

SECTION '2' – Applications meriting special consideration

Application No : 14/00111/FULL1

Ward:
**Chelsfield And Pratts
Bottom**

Address : Coltswood Stonehouse Road Orpington
TN14 7HW

OS Grid Ref: E: 547417 N: 162423

Applicant : Mr Stephen Measure

Objections : YES

Description of Development:

Demolition of existing dwelling and detached garage and erection of a detached two storey four bedroom dwelling with accommodation in roof space and associated detached garage.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

The application was deferred from Plans Sub-Committee on the 1st May 2014 in order to seek a reduction to the height of the garage, a topographical survey to assess the changes in land levels on and around the site and to remove the rear dormer.

Amended plans have been submitted indicating a revised topographical survey that includes ridge heights of the surrounding houses. The pitched garage roof has been reduced in height from 4.7m to 4.0m and the rear dormer has been removed from the proposed house. The siting of the dwelling has also been moved 1.5m further forward in the site to increase the separation to the dwellings to the rear.

The report is repeated below, updated where necessary.

Proposal

The proposal consists of the demolition of the existing single storey dwelling and the erection of a two storey four bedroom dwelling with a games room, store and bathroom within the loft space. A detached garage building is proposed to the north of the site.

Location

The site itself is accessed via a single lane, uphill access road that also provides access to 'White Croft' to the east. The western, northern and eastern boundaries of the site adjoin the properties in Orchard Road. The south and south east of the site are wooded and are subject to a Tree Preservation Order (Number 58) (TPO). St Martins, to the northern boundary, forms part of the Orchard Road Area of Special Residential Character. The site lies within a spacious area characterised by detached bungalows and two storey dwellings.

Comments from Local Residents

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

- overlooking and loss of privacy - surrounding dwellings are on lower land levels and therefore will be overlooked by the new dwelling. Letters state a 3.5m land level difference to Padmere, Granthorne and St. Martins
- impact on the character of the area - surrounding dwellings are mainly bungalows and the proposed dwelling will be a significant two storey structure
- excessive bulk and scale - the proposal will replace a bungalow with a bulky and tall two storey dwelling that would be excessive for the site
- harmful visual impact due to the siting of the house and its position on higher ground than its neighbours
- loss of light and overshadowing
- impact on the streetscene and visual amenities of the area

Comments from Consultees

No Thames Water objections are raised.

No technical highways objections are raised, subject to conditions.

No Environmental Health objections are raised subject to informatives.

No technical drainage comments have been made and no comments have been received from the Council's Tree Officer. Any further comments will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- H10 Areas of Special Residential Character

T3 Parking
T18 Road Safety
NE7 Development And Trees

London Plan Policy 5.13 (Sustainable Drainage)
London Plan Policy 3.3 Increasing Housing Supply
London Plan Policy 3.4 Optimising Housing Potential
London Plan Policy 3.5 Quality and Design of Housing Developments

The Mayor's Supplementary Planning Guidance: Housing

The Council's adopted Supplementary Planning Guidance is also a consideration.

Planning History

None.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the impact on trees and on highway safety.

The area comprises of a large number of bungalows, however there are several two storey dwellings in Orchard Road and Stonehouse Road, particularly St. Martins and Oak Cottage to the rear of the site. The principle of a two storey dwelling to replace the bungalow is not objected to, however it is noted that the site is on higher ground than the neighbouring properties and therefore this will result in some impact. The applicant has submitted a topographical survey that indicates the positions of the roof ridges of adjacent dwellings. The site is adjoined by bungalows to the east, including Padmere (which has dormers within the roof space) and Ingleside to the east, and Granthorne to the north.

The application has been submitted following a pre-application submission. Following the comments made by the Council, which included concerns over the siting of the proposed dwelling, the development has been sited further to the south of the site to provide a 14.5m rear garden to the north of the proposed dwelling. The dwelling provides an increased separation to the western boundary of 6.0-6.5m and a separation to the eastern boundary of 7.5m. The re-siting of the proposal provides a 26m separation to St. Martin to the north and 40m to Granthorne. To the east, Padmere is also sited approximately 35m away from the site of the proposed dwelling. In light of the alterations to the siting of the building, and the increase of separation to neighbouring properties, the proposal is considered to improve the relationship with neighbouring houses and would address the visual impact concerns raised at pre-application stage.

The separation provided to surrounding dwellings is considered suitable to prevent a harmful degree of overlooking to the dwellings to the rear, with the flank windows proposed to serve bathrooms, therefore amenities can be protected by

the imposition of an obscure glazing condition. The rear windows may create some further overlooking to the rear garden of Granthorne, however the dwelling would be 14.5m from the rear boundary of the site and the originally proposed rear dormer has been removed from the proposal. A suitable landscaping condition may be considered suitable to prevent substantial harm.

The 14.5m rear garden provided is also considered suitable for a large family home, having been increased from 6m at pre-application stage. The roof will be 9m in height and this is comparable to other two storey dwellings in the locality such as St Martins on Orchard Road. The roof includes a large flat table-top area which keeps the overall height to a level that Members may consider acceptable. It is noted that the surrounding dwellings are sited on land that is stated within local representation letters as being 3.5m lower than the land level at Coltswood. It is accepted that this change in levels is not insignificant, however, on balance it is considered that the level of separation provided between the site and the neighbouring dwellings reduces overlooking and visual impact to a suitable level in this case.

The proposed garage will be 4.0m in height, however it will be sympathetically sited away from the highway and from neighbouring dwellings with a reduced roof height. Suitable boundary landscaping can be conditioned to supplement the existing screening in order to prevent a harmful visual impact. There is a detached outbuilding to the rear of Padmere to the east, however, the garage will be on higher ground than Padmere so will be visible. Despite this, the bulk will not be excessive and the impact is considered acceptable on balance.

The access road serves the existing dwelling and the adjoining property, however, this is a single lane uphill track with limited passing opportunities. The turning area within the site is adequate for the number of cars likely to be present and this is suitably demonstrated on the proposed site plan. The proposed detached double garage features an internal dimension of 5.8m by 5.8m, which falls within the minimum internal standards required under Policy T3 and Appendix II of the UDP. The garage is sited a suitable distance from the highway to prevent highway safety implications.

The application site is unusual in its shape, however, it is considered that the principle of its redevelopment for a two storey dwelling would not necessarily be inappropriate subject to the appropriate siting and design of any proposal. In this case, the dwelling would not dominate the site and would provide a suitable amenity area around it. The dwelling will sit comfortably on the plot without over-developing it. The dwelling will have a height of 9m however the roof will be fully hipped in a traditional architectural style and it is considered that the overall bulk of the dwelling would not be excessive.

The woodland to the south and south-west of the site are subject to a TPO and the application is accompanied by a tree survey. The survey states that there will be no loss of mature specimens and therefore standard conditions can be imposed.

Having had regard to the above it was considered that the proposal 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. The proposal would not impact on highway safety and would not impact on trees significantly. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 14/00111 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 27.05.2014

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 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 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 ACB16 Trees - no excavation
ACB16R Reason B16
- 8 ACC07 Materials as set out in application
ACC07R Reason C07
- 9 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 10 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 11 ACH19 Refuse storage - implementation
ACH19R Reason H19
- 12 ACH27 Arrangements for construction period
ACH27R Reason H27
- 13 ACH29 Construction Management Plan
ACH29R Reason H29
- 14 ACH32 Highway Drainage
ADH32R Reason H32
- 15 ACI01 Restriction of all "pd" rights
ACI03R Reason I03
- 16 ACI12 Obscure glazing (1 insert) in the first floor flank and second
 floor rear elevation
ACI12R I12 reason (1 insert) BE1
- 17 ACI17 No additional windows (2 inserts) flank extension
ACI17R I17 reason (1 insert) BE1
- 18 ACK01 Compliance with submitted plan

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

- 19 ACK05 Slab levels - no details submitted
 ACK05R K05 reason

INFORMATIVE(S)

- 1 If during works on site suspected contamination is encountered, Public Protection should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

- 2 Before the use commences, the applicant is advised to contact the Pollution Team of Public Protection regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

- 3 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)).

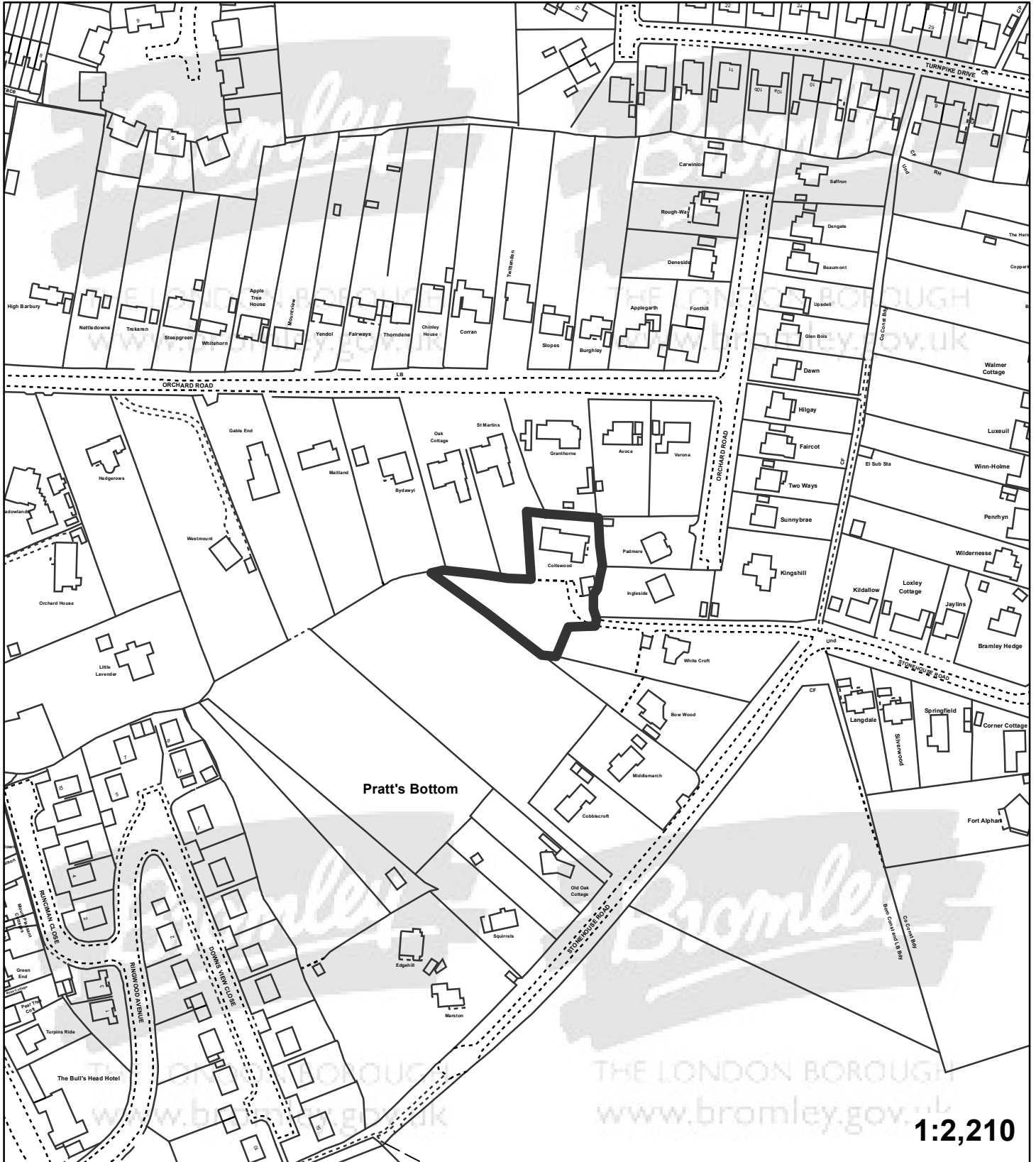
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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