

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

**Application No :** 14/01427/FULL1

**Ward:**  
Bromley Common And  
Keston

**Address :** Orcombe Westerham Road Keston BR2  
6HH

**OS Grid Ref:** E: 542084 N: 164702

**Applicant :** Mrs Rooney

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and garage and erection of 1 two storey 5 bedroom detached dwelling.

Key designations:

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

**Proposal**

This application proposes the demolition of the existing detached bungalow and the erection of a replacement two storey detached dwelling with accommodation in the roof space. A minimum of 1.1m side space is proposed to the southern boundary and 3.8m to the northern boundary. The proposed ridge height is 9.35m (7.6m existing). Photo-voltaic solar panels are included to the rear roof slope.

The application is supported by a Biodiversity Survey.

**Location**

The site is located on the east side of Westerham Road within a predominantly residential area but with a business park located to the opposite side of the road. The site adjoins the Keston Park Conservation Area to the rear.

**Comments from Local Residents**

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

- any windows or doors facing Glengariff to be obscured glazed to protect privacy

### **Comments from Consultees**

No Highways objections have been raised; conditions are suggested in the event of a planning permission.

No Environmental Health (pollution) concerns are raised; informatives are suggested in the event of a planning permission.

### **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  
H9 Side Space  
T3 Transport and Road Safety  
T18 Transport and Road Safety  
BE1 Design of New Development  
BE13 Development Adjacent to a Conservation Area

SPG1  
SPG2

### **Planning History**

The planning history of the site reveals permission for first floor two storey front and rear and single storey rear extensions, reference 98/03004 and permission ref. 05/03876 for single storey front, side and rear extensions and first floor addition to convert existing bungalow into four bedroom detached house with garage. Neither of these planning permissions were implemented.

### **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.

There are a significant number of mature trees and landscaping which ensure a good natural screening between the site and adjacent Conservation Area. Additionally the built development will be to the front of the site and therefore the proposal is unlikely to result in a visually detrimental impact on the adjacent designated Conservation Area.

A street scene has been submitted to support the proposal and a two storey dwelling of the size and height proposed is not considered to be out of character in this location. Side spaces proposed are considered to be in keeping with the context of the vicinity and given the siting, design and relationship to adjacent

neighbours the proposed replacement dwelling is not considered to result in any significant detrimental impact on neighbouring amenity.

Local comments have been received in respect of obscure glazing to flank windows. No Highway concerns are raised given the on-site parking availability and the re-use of the existing access.

In the event of a planning permission the development is potentially CIL liable.

It is considered that the proposed replacement dwelling 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 | ACC07  | Materials as set out in application      |                               |
|   | ACC07R | Reason C07                               |                               |
| 3 | ACH03  | Satisfactory parking - full application  |                               |
|   | ACH03R | Reason H03                               |                               |
| 4 | ACH32  | Highway Drainage                         |                               |
|   | ADH32R | Reason H32                               |                               |
| 5 | ACK01  | Compliance with submitted plan           |                               |
|   | ACC01R | Reason C01                               |                               |
| 6 | ACI13  | No windows (2 inserts)                   | flank development             |
|   | ACI13R | I13 reason (1 insert)                    | BE1                           |
| 7 | ACI12  | Obscure glazing (1 insert)               | to the north and south flanks |
|   | ACI12R | I12 reason (1 insert)                    | BE1                           |

### **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](http://www.bromley.gov.uk/CIL)

- 2 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 3 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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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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