

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

Application No : 14/00618/FULL1

Ward:
Cray Valley East

Address : St Josephs RC Church High Street St
Mary Cray Orpington

OS Grid Ref: E: 547103 N: 167446

Applicant : Mr James Caldwell

Objections : NO

Description of Development:

Erection of 3 three bedroom two storey terraced dwellings with landscaping and car parking spaces
(Amendment to permission granted under ref 09/02991 for 2 four bedroom semi-detached houses)

Key designations:

Conservation Area: St Mary Cray
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for a row of 3 two storey three bedroom terraced houses. The proposed houses would be set adjacent to the proposed Presbytery, which is currently under construction. The current application to amend permission granted under ref. 09/02991 which included 2 four bedroom semi-detached houses on a slightly smaller footprint.

Location

The site is irregular in shape and presently comprises St. Joseph's Roman Catholic Church and the adjacent Presbytery, St. Joseph's Hall and Rowland's Manor. The surrounding area is mixed in character and the High Street to the east and Kent Road to the south is characterised by 2 storey cottages. The site bounds Nos. 316-322 High Street (No. 322 is a doctor's surgery) and St. Mary Cray County Primary School is located to its north-east and Riverside Gardens lie to its west.

The site forms part of the St. Mary Cray Conservation Area.

Comments from Local Residents

Nearby owner/occupiers were consulted on the application and to date no comments have been received. Any comments received will be reported verbally at the meeting.

Comments from Consultees

Environmental Health (Pollution) do not raise objections to the proposed development subject to standard Informatives.

Highways- no objections in principle.

Drainage- No objections in principle subject to suggested conditions

Thames Water comments will be reported verbally at the meeting.

Planning Considerations

The proposal falls to be determined with regard to the following policies of the Bromley UDP:

H7 Housing Density and Design
NE2 Development and Nature Conservation Sites
NE3 Nature Conservation and Development
NE7 Development and trees
T3 Parking
T18 Road Safety
ER7 Contaminated Land
BE1 Design of New Development
BE11 Conservation Areas

Planning History

There is a long planning history at the site. The most recent applications are summarised as follows:

- 13/01109/AMD Non-material amendment approved for a replacement of integral garage with kitchen and utility area. Replacement of garage door with a window to the front elevation. Removal of french doors and balcony to the rear elevation
- 13/01109- Minor Material Amendment approved for amended access road arrangement to provide partial two way estate road with ingress/ egress adjacent to Rowlands Manor
- 09/02991- Planning permission granted for the demolition of existing church (excluding bell tower)/ church hall/ presbytery and erection of new church/ church hall / presbytery/ housing development comprising 2 four bedroom semi detached and 6 three bedroom terraced houses with landscaping/ car parking/ alterations to access (elevational and other changes to church, hall and presbytery of scheme allowed on appeal under ref 07/04350)

- 07/04350- Planning permission refused for the demolition of existing church (excluding bell tower)/ church hall/ presbytery and erection of new church/ church hall / presbytery/ housing development comprising 2 four bedroom semi-detached and 6 three bedroom terraced houses with landscaping/ car parking/ alterations to access. (Allowed on appeal)
- 07/04360/CAC- Conservation Area Consent refused for demolition of existing church (excluding bell tower)/ church hall/ presbytery.

Conclusions

The main issues in this case are whether the number of units is acceptable 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 the layout and design of the proposed scheme, and the impact upon the surrounding area.

The site at present is currently being developed in accordance with plans approved under ref. 09/02991. The previous application included works to the church and construction of the Presbytery, a row of 6 terraced houses and 2 semi-detached houses. The application seeks to amend the proposal for the pair of semi-detached houses by building 3 terraced houses. The current application would increase the footprint by 2m in width, away from the Presbytery.

The resulting dwellings remain two storey as previously approved and are modest in size. The rear gardens would remain as 10m in depth and the separation to the Presbytery under construction is not changed from that already approved.

There have been no objections raised in principle to the additional dwelling given that 2 car parking spaces per dwelling are still proposed.

Given that the principle of residential properties has already been established in this location, Members may consider that the addition of an extra unit and the minor change to the footprint the approved building is acceptable. Members may also consider that any possible impact on the amenity of the adjoining residents is unlikely to be increased by the proposed changes.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/00618 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |

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|----|---|--|
| | ACA07R | Reason A07 |
| 4 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 5 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 6 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 7 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |
| 8 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 9 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 10 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 11 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 12 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |
| 13 | ACK08 | Archaeological access |
| | ACK08R | K08 reason |
| 14 | Before the development hereby permitted is commenced, details of the materials, depth, extent and means of excavation required for the construction of the access/car parking shall be submitted to and approved in writing by or on behalf of the Local Planning Authority, and the excavations and the access/car parking shall be carried out in accordance with the approved details. | |

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.

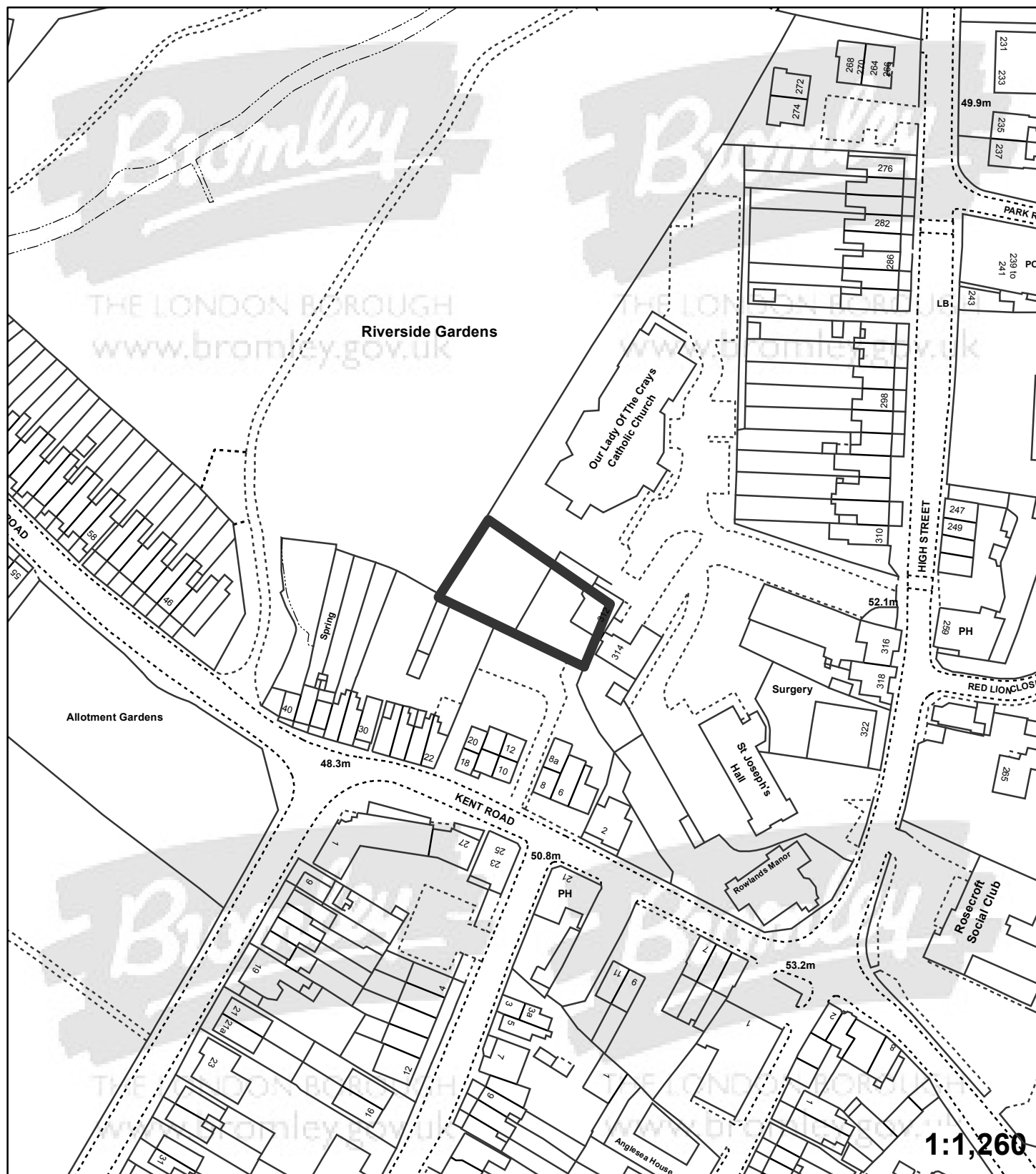
- 15 Details of the materials to be used for the external surfaces of the houses shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.

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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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