

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

**Application No :** 14/02746/FULL1

**Ward:**  
Cray Valley East

**Address :** St Josephs House 312 High Street St  
Mary Cray Orpington BR5 4AR

**OS Grid Ref:** E: 547093 N: 167415

**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 houses).

**Key designations:**

Conservation Area: St Mary Cray  
Areas of Archaeological 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 and follows a recent refusal of planning permission for a similar scheme at Plans-Sub Committee 4 on 15th May 2014.

The current proposal seeks to centralise the proposed development which results in an increase in to the southern west flank by 0.95 and to the north eastern flank by 0.95. The overall increase of 1.9m is the same as previously sought under ref.14/00618.

**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.

### **Planning History**

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

- 14/00618- Planning permission was refused at Plans-Sub Committee for the following reason:

"The proposal constitutes a cramped overdevelopment of the site, resulting in overintensive use of the site over and above the scheme approved under reference 09/02991, and will be out of character with surrounding development, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan."

- 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 previous application (ref.14/00618) sought to increase the footprint by 1.9m in width, away from the Presbytery. The current application seeks to increase the permitted footprint by 0.95m to the north eastern flank (adjacent to the Presbury) and 0.95m to the south western flank which faces inward to the site.

The resulting dwellings remain two storey as previously approved and are modest in size. The rear gardens would remain as 10m in depth, although the separation to the Presbytery under construction would be slightly reduced 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.

The Applicant has sought to overcome the concerns raised by the previous planning committee by amending the footprint of the proposed building. 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 changes to the footprint of the approved building under ref. 09/02991 are 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 files refs.14/00618 and 14/02746 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               |
|    | ACB03R  | Reason B03                               |
| 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. |  |
|    | <b>Reason:</b> 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.   |  |
|    | <b>Reason:</b> In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.  |  |

### 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 With regard to surface water drainage it is the responsibility of the 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 Ground Water. Where the developer proposes to discharge from the site prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777

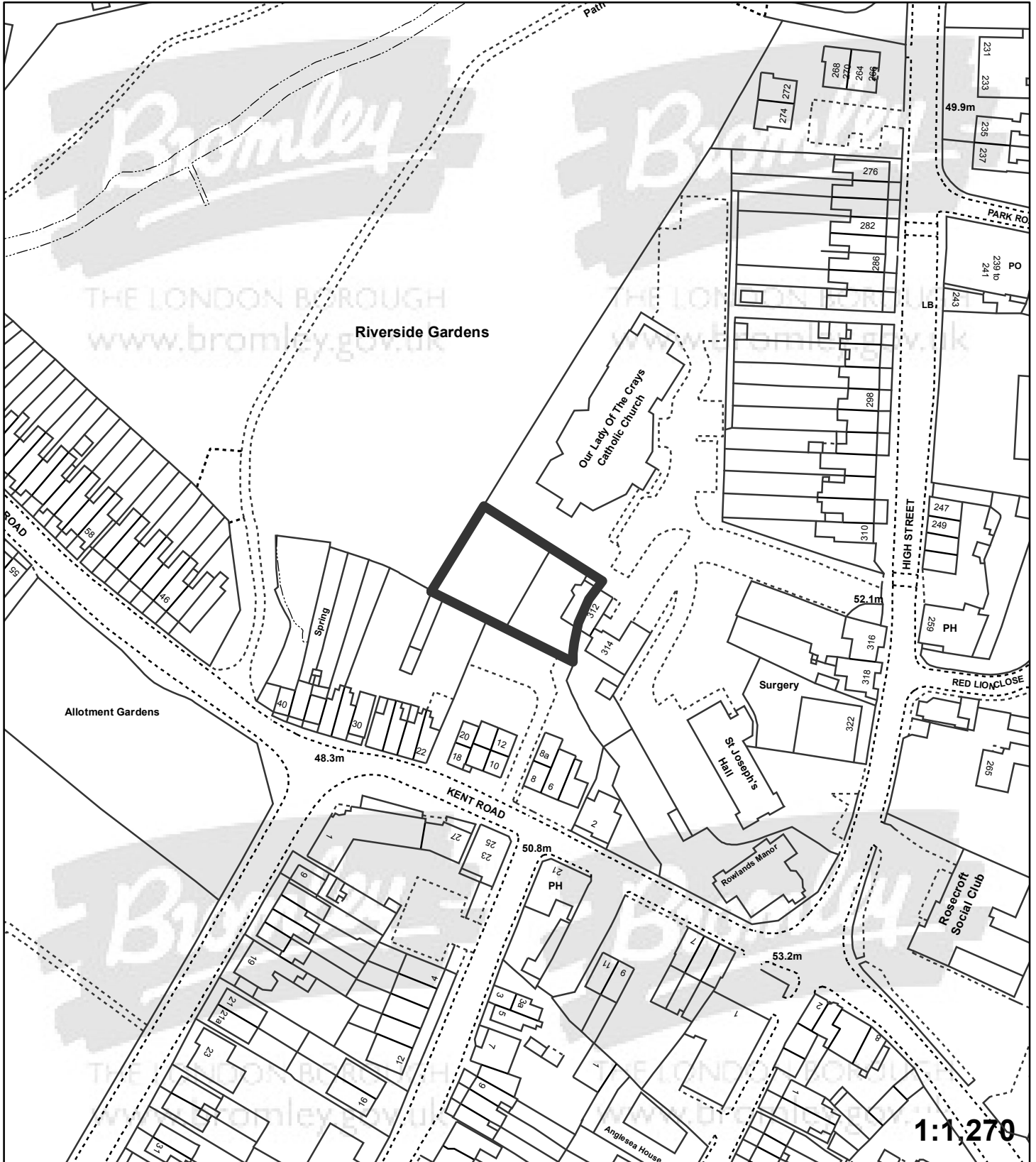
Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (Approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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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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