary with No.3, and 1.4m to the south-eastern flank boundary with No.7, and therefore complies with Policy H9 which requires a minimum 1m separation to the side boundaries to be maintained in respect of two storey development. Furthermore, it would not project significantly forward of the existing dwelling on the site, thus maintaining the general front building line in the vicinity.

The dwellings within this part of Coates Hill Road step up towards the south-east, with the two storey dwelling at No.3 set at a lower level than No.5, and the bungalow at No.7 at a higher level. The proposed dwelling would be approximately 1.6m higher than No.3 (taking into account the difference in levels), although it has been designed with a lower catslide roof on the north-western side in order to lessen its impact. It would also be approximately 0.5m higher than the adjacent bungalow at No.7 which is already set at a higher level due to the rising land levels.

Although the new dwelling would appear bulkier in the street scene than the existing bungalow, given the sympathetic roof design and increased separation provided to the boundary with No.7, along with the fact that it lies adjacent to a sizeable two storey dwelling at No.3, the proposals may not be considered to have a seriously detrimental impact on the spatial standards and visual amenities of the surrounding area. If Members are minded to accept this height of development, it would be appropriate to include conditions requiring the submission and approval of details of slab levels and building heights in relation to the immediate neighbours, based on accurate surveys.

With regard to the impact on adjacent residential properties, the proposed dwelling would maintain adequate separations to the adjoining properties, and the proposed first floor window and rooflight in the respective flank elevations would be obscure glazed, thus protecting the amenities of the adjoining occupiers.

The main two storey part of the dwelling would not project significantly further to the rear than the existing dwelling nor the adjoining properties, and the single storey element which projects 4m further to the rear would lie adjacent to a garage building at No.3.

With regard to the impact on Nos.17 and 18 Faro Close which lie to the rear, the rear elevation of the new dwelling would be at an oblique angle to the rear of these properties, therefore, any loss of outlook or privacy may be considered to be limited. The rear gardens of these properties are between 20-30m away from the new dwelling, and although there would be some degree of visual impact arising, this is not considered to be so significant to warrant a refusal in this case.

The proposals are not, therefore, considered to have a seriously detrimental impact on the amenities of adjoining residents.

The proposed dwelling would have an integral garage along with parking for 2 or 3 cars on the frontage which is considered acceptable to meet the Council's standards.

Having had regard to the above it was considered that the proposals are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and spatial standards of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01560, excluding exempt information.

as amended by documents received on 22.05.2013

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R     A01 Reason 3 years
- 2     ACA07        Boundary enclosure - no detail submitted  
      ACA07R     Reason A07
- 3     ACC01        Satisfactory materials (ext'n'l surfaces)  
      ACC01R     Reason C01
- 4     ACD02        Surface water drainage - no det. submitt  
      ADD02R     Reason D02
- 5     ACD04        Foul water drainage - no details submitt  
      ADD04R     Reason D04
- 6     ACH03        Satisfactory parking - full application  
      ACH03R     Reason H03
- 7     ACH26        Repair to damaged roads  
      ACH26R     Reason H26
- 8     ACH32        Highway Drainage  
      ADH32R     Reason H32
- 9     Before the development hereby permitted is first occupied, the proposed window(s) and roof light at first floor level in the flank elevations of the dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
      ACI12R     I12 reason (1 insert)   BE1
- 10    ACI17        No additional windows (2 inserts)   first floor flank   dwelling  
      ACI17R     I17 reason (1 insert)   BE1
- 11    ACK01        Compliance with submitted plan  
      ACK05R     K05 reason
- 12    ACK05        Slab levels - no details submitted  
      ACK05R     K05 reason

## **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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