

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

Application No : 13/03693/FULL1

Ward:
Farnborough And Crofton

Address : 12 Park Avenue Farnborough Orpington
BR6 8LL

OS Grid Ref: E: 542999 N: 165512

Applicant : Mr K. Rajakanthan

Objections : YES

Description of Development:

Detached two storey 6 bedroom dwelling with accommodation in roofspace, integral double garage, covered swimming pool, detached pool plant and changing room buildings, and entrance gates and piers.

Key designations:

Conservation Area: Farnborough Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding

Proposal

Permissions have been granted for a replacement dwelling on this site since 2006 (including Conservation Area Consent for demolition of the existing dwelling), and the host dwelling has recently been demolished. Works are underway to construct the most recently permitted scheme (ref.11/00877), but the current application has been submitted in order to make changes to the proposals which are summarised as follows:

- the first floor rear-facing dressing room would be extended 4.7m further to the rear over the ground floor orangery
- the 5 rooflights originally proposed in the south-western elevation of the cinema/games room facing No.10 would be replaced with 3 dormer windows, one of which (to a w.c.) would be obscure glazed
- the roof over the rear pool room would be increased in height by 0.3m
- the portico detail to the main entrance in the front elevation would be amended slightly to reposition the columns and provide an arched opening
- the detached pool plant room would be increased in depth from 4.8m to 6.2m, and would be repositioned 2.5m further away from the house

- a further detached building measuring 5.7m x 3.8m to provide changing rooms would be located at the far end of the garden adjacent to the proposed tennis court
- new entrance gates and piers with a maximum height of 2.8m are proposed to each of the entrances to the in-out driveway - each entrance would be widened along with the driveway within the site.

Location

The site lies on the south-eastern side of Park Avenue, and is located within Farnborough Park Conservation Area. It forms a substantial size plot in common with other plots in the close vicinity which are occupied by large detached dwellings.

The site lies between Nos.10 and 14 Park Avenue, and backs onto properties fronting The Glen.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.10 and from Farnborough Park Estate Ltd which can be summarised as follows:

- many amendments to the original scheme have already been made, and these further amendments are "a step too far"
- excessive bulk and massing
- the provision of 3 dormer windows instead of rooflights in the south-western flank elevation would result in overlooking of No.10, particularly as they would be only 3m from the flank boundary.

Comments from Consultees

The Advisory Panel for Conservation Areas object to the proposals on the grounds of overdevelopment, excessive bulk, unsatisfactory massing and overintensification.

From a highways point of view, the access and parking provision are considered acceptable, and no objections are therefore raised.

Thames Water raise no objections in principle, however, the Council's drainage engineers consider that the submitted surface water strategy to discharge surface water run-off directly to the public sewer is not acceptable. Conditions should be imposed requiring further details which should maximise the use of SUDS and reduced surfacw water run-off to greenfield run-off rate.

No environmental health concerns are raised.

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 & Design
BE11 Conservation Areas
NE7 Development and Trees

Planning History

A number of permissions have been granted for a replacement dwelling on this site since 2006, the most recent being as follows:

Permission was granted under ref. 08/01766 for a detached house in July 2008, and the plans were revised in 2010 (ref. 10/02272) to include a single storey rear extension, increased width of the swimming pool building, amendments to the fenestration and additional rooflights.

The proposals were further revised in 2011 (ref.11/00877) to add a pool plant room, dormer windows over the pool building, a covered balcony over the front entrance with pitched roof above, an increase in the height of the roofs by approximately 0.3m, and further changes to the positions of doors and windows.

Conclusions

The main issues relating to the application are the effect that the revised proposals would have on the character and appearance of Farnborough Park Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The increase in the height of the roof over the pool room by 0.3m would not be visible from the front of the building, whilst the first floor rear extension over the orangery would be set some distance away from the side boundaries (8m to the north-eastern boundary and 15m to the south-western boundary). These extensions are not, therefore, considered to have a harmful impact on the appearance of the building, the character of the Conservation Area, or on the amenities of neighbouring properties.

The proposed dormer windows in the south-western flank elevation (which replace 5 rooflights originally proposed) would face the north-eastern flank elevation of No.10, and while one of the windows would be obscure glazed, the other two are proposed to be clear glazed. The clear glazed windows would, however, not result in any undue overlooking of No.10 as they would face the side garage wall of No.10, and there are no first floor windows in the flank elevation of this property.

The proposed amendments to the pool plant building, which include an increase in its depth and its relocation further back into the site, would not have a harmful impact on nearby trees, and would not result in loss of amenity to the adjacent property at No.10.

The proposed changing room building at the far end of the rear garden would be well screened from neighbouring properties, including those at the rear, and due to its modest size, would not be harmful to the amenities of neighbouring residents not to the character of the Conservation Area.

The minor amendments to the design of the portico details for the main entrance to the front of the house would not be harmful to the appearance of the dwelling.

The proposed new entrance gates and piers would be set approximately 2-3m back from the front boundary of the site, and due to their open railing design, would not appear overdominant nor out of character with this part of the Conservation Area.

No significant trees are affected by the proposals, and details of the landscaping, materials and windows have also been submitted as part of the proposals, which are considered acceptable.

The revised scheme is not, therefore, considered to have a harmful effect on the character and appearance of Farnborough Park Conservation Area, nor on the amenities of nearby residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/03494, 08/01766, 10/02272, 11/00877 and 13/03693, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA05 Landscaping scheme - implementation
 ACA05R Reason A05
- 3 ACB01 Trees to be retained during building op.
 ACB01R Reason B01
- 4 ACC07 Materials as set out in application
 ACC07R Reason C07
- 5 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 6 ACD06 Sustainable drainage system (SuDS)
 ADD06R Reason D06
- 7 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the north-eastern flank elevation 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
- 8 Before the development hereby permitted is first occupied, the proposed window(s) at ground floor level in the south-western flank elevation serving the gymnasium, social area and changing rooms 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
- 9 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the south-western flank elevation serving the w.c 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

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)).

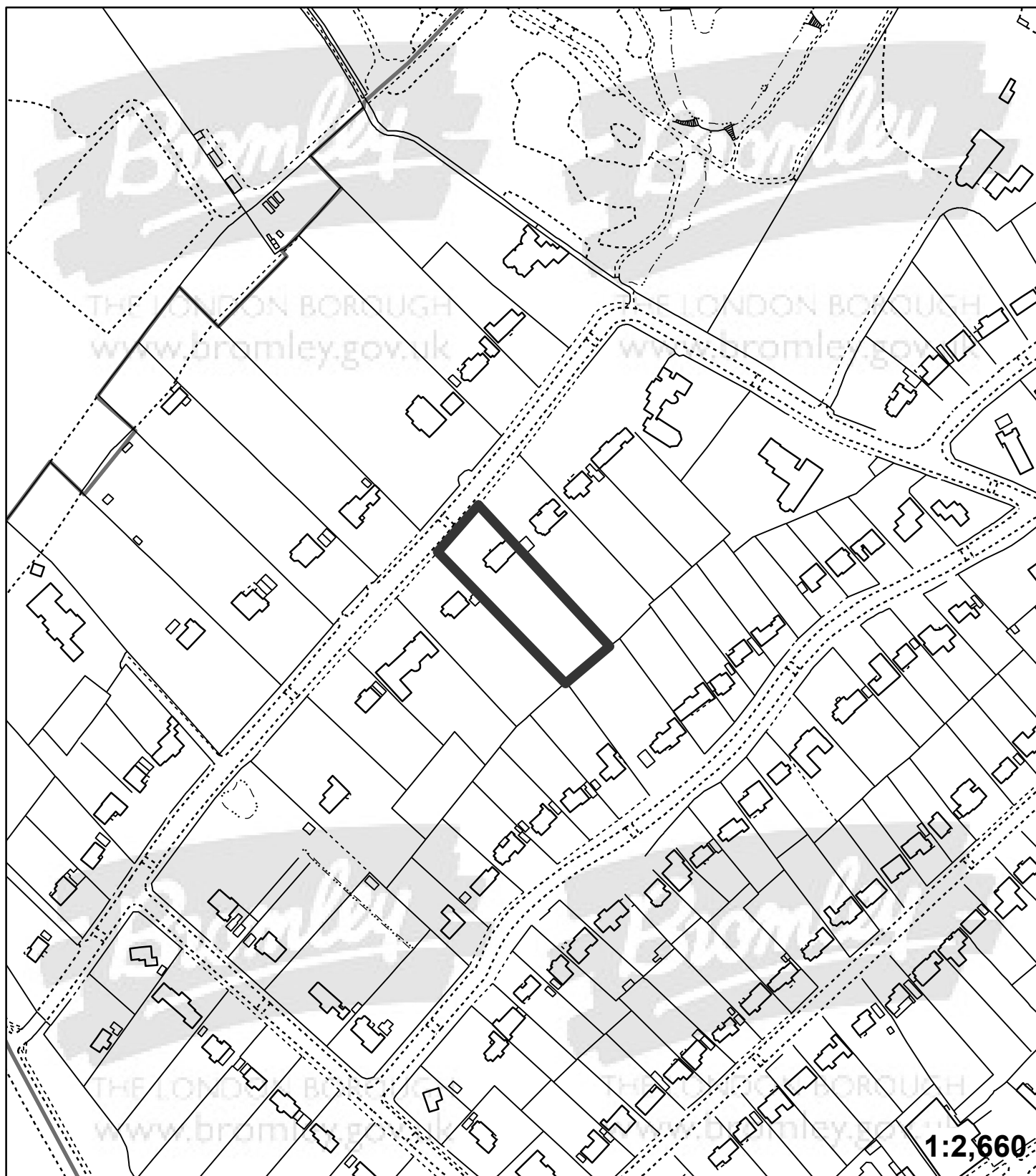
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

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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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