

Application No : 13/02555/DET

Ward:
Copers Cope

Address : Kent County Cricket Ground Worsley
Bridge Road Beckenham

OS Grid Ref: E: 537216 N: 170872

Applicant : Linden Ltd/ Galliford Try PLC

Objections : YES

Description of Development:

Details of appearance, means of access, landscaping, layout and scale relating to the 48 detached houses pursuant to Condition 1 of outline permission ref. 11/02140/OUT (granted for 3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre. Spectator stand for 2000-3000 people. Car parking. All weather/ floodlit pitches. 48 detached houses)
AMENDED PLANS RECEIVED (Please note that due to a printing error you may have already received this letter)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land

Proposal

Outline planning permission was granted (with all matters reserved) at the site under ref. 11/02140 for 3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre, spectator stand for 2000-3000 people, car parking, all weather/ floodlit pitches and an enabling development of 48 detached houses.

This application seeks approval for the details of the appearance, means of access, landscaping, layout and scale relating to the 48 detached houses pursuant to Condition 1 of outline permission ref. 11/02140. A separate application, seeking approval for the details of the appearance, means of access, landscaping, layout and scale relating to the cricket ground development is pending consideration under ref. 13/02556 and can also be found on this agenda.

The full details of the proposal, as set out by the applicant, are as follows:

- 48 detached dwellings of two and three storeys in height, comprising 12 house types and a mix of 3, 4 and 5 bedroom units
- all dwellings benefit from a private garden area which will be laid to lawn
- each dwelling has at least 2 car parking spaces (including spaces provided within integral and detached garages)
- development arranged around a spine road a single access point in Worsley Bridge Road, branching-off into cul-de-sacs
- gated access road to be shared surface for vehicles and pedestrians, finished in grey herringbone porous block paving
- parking spaces to be finished in burnt ocre block paving (stretcher bond)
- footpaths finished in natural stone paving (stretcher bond)

House types

The development comprises a total of 12 house types, including:

- 2 two storey 3/4 bedroom dwellings (with accommodation in roofspace)
- 25 two storey 4 bedroom dwellings
- 1 two storey 5 bedroom dwelling
- 11 two storey 5 bedroom dwellings (with accommodation in roofspace)
- 2 three storey 4 bedroom dwellings
- 7 three storey 5 bedroom dwellings

The heights of the dwellings range from a minimum of 8.3m to a maximum of 10.4m.

All dwellings will feature a similar palette of materials including yellow multi-stock bricks, white render and reconstituted stone detailing with dark grey concrete roof tiles and lead roofing to porches and bays with GRP used for the dormers. Windows will be white uPVC casements.

Detached garages

Double garages: located adjacent to plots 2, 17 and 42

- 6.6m in width, 6.4m in depth and a height of 5.5m

Single garages: located at plots 21, 35, 36 and 48

- 3.4m in width, 6.4m in depth and a height of 4.7m

Sub-station

Adjacent to plot 8

- 5.5m in width and depth, and a height of 4.4m

Landscaping

Landscaping works in the site will comprise hard surfacing for communal areas with different materials for the access road, car parking spaces and pedestrian paths. Soft landscaped borders are also proposed with shrubs and hedging, and new tree planting is also proposed. Private garden areas will be laid to lawn, and enclosed with 1.8m high close boarded fencing.

Updates to application drawings

Revised drawings were received on 24th September 2013 showing an amendment to the house type at plots 37-41 from three to two storeys in height, as well as a slight reduction in the overall depth of the house. A revised site layout plan was received on 30th September 2013 to correct an error in the annotation for the house types at plots 2 and 48. Updated site sections/elevations were provided on 18th October 2013 (to reflect the revisions made to the scheme). A revised plan for the house type 5BH2+ was submitted on 31st October 2013 to include the garage (renamed 5BH2+G). Detailed elevations of the detached garages and substation were submitted on 31st October 2013.

The application includes the following documents in support of the proposal:

Design and Access Statement - sets out the rationale behind the detailed design of the scheme and its evolution, and provides full details of the proposed development.

Landscape Design Statement - sets out details of and rationale behind hard and soft landscaping proposals.

Sustainability Statement - sets out sustainability measures incorporated into the development to comply with national, regional and local planning policy.

Transport Statement - sets out details of access, cycle and car parking provision, site layout and servicing arrangements. Includes an Arboricultural Statement (regarding street trees).

The application also includes a planning statement, which makes the following summary points in support of the proposal:

- the principle of development has already been established through the outline approval
- the proposal seeks for the rejuvenation of Kent County Cricket Club, to allow it to serve as an international sports venue whilst providing recreational facilities for local sports clubs and members of the public
- the scheme will deliver a high quality development in line with the Council's sustainability standards in a location benefiting from transport links in close proximity
- the scheme has been designed with full regard to its context and surrounding buildings and will have no negative effects on the site and its surrounding neighbours
- the proposals comply with national, regional and local policy including all relevant guidance and planning permission should be forthcoming.

Location

The application site comprises approx. 6.3ha of Metropolitan Open Land (MOL), which fronts Worsley Bridge Road and Copers Cope Road, Beckenham. The site is host to Kent County Cricket Club, which has been established at the ground since 2002.

At present the site is predominantly open in character, with a two storey pavilion building located to the south of the main cricket pitch, which is served by a relatively small car park to the east, accessed from Worsley Bridge Road. The immediate surrounding area is mixed in character. Areas to the south, east and north-east are broadly residential in character, excluding the adjacent Worsley Bridge Junior School (designated Urban Open Space) which is located at the junction with Worsley Bridge Road and Brackley Road, while to the west is the adjacent Crystal Palace FC Training Ground (designated MOL), flatted residential accommodation at Gallery House and Pavilion House (and dwellings beyond on the opposite side of Copers Cope Road). To the north-west on the opposite side of Copers Cope Road is the former NatWest sports ground, which is now host to an indoor play centre, a 5-a-side football centre and a gym/leisure centre.

Comments from Local Residents

Nearby owners/occupiers were notified of the application by letter, a site notice was displayed and an advertisement published in the local press. At the time of writing a total of 32 representations had been received, comprising 18 in objection and 14 in support.

The following comments were made in objection:

- objection to density of houses backing on to Gainsborough Close and Ashfield Close - the outline application originally proposed fewer houses along this boundary
- perverse and insensitive to site so many houses on this boundary where the northern boundary has fewer
- 48 houses, including some 3 storey dwellings, is an overdevelopment of the site
- concerns regarding increased traffic and parking demand
- road safety concerns given proximity to school
- impact on MOL
- objection to removal of trees along site boundary which will result in new dwellings overlooking properties in Worsley Bridge Road
- concern regarding proximity of garages and houses at plots 35 and 36 to Gainsborough Close
- objection to three storey houses which will result in overlooking
- loss of light and privacy
- cricket ground development smaller than previously envisaged whilst houses are larger
- no affordable housing proposed

- the developer should rearrange the site to move 3 storey houses away from nearby residents
- concern regarding impact on demand for school places locally
- loss of views of open space

The following comments were made in support:

- good facilities for local area and community (including local schools and businesses)
- support for new cricket facilities
- support for KCCC remaining at Beckenham
- development will maintain and enhance green character of the area and bring community benefit

Comments were received from the Copers Cope Area Residents' Association and the Palgrave Estate in support of the application.

The applicant provided a detailed response on local representations, which was received on 30th September 2013 and is available on file.

Comments from Consultees

Environmental Health raised no objection to the proposal.

Sport England commented on the proximity of the dwellings to the adjacent all-weather pitch and whether this is appropriate, but would like to see any conflict designed out and would not support restrictions on the hours of use of the all-weather pitch.

The Environment Agency raised no objection on flood risk grounds, and recommended that the Council ensures that soakaways are suitably sized and properly maintained for the lifetime of the development.

The Council's Waste Advisor indicated that waste collection will be at the curtilage of each dwelling and sufficient consideration should be given to ensure this does not block the access and egress to the property. The site access should be able to accommodate the Council's standard refuse vehicle and the roadways designed to support vehicles weighing 26 tonnes. The Applicant has confirmed (by letter dated 30th September) that sufficient space has been allocated for waste storage and the road layout has been designed to accommodate the size and weight of the Council's standard refuse vehicle.

The Council's Drainage Advisor confirmed that the submitted information is acceptable to comply with Condition 1 (of the outline permission ref. 11/02140).

Highways raised no objection to the proposal, with regard to access arrangements, car parking and cycle parking.

Planning Considerations

The application falls to be considered against the following policies:

Unitary Development Plan

- BE1 Design of New Development
- H1 Housing Supply
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees
- G2 Metropolitan Open Land
- G7 South East London Green Chain

The London Plan

- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.17 Metropolitan Open Land

The principle of a development of 48 detached houses at the site was established with the granting of outline planning permission under ref. 11/02140. Planning permission was granted with all matters reserved, and this application requires the Council to consider the acceptability of the detailed appearance, means of access, landscaping, layout and scale of the development. Matters relating to the acceptability of the development in principle, including the acceptability of this quantum of development in MOL are not material to the determination of this application.

Analysis

Appearance

The area immediately surrounding the site is not dominated by any one form of development, with detached, semi-detached and terraced dwellings and blocks of flats, of varying ages and forms. The proposed development comprises various house types which will share a palette of materials (including yellow stock bricks, render, stone detailing and grey tiling), resulting in a visually interesting but cohesive development. The majority of materials to be used are present in buildings near to the site, and in broad terms it is considered that the appearance

of the development would not be out of keeping with its surroundings. Each of the house types proposed include articulation and detailing such as gable features, bay windows and porches and materials in varying combinations to add interest. The access from Worsley Bridge Road will be flanked by two three storey dwellings (described by the applicant as 'gatehouse tower buildings') which will clearly define the entrance to the development and add visual interest to the Worsley Bridge Road site frontage, which will arguably be the most prominent and visible frontage in the wider area.

Means of access

The proposed means of access into the development will be via a single gated access point from Worsley Bridge Road. No technical Highways objections have been raised to this arrangement. The proposed access will require the removal of two street trees (horse chestnuts) located in Worsley Bridge Road. These are in poor condition and the Council's Street Trees Officer has raised no objection to their removal.

The internal access roads are considered to be acceptable from the Highways perspective, and have been designed to allow fire appliances and refuse vehicles to obtain access into and around the site. The proposed access roads within the site will remain private and will not be offered for adoption.

Landscaping

The scheme proposes new hard and soft landscaping for both communal and private areas within the development. The landscaping to the communal areas will principally take the form of hard surfacing for the access road, turning areas and parking spaces as well as pedestrian paths where provided. Differing materials are proposed for these surfaces which will add visual interest and soften the visual impact of the built development. Soft landscaping in the communal areas will include new tree planting and native shrub/hedge borders along parts of the access road, adding visual interest and providing an attractive setting for the development. Landscaping to the private amenity areas will principally comprise lawns, with some limited tree planting proposed.

Layout

Layout was a reserved matter at outline stage and the layout of the development as shown on the illustrative drawing submitted with the outline application was not fixed, but served to demonstrate that 48 houses could comfortably be accommodated on the site. The layout that is now before Members must be considered on its individual planning merits having particular regard to the spatial qualities of the development and the impact of the siting of dwellings on the amenities of neighbouring dwellings, particularly those which adjoin the site in Worsley Bridge Road, Ashfield Close and Gainsborough Close.

In broad terms, it is noted that the majority of dwellings will feature a minimum 2m separation flank-to-flank, although given the varied forms of the dwellings, some of which will include set-backs and integral garages with subservient roofs, the spatial

characteristics of the development are likely to appear more generous than this minimum separation might suggest. All of the dwellings will have adequate private gardens mostly at the rear, typically of around 9-10m in depth. The layout includes the opportunity for soft landscaped areas at the front of dwellings, and alongside parts of the access road, which will provide a satisfactory setting in this case. Whilst the dwellings at plots 1, 4 and 5 will be adjacent to the floodlit all-weather pitches proposed as part of the cricket ground development, these dwellings are orientated with their flank walls facing towards the pitches which, in conjunction with additional tree planting proposed along this boundary, should mitigate any adverse impact arising from the future use of the floodlights.

A number of dwellings will be positioned alongside the southern site boundary and adjacent to properties in Worsley Bridge Road, Ashfield Close and Gainsborough Close. These dwellings and the relationships presented are as follows:

Plot 45 - adjacent to flank boundary with No. 292 Worsley Bridge Road, orientated in same direction (side by side) and although set beyond the rear building line to No. 292 is located to the north and features a lower roof where adjacent to the common boundary. There is unlikely to be a significant impact on the amenities of No. 292 for these reasons.

Plot 43 - adjacent to flank boundary with No. 292 Worsley Bridge Road with back-to-flank relationship, and will be approximately 10m from the common boundary. Given the orientation of the dwellings it is not expected that an unacceptable visual impact will arise. Any views from the dwelling will principally be of the rear part of the rear gardens to No. 292 and No. 294 beyond, with only oblique views back towards the dwellings themselves. On balance it is considered that the relationship is acceptable.

Plots 37-42 - adjacent to rear boundaries of Nos. 6-11 Ashfield Close and Nos. 5 and 6 Gainsborough Close with back-to-back relationship. The dwellings at plots 37-41 have been reduced to a height of 2 storeys and the dwelling at plot 42 (which has roofspace accommodation) features only rooflights in the rear roofslope. A separation distance of at least 25m is proposed back-to-back, which is considered acceptable to mitigate any potential overlooking or visual impact in this case.

Plot 36 - adjacent to No. 5 Gainsborough Close, with back-to-flank relationship. The proposed dwelling will be set behind the building line at No. 5 although the separation between the buildings, which is around 5.5m, will soften the visual impact of the built development in this case. To prevent any undue overlooking, it is considered appropriate that the window in the first floor of the rear (eastern) elevation of the dwelling at plot 36, which is a secondary window to a bedroom, is obscurely glazed.

Plots 35 and 36 - adjacent to Nos. 1-4 Gainsborough Close with flank-to-back relationship. The dwellings at Gainsborough Close feature very short rear gardens, at around 4m in depth although it is possible that this will increase slightly if the original offer of a 2m strip of land as detailed in the outline permission and related legal agreement is accepted by the owners of these properties. The

proposed dwellings at Plots 35 and 36 will be positioned around a minimum of 14.5m from the rear of the dwellings in Gainsborough Close, although the main bulk of the proposed dwellings will be a further 3m beyond. Whilst the distances show that the dwellings are notably close to one another, the layout of the proposed development is such that views will mostly be directed between the two dwellings limiting any visual impact. Similarly, the orientation of the dwellings and siting of windows, with only a stairwell window in the nearest element of the proposed dwellings, which can be obscurely glazed, reduces the likelihood of an unacceptable degree of overlooking in this case. Each of these dwellings will feature single storey detached garages which will be positioned closer to the boundary with Gainsborough Close, which will further soften the impact of the dwelling beyond and with particular regard to Plot 36 further limit the potential for overlooking towards No. 4 Gainsborough Close.

Scale

As with the layout of the proposed development, any indication of the scale of the dwellings provided at outline stage was illustrative only, including any reference to the houses being of two storeys in height. The permission was granted for the principle of 48 detached houses and all matters of detail including footprints and heights were reserved for subsequent approval. Members will therefore need to consider the scale of the dwellings now proposed (which includes two and three storey development) having particular regard to the impact on the MOL, the amenities of neighbouring residents in Worsley Bridge Road, Ashfield Close and Gainsborough Close, and the character of the area in more general terms.

With regard to the impact on the MOL, it will be necessary to consider whether any actual harm to the openness or visual amenities of the MOL will arise. The proposal includes a range of house types which are varied in scale, ranging from 9m to 18.6m in depth and from 9m to 15.9m in width, and from two to three storeys in height, although the largest of dwellings are typically present in lower numbers and distributed across the site. Consequently, the general impression of the scale of the development remains varied and not unduly harmful to the openness or visual amenities of the MOL. Whilst the proposal does include a number of three storey dwellings, their height is not significantly greater than the two storey dwellings proposed (achieving additional accommodation through the use of roofspace in part), and as such the openness or visual amenities of the MOL should not be harmed in this case.

With regard to the impact on the amenities of neighbouring residents, as with the discussion of the layout of the development above it is principally the properties adjoining the site to the south at No. 292 Worsley Bridge Road (and to a lesser extent No. 294), Nos. 6-11 Ashfield Close and Nos. 1-4 and 5 and 6 Gainsborough Close which could be affected by the scale of the dwellings proposed. Dealing with these in turn, the dwelling at Plot 45 is a two storey unit with a subservient roof element where adjacent to No. 292 Worsley Bridge Road and is unlikely to result in a significant detrimental impact as a result. The dwelling at plot 43 is a three storey unit but adjoins the rear part of the garden serving No. 292 Worsley Bridge Road and is unlikely to give rise to a significant impact in this case with views towards the neighbouring dwelling being oblique. In addition the tree planting

along this boundary will further mitigate any impact as it becomes established. The dwellings at plots 37 - 41 are all two storey units, and on the basis of the information submitted with the application will have a similar overall height to the neighbouring dwellings in Ashfield Close, and be slightly higher than the dwellings at Nos. 5 and 6 Gainsborough Close, although the separation distances, at around 25m back-to-back are considered to be adequate and it is not anticipated that an unacceptable impact will arise in this case. The dwelling at Plot 42 is a two storey unit with accommodation in the roofspace, but is around 29m from the nearest dwelling at No. 6 Ashfield Close, and has only rooflights in the rear roofslope with dormers located at the front which will limit any potential overlooking and visual impact. The dwellings at plots 35 and 36 are also two storey units with accommodation in the roofspace, although the main bulk of the dwellings will be set away from the boundary with the neighbouring dwellings at Nos. 1-4 Gainsborough Close, limiting the visual impact in this case, whilst the proposed dormer windows will face to the north limiting any potential overlooking from the roofspace accommodation.

In more general terms, the scale of the development, which as discussed above is varied across the site, is not expected to impact detrimentally on the character of the area given the varied forms and scales of development in the vicinity. The Worsley Bridge Road site frontage (which is considered to be the most prominent in the wider area) will feature both two and three storey dwellings, with a two storey unit adjacent to No. 292 Worsley Bridge Road. It is considered that this will manage the transition between the existing and proposed development on the western side of Worsley Bridge Road successfully.

Conclusions

Members will be aware that the proposed development differs from the illustrative details submitted with the outline application, although as outline permission was granted with all matters reserved, only the principle of 48 houses was accepted and the details of the development were not fixed at that time. Members will need to carefully consider the acceptability of the details submitted, with particular regard to the appearance, layout and scale of the development and the relationship of dwellings to the sensitive southern site boundary which is shared with existing residential properties in Worsley Bridge Road, Ashfield Close and Gainsborough Close. However, as described in the preceding section, it is considered that the separation distances, the orientation of dwellings and windows and the scale of the dwellings are acceptable and that the development would not give rise to an unacceptable impact on the amenities of neighbouring residents.

Overall, the detailed appearance of the development, the landscaping details and the site layout are considered to be of the high quality required in policy terms, and the means of access raises no technical objections.

The application is considered to be acceptable on balance and it is recommended that Members approve the details.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02140, 13/02555, 13/02556 and 13/027101, excluding exempt information.

as amended by documents received on 24.09.2013 30.09.2013 18.10.2013
31.10.2013

RECOMMENDATION: APPROVAL

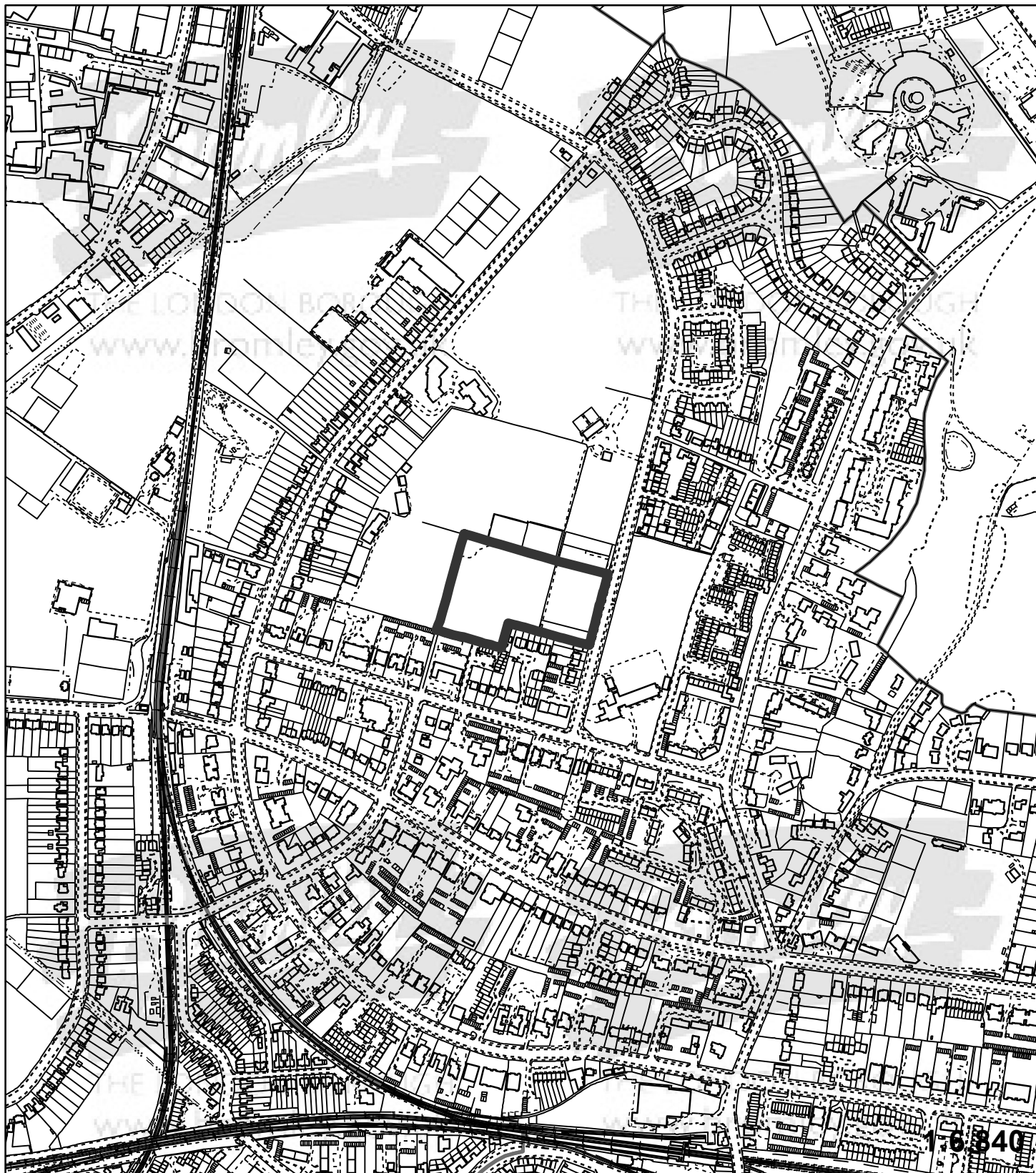
subject to the following conditions:

- 1 Before the development hereby permitted is first occupied the proposed stairwell windows in the dwellings at plots 35 and 36, and the first floor window in the eastern elevation of the dwelling at plot 36 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
- 2 ACC07 Materials as set out in application
ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan
ACK05R K05 reason

Application:13/02555/DET

Address: Kent County Cricket Ground Worsley Bridge Road
Beckenham

Proposal: Details of appearance, means of access, landscaping, layout and scale relating to the 48 detached houses pursuant to Condition 1 of outline permission ref. 11/02140/OUT (granted for 3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility,



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.