

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 14/00160/FULL1

**Ward:**  
**Bickley**

**Address :** 60 Hill Brow Bromley BR1 2PQ

**OS Grid Ref:** E: 541986 N: 169730

**Applicant :** Mr Simon Cochrane

**Objections : YES**

### **Description of Development:**

Demolition of existing dwelling and erection of detached 4 bedroom house with lower ground level (garage and storage) and loft room.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency

### **Proposal**

The existing two storey dwelling will be demolished. The replacement dwelling will be sited further forward: it will maintain a minimum 13m separation to the site frontage, in comparison to the existing minimum 18m separation. A maximum separation of 2.2m is shown to be provided between the new dwelling and the northern boundary, and 2.6m to the southern boundary.

The replacement dwelling will incorporate an L-shaped footprint measuring a maximum 13.8m (wide) x 14.0m (deep). It will rise to a maximum height of 9.6m (as scaled from ground level) and incorporate a pitched roof. The two storey projecting element will incorporate a flat roof. The new dwelling will also include a lower ground floor which will incorporate a garage which will be accessed by means of a ramp. The dwelling will incorporate a contemporary design, utilising brick and timber within the walls, metal tiles and large metal and timber windows and doors.

### **Location**

The site fronts the eastern side of Hill Brow and contains a detached dwelling of conventional two storey design. The site slopes upward from the front so that the rear of the site is substantially elevated. The existing house is situated relatively deeply within the site and it projects well beyond the neighbouring rear building lines either side. Conversely, the houses either side project a lot further forward,

with the neighbouring house at No 62 having been enlarged at the front with the addition of a two storey extension. Much of the existing dwelling is dominated by the landscaping at the front of the site.

The wider streetscene is characterised by two storey houses with those along the eastern side appearing to date from the Post-War period. The opposite side of the street generally appears to comprise of older houses constructed in the Inter-War years. Various houses within the street have been altered, enlarged or rebuilt.

## **Consultations**

Comments from local residents

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

- o loss of mature trees and landscaping to front of the property
- o prominent and obtrusive design
- o overdevelopment of the site
- o design out of character with surrounding development
- o loss of privacy for properties opposite
- o possible severance
- o increase in proportion of hard surfacing at the front of the dwelling
- o potential damage to the road
- o inconvenience to other road users during construction
- o lower ground floor garage could be liable to flooding
- o noise and disturbance

Comments from consultees

No technical Highways objections have been raised, subject to conditions.

No Environmental Health objections have been raised.

No objection raised by Thames Water.

## **Planning Considerations**

Policies BE1, H7, H9 and NE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area and to safeguard the amenities of neighbouring properties; ensure an adequate degree of side space separation in respect of two storey development; and ensure that proposals for new development take account of existing trees on site.

## **Planning History**

There is no relevant planning history relating to the application site.

The neighbouring dwelling at No 62 which is situated to the north of the application site has been extended with planning permission having been granted at appeal for a two storey front extension under ref. 10/00920.

## **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 dwelling is situated along the eastern side of Hill Brow with the existing dwelling set back in relation to the neighbouring houses either side. No 62 has been extended at the front, with planning permission having been granted at appeal for a two storey front extension under ref. 10/00920. No 58B is situated further forward in its entirety. Accordingly, the principle of relocating the replacement dwelling further forward is considered acceptable.

Having regard for the neighbouring properties' amenities, taking account of the proposed degree of separation, as well as the individual layouts of Nos. 58B and 62, it is considered that they are unlikely to suffer an adverse impact. It is noted that No 58B contains a first floor flank window facing the application site; however, given the siting of the proposed dwelling - which will remain to the rear of that neighbouring dwelling - it is not considered that that particular window will be undermined in terms of any significant loss of light or prospect.

With regard to its design, it is noted that the proposed dwelling will be of contemporary appearance and will be characterised by its substantial amount of glazing. Whilst this will be in contrast to the existing dwelling which is of conventional mid-Twentieth Century appearance, it is not considered that this will adversely affect the character of the streetscene which contains a diverse range of houses. It is not considered that the provision of a lower ground floor garage will undermine local character, since the proposed houses will maintain a general two storey appearance with much of the lower ground floor being obscured. A similar arrangement exists at No 64.

In terms of scale, it is considered that the proposed dwelling will appear commensurate with neighbouring houses, maintaining a similar height to surrounding properties and an acceptable degree of separation to the flank boundaries (with a minimum gap of 2.2m).

Having had regard to the above it was 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 file ref: 14/00160, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs	
ACA01R	A01 Reason 3 years	
2ACK05	Slab levels - no details submitted	
ACK05R	K05 reason	
3ACA05	Landscaping scheme - implementation	
ACA05R	Reason A05	
4ACA07	Boundary enclosure - no detail submitted	
ACA07R	Reason A07	
5ACC01	Satisfactory materials (ext'nl surfaces)	
ACC01R	Reason C01	
6ACB01	Trees to be retained during building op.	
ACB01R	Reason B01	
7ACH03	Satisfactory parking - full application	
ACH03R	Reason H03	
8ACH14	Grad of access drives (unmade road) (1)	1 in 8
ACH14R	Reason H14	
9ACH19	Refuse storage - implementation	
ACH19R	Reason H19	
10ACH26	Repair to damaged roads	
ACH26R	Reason H26	
11ACI12	Obscure glazing (1 insert) along the first floor northern elevation	
ACI12R	I12 reason (1 insert) BE1	
12ACI17	No additional windows (2 inserts) first floor flank dwelling	
ACI17R	I17 reason (1 insert) BE1	
13ACI02	Rest of "pd" Rights - Class A, B,C and E	
	Reason: To prevent an overdevelopment of the site and to safeguard neighbouring amenity, in accordance with Policy BE1 of the Unitary Development Plan.	
14ACK01	Compliance with submitted plan	
ACC03R	Reason C03	

### INFORMATIVE(S)

- Given the status of Hill Brow as an unadopted road, the applicant is advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. The applicant is advised that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary to obtain the agreement of the owner(s) of the sub-soil upon which Orchard Road is laid out.