

SECTION '2' – Applications meriting special consideration

Application No : 14/01555/FULL1

Ward:
Bickley

Address : 21 Denbridge Road Bickley Bromley
BR1 2AG

OS Grid Ref: E: 542962 N: 169561

Applicant : Mr Robert Holland

Objections : YES

Description of Development:

Replacement three storey 6 bedroom detached dwelling with integral garage with accommodation above, refuse storage container and front boundary wall and gates to maximum height of 1.8 metres

Key designations:

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

Proposal

-
- Two/three storey replacement dwelling with attached garage and guest accommodation over
- Swimming pool
- 2m side space would be retained between the building and the northern site boundary
- 2.6m side space would be retained to the southern flank boundary
- 1m high front boundary wall with 1.6m (approx) high pillars and 1.8m high gates
- New vehicular access to create an "in-out" driveway

Location

- The application site currently consists of a detached two storey dwelling with garage underneath
- The current property is set towards the northern side of the plot

- The site slopes down steeply from the rear of the property to the front and rises across the front elevation from north to south, placing the adjoining property, No.19, in an elevated position relative to the site
- The site falls within the Bickley Area of Special Residential Character (ASRC) which is characterised by that of spacious inter-war residential development, with large houses in substantial plots.

Comments from Local Residents

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

- proposed replacement house will be the largest in the lower part of the road
- will dominate immediate vicinity
- a large number of screening trees between 19 and 21 will be removed
- will deny (No.19) privacy
- proposed pump room will be close to neighbouring bedroom
- want assurance that any machinery will be adequately sound-proofed
- worried about noise, disturbance and dust during building process.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections in principle but the proposal includes a second access which is adjacent to a lamp post and any works required to this would be at the applicants expense. Furthermore, the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development; and before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil upon which Denbridge Road is laid out.

The Council's Environmental Health (housing) officer has commented on a lack of natural ventilation to the WCs, utility room and changing rooms.

The Council's Environmental Health (pollution) officer has raised no objection in principle.

The Council's Drainage Officer states that the proposed use of rainwater harvesting and soakaways to attenuate surface water run-off is acceptable.

Thames Water advise that with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage and water infrastructure capacity, they would not have any objection to the above planning application.

Planning Considerations

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and other Means of Enclosure
H7 Housing Density and Design
H9 Side Space
H10 Areas of Special Residential Character (ASRCs)
NE7 Development and Trees
T18 Road Safety
Appendix I: ASRCs

SPG1 General Design Principles
SPG2 Residential Design Guidance

London Plan:

3.5 Quality and Design of Housing Developments
5.3 Sustainable Design and Construction
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.4 Local Character
7.6 Architecture

Mayor of London's Housing Supplementary Planning Guidance

Planning History

00/00341 - Two storey side extension, rebuild single storey front extension to integral garage - PERMITTED

08/00966 - Single storey detached building at rear for use as children's nursery - REFUSED

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area of special residential character (ASRC) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed dwelling would fill almost the entire width of the plot leaving between 2 and 2.6 metres to the side boundaries of the site, in contrast to the existing layout where the building is positioned towards the north of the site. However, it would appear more akin to the surrounding pattern of development where houses are positioned more centrally within their plots with varying amounts of side space and examples of garages built up to the site boundaries and it is not considered that the resulting development would appear cramped, particularly as the lower height garage would be positioned adjacent to the southern boundary and would retain a generous 2.6m separation.

In terms of scale, the proposed dwelling would be positioned slightly further forward within the plot than existing, however, it would not be any further forward

than the adjacent building at No.19 and the overall height would not increase. Due to the site levels, which fall steeply towards the front of the site, the resulting building would have a three storey front façade. While appearing prominent, the height of the building would not exceed the general height of other buildings in the road and, overall, the scale, form and layout would respect and complement the established and individual qualities of the ASRC.

The proposed front boundary wall and gates would replace a row of tall Leyland Cypress trees and a set of existing gates. A new vehicular access would replace an existing pedestrian access to create an "in-out" driveway. No significant increase in hardstanding is proposed. The proposed front wall would measure 1 metre in height while the pillars and gates would be a maximum of 1.8 metres. Overall, the front boundary treatments are considered acceptable in that they would respect and complement the appearance of the ASRC.

With regard to the impact on the amenities of neighbouring properties, the proposed one/two storey element containing garage with accommodation above and swimming pool to the rear would project some 10 metres beyond the rear of the adjacent property, No.19. However, given the subservient height of this part of the building and the 2.6m separation proposed to the boundary of the two sites, is unlikely to have a significant impact on the lighting or outlook from No.19, particularly as there is a garage at No.19 separating the main dwellinghouse from the application site.

The three storey part of the proposal would be located 9 metres from the party boundary and, due to the site levels and elevated position of No.19, it is also unlikely to detrimentally impact on the outlook from the adjacent dwelling. Two balconies are proposed at the rear of the first floor, however, they would be enclosed within two rear gable elements and are therefore unlikely to give rise to undue overlooking.

A number of flank windows are proposed to the southern elevation, two of which would serve bedrooms and the other two bathrooms. As the bedroom windows would be secondary windows to those rooms, a condition requiring that all four windows are obscure glazed is recommended, in the interests of the privacy of the occupiers of No.19. Concerns have also been raised from the occupiers of No.19 regarding noise from the proposed plant room however, the plant room appears to be below ground level and, given the distance from the boundary with No.19 any ventilation proposed to the room is unlikely to lead to significant noise or disturbance. Nevertheless, an informative is suggested to advise the applicant that permission may be required for any associated mechanical equipment.

To the northern flank boundary of the site, No.74 Chislehurst Road is set well back from the site of the proposed dwelling and is unlikely to experience any undue loss of amenity as a result of the proposal.

A number of trees along the southern boundary of the site are to be removed, however, these are not considered to be of significant value in terms of trees and a landscaping condition is recommended to ensure suitable boundary treatments for the proposal.

The proposal is unlikely to significantly impact road safety conditions in the adjacent un-adopted highway.

Having had regard to the above it is considered that the proposed replacement dwelling 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.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/01555 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 ACB18 Trees-Arboricultural Method Statement
 ACB18R Reason B18
- 4 ACC07 Materials as set out in application
 ACC07R Reason C07
- 5 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 6 ACH26 Repair to damaged roads
 ACH26R Reason H26
- 7 ACH32 Highway Drainage
 ADH32R Reason H32
- 8 ACI12 Obscure glazing (1 insert) in the southern flank elevation
 ACI12R I12 reason (1 insert) BE1
- 9 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

INFORMATIVE(S)

- 1 You are advised that this application is considered to 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)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

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.

- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 3 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- a clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
- where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

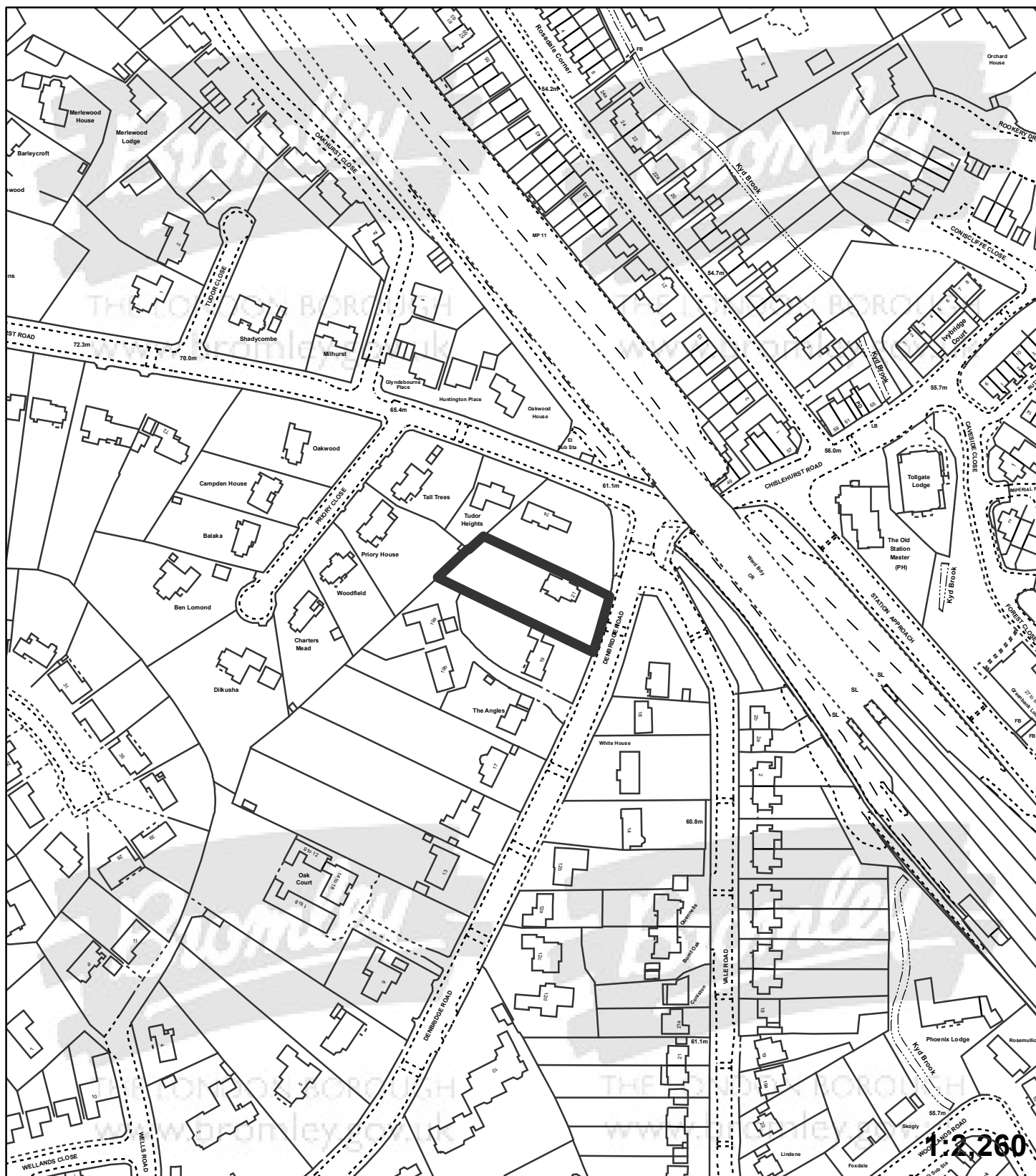
- 4 Denbridge Road is an un-adopted street and you are advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. Before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary to obtain the agreement of the owner(s) of the sub-soil upon which Denbridge Road is laid out.

- 5 The applicant is advised to contact the Local Planning Authority prior to fitting any ventilator in the plant room in order to ensure that there is no loss of amenity to neighbouring residents resulting from noise.

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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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