

SECTION '2' – Applications meriting special consideration

**Application No :** 14/02332/FULL1

**Ward:**  
**Bickley**

**Address :** 2 Blackbrook Lane Bickley Bromley  
BR2 8AY

**OS Grid Ref:** E: 543015 N: 167757

**Applicant :** Mr J Streetley

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and erection of two semi-detached houses

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Local Cycle Network  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding  
Local Distributor Roads  
Local Distributor Roads

**Proposal**

Planning permission is sought for the erection of two semi-detached houses in place of the existing dwelling. The building will measure 15.1m wide, 11.6m deep and 8.7m high.

**Location**

The application site is located at the north-eastern corner of Blackbrook Lane and Southborough Lane. The site is currently occupied by a single storey detached dwelling. The site is neither listed nor within a conservation area.

**Comments from Local Residents**

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

- side wall of planned building will have a major impact on light to adjoining property;

- proposed development is too large for the site and will look imposing;
- not in keeping with cottages that are to the side;
- will cause a large of disruption to the road;
- will block views from properties to the north;
- 4 bedroom houses with potentially another bedroom on the third level; and
- will have to back out of the driveways and is not suitable in these circumstances.

### **Comments from Consultees**

Thames Water: No objection.

Highways: No objection subject to conditions.

Drainage: No objection subject to standard condition.

Environmental Health: No objection subject to standard informatives.

### **Planning Considerations**

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

BE1 Design of New Development  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Highway Safety  
ER13 Foul and Surface Water Discharges from Development

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance  
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

### **Planning History**

No relevant planning history.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the streetscene, the standard of accommodation that it would provide for future occupiers, the impact on the amenities of the occupants of surrounding residential properties and the impact of the proposal in terms of parking and highway safety.

With regard to the design of the proposal and its impact on the character of the area, the proposal maintains the minimum required side space to the northern boundary. With regard the southern boundary, there is somewhat of a 'pinch-point' at the rear corner where only approximately 1.2m to the corner side boundary is provided. However, this is countered by the generous separation at the front corner of approximately 4m as well as the wide footway and associated berm that adjoins the application site to the south. In terms of the streetscene, whilst the proposed development would be taller than the properties to the north, given that the site is a corner plot is considered that on balance, the additional height would be unduly harm to the streetscene. To ensure the character of the surrounding area is maintained, conditions requiring the submission and approval of a suitable landscaping plan as well as boundary treatment are recommended.

The proposed dwellings would meet the London Plan minimum space standards, are dual aspect and will have a sufficiently sized rear garden providing outdoor amenity space.

With regard to neighbouring residential amenity, the front building line has been set back from the properties to the north and the rear building line will not extend past that of those adjoining properties. It is also noted that the height of the building is only marginally taller than the adjoining property to the north (approximately 0.25m) and this will not result in such undue overshadowing, loss of outlook or increased sense of enclosure or dominance as to reasonably warrant refusal of the application. Furthermore, the building will be set off the northern boundary by approximately 1m and this complies with the requirements of side space policy H9 of the UDP. To prevent overlooking and loss of privacy for the adjoining property to the north, the high level windows are shown as obscure glazed and a condition to ensure this is maintained as such is recommended. In addition, a condition is recommended removing permitted development rights to prevent overdevelopment of the site as well in the interest of neighbouring residential amenity.

Whilst Council's Highways Engineer would prefer to see vehicles being able to turn around on site, it would appear that nearby properties have similar arrangements including some nearer the roundabout. Members may therefore consider, on balance, that the application is acceptable with regarding to parking and highways matters.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable in that it would not impact detrimentally on the character of the area or the streetscene, it would provide a suitable standard of accommodation for future occupiers, it would not result in a significant loss of amenity to local residents and it would not have a harmful impact in terms of parking and highway safety.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/02332, 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      ACK01      Compliance with submitted plan

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 5      ACC07      Materials as set out in application  
ACC07R      Reason C07
- 6      ACI02      Rest of "pd" Rights - Class A, B,C and E

**Reason:** In order to comply with Policies H7 and BE1 of the Unitary Development Plan to prevent overdevelopment of the site and in the interest of the amenities of the adjacent properties.

- 7      Before the development hereby permitted is first occupied the proposed first and second floor windows in the northern elevation shall be obscure glazed to a minimum Pilkington privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall subsequently be permanently retained in accordance as such.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 8      ACD02      Surface water drainage - no det. submitt  
AED02R      Reason D02
- 9      ACH03      Satisfactory parking - full application  
ACH03R      Reason H03
- 10     ACH09      Restriction on height to front and flank  
ACH09R      Reason H09
- 11     ACH16      Hardstanding for wash-down facilities  
ACH16R      Reason H16
- 12     ACH29      Construction Management Plan  
ACH29R      Reason H29
- 13     ACH32      Highway Drainage  
ADH32R      Reason H32

**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.

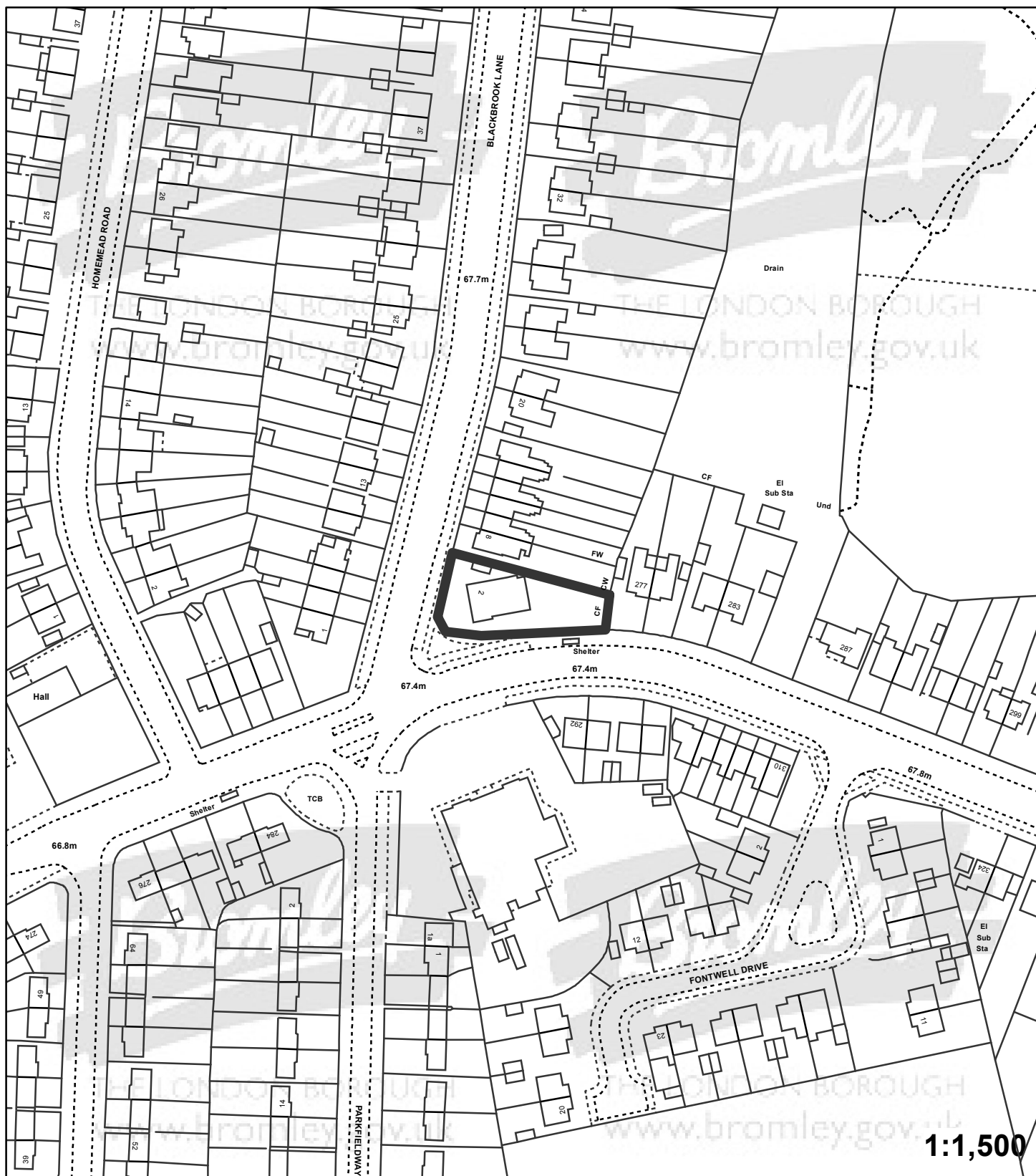
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

- 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.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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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