

SECTION '2' – Applications meriting special consideration

Application No : 13/02372/OUT

Ward:
Petts Wood And Knoll

Address : 63 Willett Way Petts Wood Orpington
BR5 1QE

OS Grid Ref: E: 544868 N: 167678

Applicant : Mr Scott Gabriel

Objections : YES

Description of Development:

Demolition of existing dwelling and construction of two detached 4 bed dwellings with associated landscaping
OUTLINE APPLICATION

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Local Distributor Roads

Proposal

Outline planning permission is sought to demolish the existing dwelling and replace with the following:

- Access, Appearance and Scale for two detached four bedroom houses
- Landscaping and Layout would be dealt with as reserved matters at a later date should planning permission be granted
- access to the site via Willett Way (additional access created)
- garden length varies as the site is tapered at the rear (approx. 4m - 22m)
- the block plan showing the indicative layout of the dwellings shows a space of 8m side space to the northern boundary and 7.7m separation to the southern boundary
- a separation of 3.4m is shown to be retained between the dwellings on the indicative site layout plan
- the buildings will measure approximately 11.9m wide x 12m deep and approximately 8.3m in height to the top of the ridge and approx. 5.4m to the eaves (when scaled from the submitted drawings)

The application is accompanied with a Tree Survey, Parking Survey, Flood Risk Assessment and Design and Access Statement

Location

The site relates to a two storey detached property located on the south eastern side of Willet Way. The site is relatively wide and occupies a prominent position in the streetscene. The area is characterised by detached and semi-detached family dwellings.

The site lies within the Petts Wood Area of Special Residential Character. There are also a number of trees on the site. The site is also within Flood Zone 2/3.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received (including from Petts Wood and District Residents Association) which can be summarised as follows:

- Petts Wood characterised by large properties and spacious gardens
- not in-keeping with surroundings
- detrimental to distinctive nature of Petts Wood
- do not object to re-development of site but not big enough to accommodate 2 large houses
- cramped
- out of character
- one of the properties too near to stream
- potential of polluting the river during construction
- too close to neighbouring church and hall, and house at No.61
- disturbance to church and its users
- houses on Willett Way tend to have more space between them
- object to the removal of unique 1930s building
- buildings will look new and 'tudorised' in attempt to fit in
- need to protect ASRC
- overdevelopment of the site
- Plot A much closer to the boundary with No.61
- overlooking into rear gardens
- increase in height of buildings will affect outlook of No.61
- add to problems of flooding in Willett Way
- proposed access dangerous at the junction
- concerns over removal of large magnolia tree - loss would be detrimental to the environment and visual amenities of area
- construction vehicles would cause obstruction and hazards
- street lighting would be affected
- fails to comply with UDP Policy BE1
- impact on spatial standards of ASRC
- height exceeds existing
- large amount of hardstanding at the front

- open views through the site lost
- garden sizes less than surrounding area
- inappropriate given the previous refusal
- size, bulk and scale is inappropriate
- contrary to NPPF

Comments from Consultees

Highways- No objections raised in principle to new access and proposed parking.

Drainage - No objections raised subject the Environment Agency being notified.

Environment Agency- No objections raised subject to conditions.

Environmental Health (Housing)- No objections in principle.

At the time of writing the report no comments had been received from Thames Water or the Council's waste advisors. They will be reported verbally at the meeting.

Planning Considerations

In considering the application the main policies are H1, H7, H9, H10, BE1, T3, T11 and T18 of the Unitary Development Plan. These concern the housing supply and design of new housing/new development, Areas of Special Residential Character, the provision of adequate car parking and new accesses and road safety.

Members will note that the National Planning Policy Framework (NPPF), which was adopted in March 2012 is also relative in this case.

There are also a number of trees on the site that will need to be taken into account whilst assessing the application.

Planning History

Planning permission was recently refused under ref. 13/01120/FULL6 for a part one/two storey side and rear extension and pitched roof to front for the following reason:

"The proposed extension, by reason of its gable design, forward projection and bulk presented to the North West side, would fail to respect the character, scale and proportion of the existing dwelling, harmful to the appearance of the existing property and the visual amenities of the area and contrary to Policies BE1 and H8 of the Unitary Development Plan."

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring

residential properties, having particular regard to indicative layout and design of the proposed scheme, and the impact upon the Petts Wood Area of Special Residential Character.

The site at present comprises a single dwellinghouse with garden land to the front, sides and rear. It is considered that redevelopment of the site for residential purposes may be acceptable provided that the policy requirements at local, regional and national level are met.

In terms of scale, the proposed height of the houses would be comparable with the properties along Willett Way, which is indicated on a streetscene drawing submitted as part of the application, and are only 0.3m higher than the original building (8.3m as opposed to 8m). The proposed buildings are set back from the front boundary allowing for a parking area (approximately 7m), and rear gardens with a maximum length of 22m are proposed, although the site is tapered at the back. Some indicative soft landscaping is proposed to the front of the site and adequate amenity spaces are proposed. It is noted that layout and landscaping shown as part of the application are for indicative purposes only and will be required to be agreed formally by another application to approve reserved matters, but are able to be used in visualising how the buildings could work on the site. Members may consider that the site could be redeveloped in an adequate manner allowing sufficient amenity space to the rear and distances to the front boundary based on the scale and appearance of the proposed dwellings.

With regard to the proposed design of the buildings, the houses are of traditional design, with pitched roofs. The proposed properties would have staggered frontage which adds visual interest to the design and breaks up the massing of the building. The buildings are proposed in a mock Tudor style which would be in-keeping with the surrounding 1920s and 1930s houses. Members may consider that the proposed Appearance of the buildings would be acceptable to comply with the relevant UDP policies.

Although the layout is a reserved matter, the indicative layout shows the proposed dwelling adjacent to No.61 maintaining a maximum separation of 6.2m reducing to a minimum separation of 2.2m to southern boundary, with the other property to the north maintaining a maximum separation of 8m at the front reducing to a minimum separation of 3.6m when scaled from the submitted drawings. The application in this respect would be capable of according Policy H9 with regard to the greater levels of spatial standards expected to be maintained within the Area of Special Residential Character (Policy H10).

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, it is considered that the proposed buildings could be set at adequate distances away from the adjoining properties. To the north of the site is the church hall. The property to the south (No.61) is set at an angle to the site with the proposed dwelling showing a rearward project of 5m beyond the rear building line of No.61, with 2.5m of that being at two storey level. There have been concerns raised from residents opposite the site regarding the loss of views through, whilst it is noted that there will be a change in outlook it is not considered to be significant enough to warrant a refusal on these grounds. Given the

orientation and potential separation between the properties and to the boundaries, it is considered on balance that the impact of this proposal on the surrounding residents is acceptable.

With regards to the trees on the site, it is advised that the findings of the arboricultural report are agreed. It is stated that it is considered that no significant trees would be lost as a result of this proposal and appropriate conditions for replacement planting are suggested for Members to take into account should permission be granted.

In terms of car parking and access to the site, the Council's Highways officer do not raise concerns in principle to either. There is an existing access to the site which will be used for one of the properties and a new crossover proposed for the other. There is a lamp column in the vicinity of the new crossover and if this needs to be removed will be at the cost of the applicant. Each of the proposed dwellings would have a large integral single garage and there could be sufficient parking for 2 or 3 vehicles on each frontage. Conditions are suggested to Members at the end of the report.

Although the existing house is attractive and set within a mature site, the property and land itself are not listed. The site lies within the Petts Wood Area of Special Residential Character and the impact of the demolition of the existing house and its replacement with two dwellings has been carefully considered whilst making the recommendation to Members of the committee.

Background papers referred to during production of this report comprise all correspondence on file ref. 3/02372, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------------|-----|
| 1 | ACA02 | Details req. pursuant outline permission | landscaping | and |
| | ACA02R | Reason A02 | | |
| 2 | ACB01 | Trees to be retained during building op. | | |
| | ACB01R | Reason B01 | | |
| 3 | ACB02 | Trees - protective fencing | | |
| | ACB02R | Reason B02 | | |
| 4 | ACB03 | Trees - no bonfires | | |
| | ACB03R | Reason B03 | | |
| 5 | ACB04 | Trees - no trenches, pipelines or drains | | |
| | ACB04R | Reason B04 | | |
| 6 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 7 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 8 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 9 | ACH02 | Satisfactory parking - no details submit | | |

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|----|---|--|
| | ACH02R | Reason H02 |
| 10 | ACH05 | Size of garage |
| | ACH05R | Reason H05 |
| 11 | ACH06 | Parking space in front of garage |
| | ACH06R | Reason H06 |
| 12 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 13 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 14 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | ACK05R | K05 reason |
| 15 | ACI12 | Obscure glazing (1 insert) in the flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 |
| 16 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |
| 17 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 18 | The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by GLNK Limited, dated 16 September 2013. The following mitigation measures should be implemented as detailed below: | |

1. Flood-proofing measures should be implemented as detailed in section 8.2 of the approved FRA.
2. Finished floor levels should be set no lower than 72.5m Above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants/users.

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.

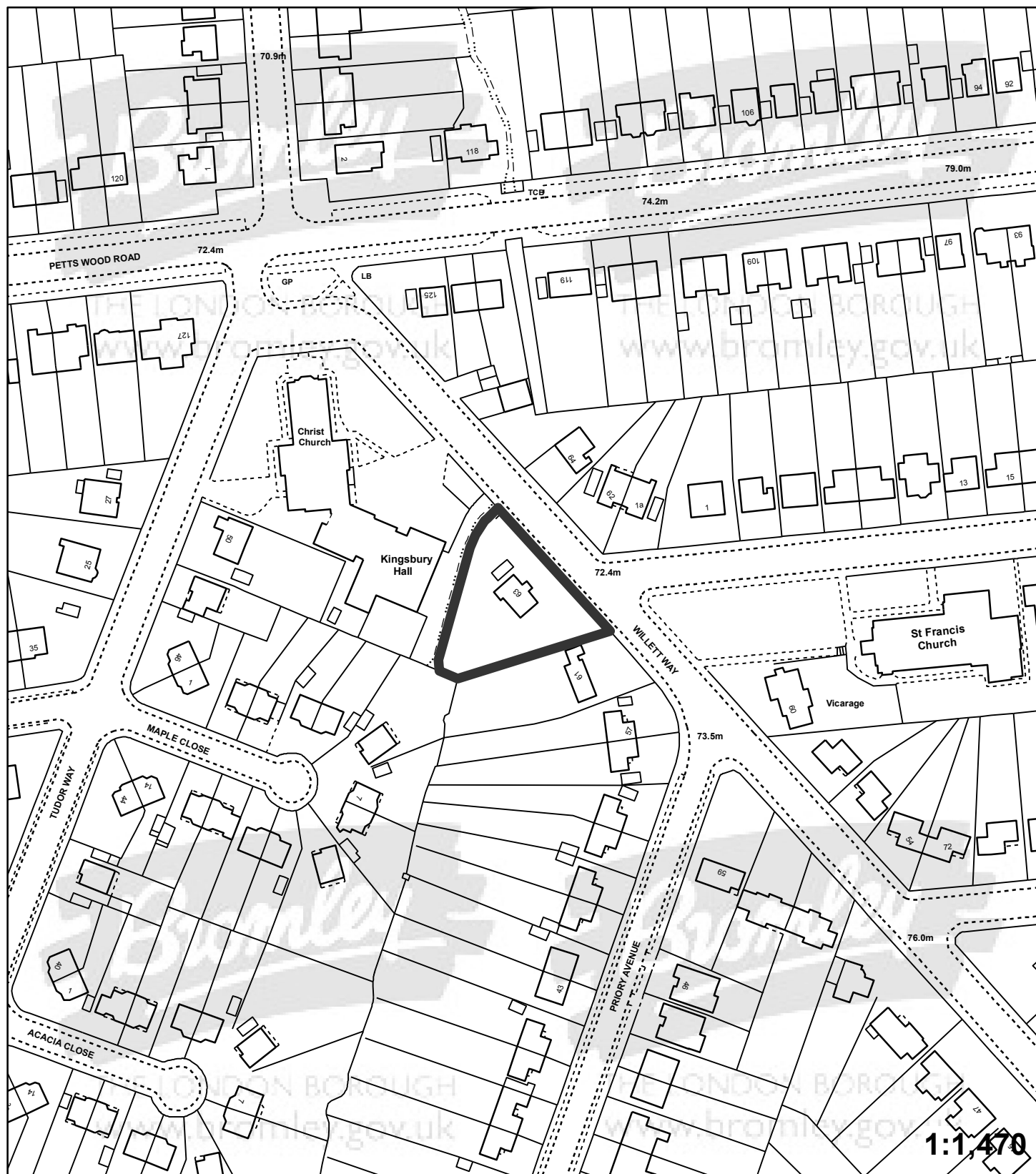
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 2 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health and 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 website.
- 3 If during the work 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.

Application:13/02372/OUT

Address: 63 Willett Way Petts Wood Orpington BR5 1QE

Proposal: Demolition of existing dwelling and construction of two detached 4 bed dwellings with associated landscaping
OUTLINE APPLICATION



"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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