

SECTION '2' – Applications meriting special consideration

Application No : 14/00666/FULL6

Ward:
Bromley Town

Address : 10 Havelock Road Bromley BR2 9NZ

OS Grid Ref: E: 541320 N: 168356

Applicant : Ms Sarah McQuillan

Objections : NO

Description of Development:

Formation of hard standing and vehicular access

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application seeks permission for the formation of hardstanding and vehicular access for 10 Havelock Road, Bromley. The hardstanding will be an area approximately 2.9m in width by 4.3m in depth (from the bay window to the pavement) when scaled from the submitted drawing. The materials to be used for the hardstanding will be non-porous. The proposed vehicular access will be 2.9m in width. A pathway to the front door of the dwelling is shown to be retained and a small area of planting with refuse and recycling area in between the pathway and driveway is also indicated.

Location

The application site is a two storey mid-terrace property on the south-western side of Havelock Road, Bromley. Most of the properties along Havelock Road currently benefit from a front driveway and dropped kerb.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

Comments were received from the Council's Highways officer which state; "There is not enough depth to park a car. The distance between bay window and footway is 4.3m. We ask for minimum of 4.5m. Havelock Road comes in CPZ. The proposed crossover would result in the removal of one marked on-street parking bay in contrary to our footway crossovers policy and guidelines. Presumption would be to recommend refusal."

Comments were received from the Council's Streetscene and Greenspace department which state; "I visited this site today and found that the depth of the proposed driveway is less than 4.5 metres (4.3m as measured by me). There is also a parking bay and post which would require removal and relocation. As I have already refused similar applications on the same basis in this road I can confirm that we would also refuse this crossover application on the above grounds."

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
T11 New Accesses
T18 Road Safety

The London Plan and National Planning Policy Framework are also key considerations in determination of this application.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

There is no planning history at the property.

Conclusions

The property is one of 71 dwellinghouses in the road, 34 to the north-eastern side and 37 to the south-west (application) side. There are also two blocks of flats. There are currently a total of 48 properties with crossovers and frontage parking and 23 properties without (i.e 67.6% have off street parking). Members will see from the OS extract and plans attached to the file that the houses are sited along a regular building line and there are many examples of vehicles slightly overhanging the public footway, although this does not impede pedestrian movement along this relatively quiet residential road.

Whilst concerns have been raised by the highways engineers, and should be taken into account, Members will need to consider whether an additional vehicle parked similarly to those along the road will materially affect highway conditions or the local environment. It is also necessary to consider, given the particular circumstances along this road, whether a refusal ground can be substantiated at appeal.

On balance, given the circumstances, Members may consider that the application as proposed is acceptable and would not cause a detrimental impact to the character of the area, would not result in a significant loss of amenity to local residents and would not cause such harm to highways conditions as to warrant a refusal for planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00666, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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