

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 14/01790/FULL1

Ward:
**Bromley Common And
Keston**

Address : 19 Heathfield Road Keston BR2 6BG

OS Grid Ref: E: 541301 N: 164463

Applicant : Mrs L Lombardo

Objections : YES

Description of Development:

Two storey detached one bedroom dwelling on land rear of 19 Heathfield Road, Keston.

Key designations:

Conservation Area: Keston Village
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for a replacement two storey building to the rear of No. 19 Heathfield Road to provide a one bedroom self-contained dwelling with a GIA of 37m². The dwelling would have an overall height of 5.0m, with a side dormer contained within the roofspace. An off-street parking space would be provided and would include a modest courtyard area to the rear.

Location

The application site is at the rear of a retail unit located at the end of a short parade on the north-eastern side of Heathfield Road, Keston.

The site falls within the Keston Village Conservation Area and is currently occupied by a single storey store (providing ancillary space to the retail unit at No.19 Heathfield Road) which was granted retrospective planning permission in 2003.

Comments from Local Residents

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

- overdevelopment
- the development undermines the Conservation Area
- undesirable backland development
- poor standard of accommodation proposed
- insufficient space between buildings
- additional traffic generation
- the flat above No.19 would have be negatively impacted
- harmful impact on outlook from and light to No.21 Heathfield Road

Comments from Consultees

From a Highways perspective the propose parking space is sub-standard.

Thames Water raise no objection in respect of water infrastructure capacity.

The Councils Drainage officer raises no objection.

From an Environmental Health perspective, no objection is raised.

The Councils Advisory Panel for Conservation Areas (APCA) inspected the file and raise objections on the basis that the development would represent an overdevelopment, lacking in adequate amenity space for the proposed dwelling.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H1 Housing Supply
- H7 Housing Density and Design
- T3 Parking
- T18 Road Safety

London Plan Policies:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments (inc. Table 3.3 Minimum space standards for new development)
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG guidance, including that for the Keston Village Conservation Area, is also a consideration.

Planning History

Under ref. 03/01410, an application for a two storey office and workshop building at rear was refused for the following reasons:

The proposed development would result in increased commercial activity on the site, detrimental to the amenities of the occupiers of the neighbouring properties by reason of noise and disturbance associated with such a use, thereby contrary to the objectives of Chapter 4 'Housing' of the adopted Unitary Development Plan and Policy EMP8 of the second deposit draft Unitary Development Plan (September 2002).

The proposal would, by reason of its size, design and site coverage result in an incongruous form of overdevelopment of the site harmful to the character and appearance of the Keston Village Conservation Area and the street scene in general, contrary to Policies E.1 and E.7 of the adopted Unitary Development Plan and Policies BE1 and BE9 of the second deposit draft Unitary Development Plan (September 2002).

The proposal would, by reason of its size, bulk and close proximity to adjacent properties be detrimental to the residential amenities of the occupiers of those properties may reasonably expect to continue to be able to enjoy in terms of visual impact, loss of privacy, prospect and overshadowing, thereby contrary to Policy E.1 and the objectives of Chapter 4 'Housing' of the adopted Unitary Development Plan and Policies BE1 and EMP8 of the second deposit draft Unitary Development Plan (September 2002).

Planning permission was granted retrospectively for a single storey rear extension and increase in roof height to the existing workshop building under ref. 03/02172.

Planning permission was refused under ref. 03/03293 for the use of the workshop building for uses within Class B1 for the following reasons:

The proposal would form a separate commercial unit unrelated to the main building of No. 19 and would result in increased commercial activity on the site detrimental to the amenities of nearby properties, contrary to the objectives of Chapter 4 'Housing' of the adopted Unitary Development Plan and Policy EMP8 of the second deposit draft Unitary Development Plan (September 2002)

The proposal would preclude rear access to No. 19 and would lead to an intensification of the use of this rear access way which is likely to conflict with access arrangements to the other neighbouring businesses and residential properties, forcing alternative servicing arrangements onto the adjacent roads which would be prejudicial to the free flow of traffic and highway safety, thereby contrary to Policy T.25 of the adopted Unitary

Development Plan and Policy T21 of the second deposit draft Unitary Development Plan (September 2002).

An appeal against this decision was dismissed.

Under ref. 09/02895, an application for a replacement single storey building to rear of No. 19 Heathfield Road to provide a one bedroom self-contained dwelling was refused for the following reasons:

The proposed development would constitute a cramped overdevelopment of the site which would fail to be of a high standard of design and layout, would fail to preserve or enhance the character and appearance of the Keston Village Conservation Area and would fail to provide a satisfactory quality of residential accommodation for future occupiers, and would therefore be contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties. Furthermore, consideration will need to be given to the quality of residential accommodation proposed.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Although the proposed building would replace an existing structure, it would be used to provide residential accommodation as a new dwelling and as such a high standard of design and layout is required. The dwelling would appear cramped in this backland location, with minimal space about the building and only a modest area left for amenity space. This is not considered to represent a high standard of design and layout, nor would an attractive setting be provided as is required under the Council's adopted Housing policies. Neither would the development preserve or enhance the character of the Conservation Area, in providing a dwelling of this cramped nature with inadequate separation from the site boundaries.

The proposed dwelling would have one double bedroom and would therefore be likely to be inhabited by 2 sharing adults. The London Plan (2011) and Mayors Housing SPG set out minimum space standards for new residential development, with the minimum GIA for a 1bedroom 2person unit being 50m². The submitted drawings indicate that the resultant dwelling will be well below this minimum with a GIA of just 37m².

In addition, the proposed dwelling would, by virtue of its cramped layout and awkward siting surrounded by built development, fail to provide a satisfactory quality of residential accommodation for future occupiers. The provision of private

amenity space in the form of a modest courtyard area would also be unacceptable, given its proximity to the rear of No.19 which is a commercial premises.

Having regard to the above, it was considered that the proposed development is not acceptable in that it would constitute a cramped overdevelopment of the site which would fail to preserve or enhance the character and appearance of the Conservation Area, and would fail to provide a satisfactory quality of residential accommodation for future occupiers.

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 BE REFUSED

The reasons for refusal are:

- 1 The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Keston Village Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed, thereby contrary to policies BE1, BE11 and H9 of the Unitary Development Plan, and the Keston Village Supplementary Planning Guidance.
- 2 The proposal constitutes a cramped and over-intensive use of the site, resulting in accommodation that fails to meet the minimum space standards for residential accommodation as set out in the Mayors Housing Supplementary Planning Guidance; lacks adequate facilities commensurate with modern living standards, and is thereby contrary to Policy 3.5 of the London Plan, the Council's general requirements for residential development and Policies BE1 and H7 of the Unitary Development Plan.
- 3 The proposed parking space would not accord with the Council's adopted parking standards, and would therefore be likely to result in an increase in parking pressure in the surrounding streets, thereby contrary to Policies BE1, T3 and Appendix II of the adopted Unitary Development Plan.

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)).

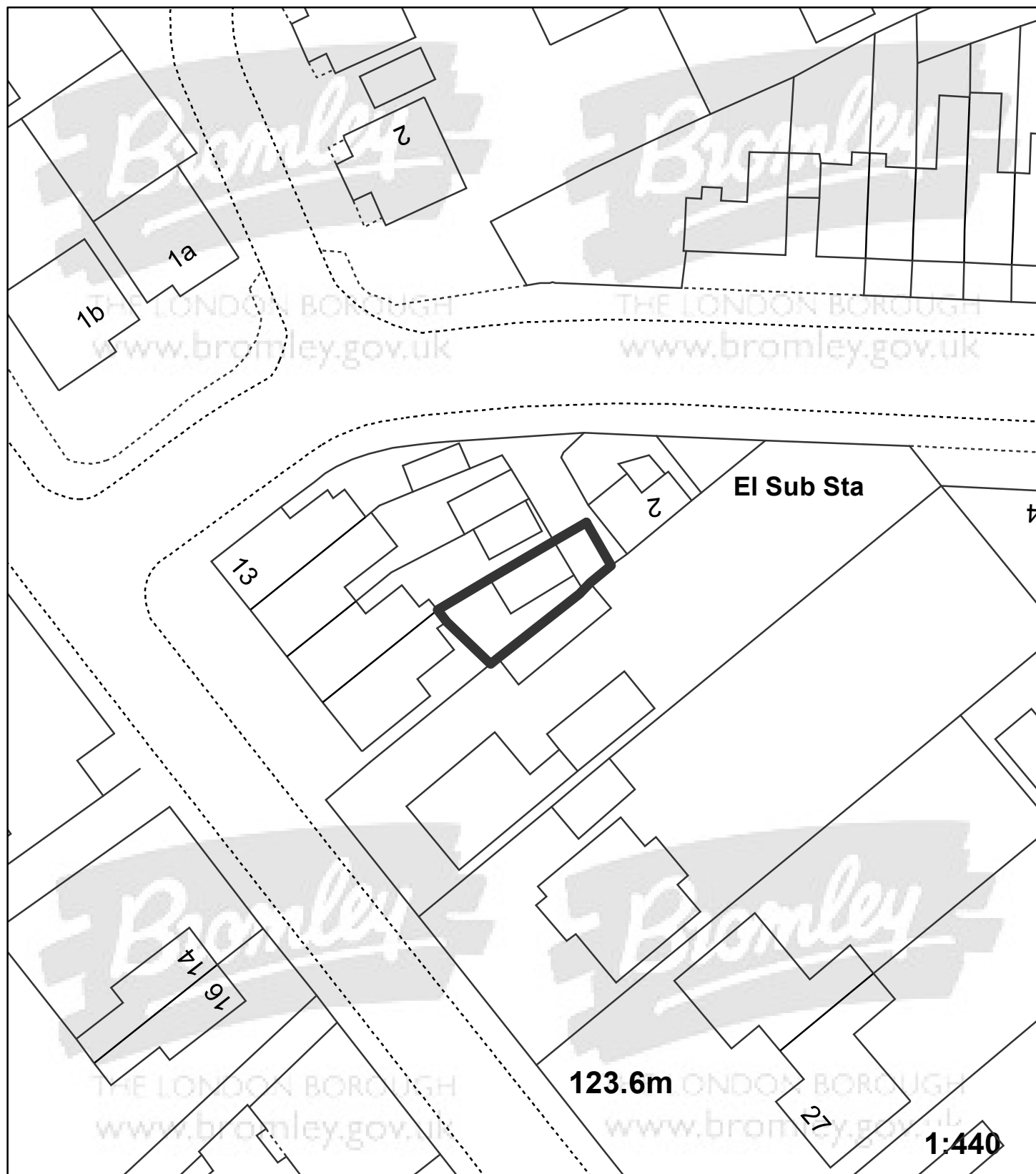
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

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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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