

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

Application No : 14/00599/FULL1

Ward:
Copers Cope

Address : Boulders 21 Beckenham Place Park
Beckenham BR3 5BP

OS Grid Ref: E: 537589 N: 170297

Applicant : Mr Dean D'Eye

Objections : YES

Description of Development:

Demolition of existing dwelling house and erection of replacement detached dwelling with associated parking provision and hard and soft landscaping

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The scheme proposes the demolition of the existing dwelling house and its replacement with a new single dwelling and associated parking and hard and soft landscaping.

There is an irregular boundary to the site which results in the side space to the south boundary at approximately 6.2m to the front edge of the building narrowing to c 1.8m (at 4.6m set back from the front building line) and widening out again to c 6.2m to the rear building line. To the north boundary the side space is approximately 2.554m at the front edge widening out to 4.8m and then to 7.64m to the rear building line. The front building line is set marginally forward of the house to the north, 'Deepe Dell'; the existing dwelling currently sits forward of this building line.

The dwelling proposes a basement (with pool area), a garden level and ground level, with a cantilver section to the rear, which leads to a mezzanine level with a roof terrace to the front elevation. From the street scene the main overall heights are c 3.3m and c 5.2m.

Materials are detailed within the application and include smooth finish render - pale grey, pale grey hand struck claybricks, metal framed windows, flat seam metal cladding - dark grey, metal coping - dark grey and glass balustrades.

Location

The site is located within an Area of Special Residential Character (ASRC) and to the west side of Beckenham Place Park. The site appears to be unique within the area and has steep slopes and a 'bowl type hollow' nature. It currently hosts a detached dwelling house which, due to the nature of the site and existing hedging to the front of the site, is barely visible from the street scene. There are predominantly detached dwellings of various design within the vicinity.

Comments from Local Residents

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

- proposed dwelling would block views through the site
- visual impacts of exposed entrance and road level parking
- insufficient on-site parking
- potential damage to private road
- concerns with access whilst any building works are on-going
- concerns re privacy
- proposed dwelling considered significant improvement to that existing
- flat roof design does not fit in with ASRC/other properties locally
- time limit for development to be built in to help minimise disturbance
- existing covenant

Comments from Consultees

No objections are raised by Thames Water with regard to water and sewerage infrastructure capacity.

Highways comments note the modified vehicular crossover which would lead to a double garage and 3 off-street parking spaces. The width of the crossover is considered excessive and the need for 5 off-street parking spaces is questioned. Conditions are suggested in the event of a planning permission.

HUD comments raise no objection and consider that the proposed design responds well to the unusual site and would create an interesting contrast in the area; they consider that low profile at street level means that it will not dominate visually.

Some concerns are raised from an Environmental Health point of view in that the windows serving the two bedrooms do not provide a reasonable view of the surroundings and around an area of combined living space and kitchen area which is not desirable due to the risk of accidents associated with areas used for food preparation and recreation.

In respect of trees whilst 6 individual trees and 3 groups of trees would be lost to allow the replacement dwelling to be built but they are not considered to be significant trees.

In respect of Drainage concerns are raised with any proposal to discharge surface water run-off to the public sewer and SUDS measures to store surface water on site should be incorporated within the scheme.

Planning Considerations

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

H7 Housing Density and Design
H10 Areas of Special Residential Character
T3 Transport and Road Safety
T18 Transport and Road Safety
BE1 Design of New Development

SPG1
SPG2

Planning History

The planning history includes a previous permission for extension to the existing dwelling. More recently proposals for a replacement dwelling have been withdrawn prior to determination

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.

Given the design approach of the replacement dwelling particular regard should be paid to Policy H10 which identifies that development proposals in Areas of Special Residential Character will be required to respect and complement the established and individual qualities of the individual area. The description of the ASRC, contained in Appendix I, notes that Beckenham Place Park is a private road with a mixed character. It states '...the western end, a pleasant residential area comprising some post-war as well as substantial inter-war detached family houses of no particular architectural merit, but in a good setting ...'. It goes on to comment that the adjacent open spaces and fine street trees provide most of the area's character of remoteness.

Policies H7 and BE1 highlight that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Emphasis is placed on development respecting important views and landscape features and should not detract from the existing

street scene. It is worth also drawing attention to the importance of the space about buildings and the creation of attractive settings.

Given the particular considerations of this ASRC and the specific site characteristics it is considered that the design approach taken with this particular proposal may not be unacceptable in this location. Whilst the overall height of the proposed replacement dwelling will result in a greater presence within the street scene, the site levels and the single storey appearance from the street scene will still give views across the site allowing the trees in the vicinity and an element of openness to contribute to the overall setting and the wider street scene.

Local comments have been received, summarised above, some in objection and others in support. Concerns include the flat roof design and that it is out of character. There is a variety of house design within this part of the ASRC and Appendix I emphasises the importance of the setting rather than attribution to the architectural merit of existing house design. Given this, it may be considered that the unique qualities of the site allow for such an expression of architecture in this location without detriment to the overall character of the area.

Planning policy also seeks to ensure that new development takes account of existing front and rear building lines. The front building line has been set back from that of the existing dwelling and the extent of projection into the site increased. The impacts of this, particularly along the northern boundary, require careful consideration in respect of impact on neighbouring amenities, particularly in respect of prospect. The depth of projection beyond Deepe Dell, to the north, will be approximately 13m, which includes the cantilever section; there will be between c 5m and 7 m separation from the northern boundary. Given this, the lay of the land and the boundary screening the proposed development is unlikely to have such a detrimental impact as to warrant a planning ground of refusal in this respect. Some of the existing boundary landscaping is shown to be removed and re-planting proposed as part of the scheme. Due to the proposed size and layout, in the event of a planning permission it may be considered appropriate to restrict permitted development rights.

Local concerns are raised in respect of impacts on privacy. The proposed layout directs potential for overlooking from the bedroom areas (the cantilevered section) in a southerly direction. Windows currently face in this direction with the existing dwelling however that proposed is at a higher level. The distance from the boundary is c 22m. The site is currently well screened however the proposal identifies existing landscaping to be removed with some re-planting. There is also potential for overlooking from the mezzanine area and associated terrace. In the event of a planning permission the use of obscure glazing, balcony screening and appropriate replacement landscaping should be considered.

It should be noted that matters regarding covenants (raised as a neighbour representation) are private legal matters and are not taken account of within the planning considerations.

In respect of time constraints a development which receives the benefit of planning permission is usually subject to a commencement period of within 3 years. Time limits cannot be given in respect of a completion period.

No Highways objections are raised to the proposal although the width of the crossover is considered excessive. Conditions are suggested in the event of a planning permission.

This is a substantial replacement dwelling on a site which has quite unique characteristics within the vicinity. Due to its unique nature Members may consider that the size, siting and design would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area such as to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--------|--|-----|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | |
| | 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 | ACC07 | Materials as set out in application | |
| | ACC07R | Reason C07 | |
| 8 | ACD02 | Surface water drainage - no det. submitt | |
| | AED02R | Reason D02 | |
| 9 | ACH04 | Size of parking bays/garages | |
| | ACH04R | Reason H04 | |
| 10 | ACH26 | Repair to damaged roads | |
| | ACH26R | Reason H26 | |
| 11 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 12 | ACI01 | Restriction of all "pd" rights | |
| | ACI03R | Reason I03 | |
| 13 | ACI11 | Obscure glaz'g/details of opening (1 in) in the south flank
mezzanine level | |
| | ACI11R | Reason I11 (1 insert) | BE1 |

- 14 Details of balcony screening shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the scheme shall be fully implemented before first occupation and permanently maintained thereafter.

Reason: In the interest of neighbouring amenities and to comply with Policy BE1 of the Unitary Development Plan.

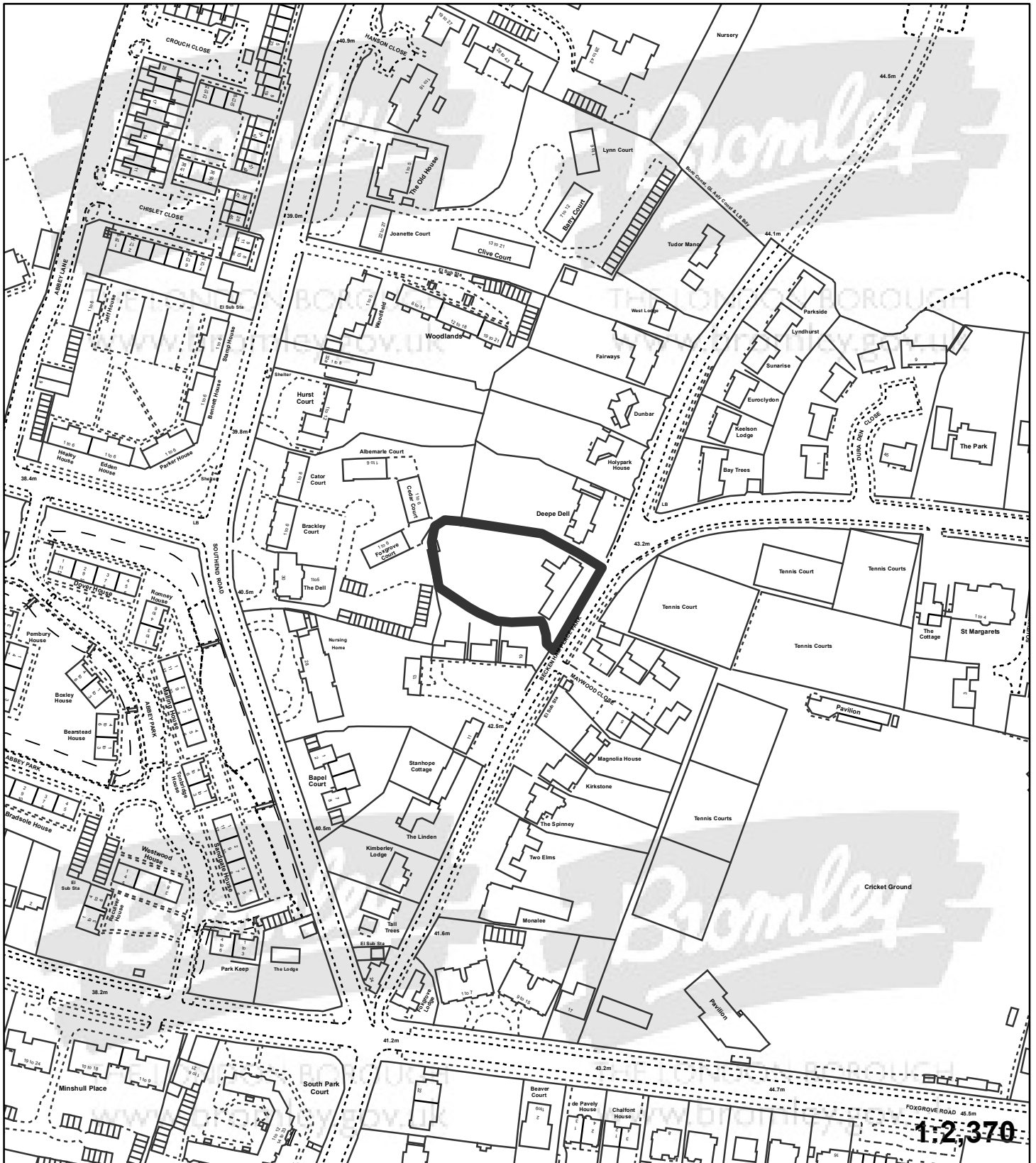
- 15 ACK01 Compliance with submitted plan
ACC01R Reason C01

- 16 The flat green roof areas shall not be used as a balcony or sitting out area.
ACI14R I14 reason (1 insert) BE1

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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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