

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

Application No : 14/03218/FULL1

Ward:
Farnborough And Crofton

Address : Public Conveniences Adjacent To 20
Church Road Farnborough Orpington

OS Grid Ref: E: 544335 N: 164225

Applicant : Mr Paul Murray

Objections : YES

Description of Development:

Demolition of public convenience building and erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street parking

Key designations:

Conservation Area: Farnborough Village

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London Loop

Open Space Deficiency

Proposal

Permission is sought to replace a vacant WC block with a two storey 3-bedroom dwelling, incorporating one off-street parking space.

The proposed dwelling will be situated 2.3m away from the NW boundary (shared with No. 20), and will maintain a 0.5m separation to the SE boundary. It will maintain a minimum separation of 3.6m to the site frontage, with one parking space situated to the southern end of the site. It will incorporate a staggered footprint which will measure 7.7m in depth and 7.2m in width and rise to a height of 7.5m. The house will incorporate a gable roof with flat-roofed lead clad dormers to the front and rear elevations. Externally it will comprise of weatherboard and red brick façade. The rear garden/paved patio area will measure 4.3m in depth.

The application is accompanied by a Design and Access Statement and historic photographs of the application site.

Location

The site is situated along the western side of Church Road, approximately 60m south of its junction with Farnborough High Street, and forms part of the Farnborough Village Conservation Area.

The surrounding streetscene contains a number of historic buildings, amongst which is included the adjacent dwelling at No. 20 - a statutory Grade II listed Seventeenth Century two storey house incorporating a weatherboarded first floor, ground floor brickwork with some revealed half timbers and a sloping tiled roof at the rear. The neighbouring house at No. 18 is also a statutory Grade II listed property which dates from Eighteenth Century. A number of other properties within the surrounding streetscene are either statutorily or locally listed. Further information regarding the history of the area is set out in the Council's Supplementary Planning Guidance for the Farnborough Village Conservation Area.

Comments from Local Residents

The following were received from local consultees:

- adjoining St Giles Centre (which is under the auspices of the Parochial Church Council - Parish of Farnborough) may be redeveloped and brought forward which may have an impact on the proposed dwelling
- proposed works at St Giles Centre may encroach on site of proposed dwelling
- block plan does not show neighbouring centre correctly
- neighbouring centre is used by children whose enjoyment and privacy should be protected from the proposed development
- in general, the redevelopment of the proposed WC block is welcome, but the new development should not hinder proposals for the future development of the adjoining site
- proposal will add to parking congestion
- loss of cherry plum tree which is particularly attractive is unacceptable

Comments from Consultees

No objection has been raised by English Heritage.

No technical Highways have been raised, subject to conditions.

Planning Considerations

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- H7 Housing Density and Design
- H9 Side Space

NE7 Development and Trees
T3 Parking
T18 Road Safety

Supplementary Planning Guidance for the Farnborough Village Conservation Area

National Planning Policy Framework

Planning History

Under ref. 13/01719, a proposed detached two storey dwelling was refused on the following grounds:

"The proposal, by reason of its size, excessive footprint and unsatisfactory design would be detrimental to the setting and historic character of No 20 Church Road which is a Grade II Listed Building, and to the overall character and appearance of this part of the Farnborough Village Conservation Area, contrary to Policies BE1, BE8, BE11 and H9 of the Unitary Development Plan, Paragraph 137 of the National Planning Policy Framework, and the Supplementary Planning Guidance for the Farnborough Village Conservation Area.

The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and if permitted would place an unacceptable strain on the existing on-street parking and adversely affect general conditions of road safety in surrounding roads, and is therefore contrary to Policies T3 and T18 of the Unitary Development Plan."

An accompanying application for Conservation Areas Consent, in respect of the demolition of the existing WC building (ref. 13/01722/CAC) was refused on the following ground:

"In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan."

Under ref. 13/03939, an application concerning the demolition of the existing public convenience building and the erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street parking was refused on the following ground:

"The siting of the proposed dwelling, which will project well beyond the rear building line of the neighbouring dwelling at No 20, is unsatisfactory and would therefore seriously prejudice its amenities by reason of overshadowing, loss of light and visual impact, thereby contrary to Policy BE1 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the setting of neighbouring statutory listed buildings, particularly in relation to the adjacent dwelling at No. 20 Church Road; its impact on the character and appearance of the Farnborough Village Conservation Area; the impact that it would have on the amenities of the occupants of surrounding residential properties; and in relation to parking provision and general conditions of road safety in the area.

Amongst the relevant policies set out on the Unitary Development Plan, Policy BE8 advises that applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

Policy BE11 advises that in order to preserve or enhance the character or appearance of conservation areas, a proposal for new development, for engineering works, alteration or extension to a building, or for change of use of land or buildings within a conservation area will be expected to:

- (i) respect or complement the layout, scale, form and materials of existing buildings and spaces;
- (ii) respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- (iii) ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character or appearance of the area.

The Supplementary Planning Guidance for the Farnborough Village Conservation Area (at Para 3.25) notes that Farnborough Village contains a number of listed and locally listed buildings. These all make a positive contribution to the character or appearance of the conservation area, as do a number of the unlisted buildings. There will be a general presumption in favour of the retention of all buildings that make such a positive contribution. Elsewhere, the Council will still need to ensure that any re development proposals preserve or enhance the character of the area. When the Council is considering an application for conservation area consent to demolish, the appearance of any proposed replacement building, and its relationship to its surroundings will be a material consideration.

Paragraph 137 of the National Planning Policy Framework advises that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The existing building is not considered to make a positive contribution to the Conservation Area, although given its siting, height and general "low-key" appearance is neither considered to detract from the overall character and appearance this most historic part of the Farnborough Village Conservation Area which contains six statutorily listed buildings (including Church of St. Giles the

Abbot) dating from the Seventeenth to early-Nineteenth centuries and various other locally listed buildings.

In comparison to the application refused under reference 13/3939 the siting of the proposed dwelling has been revised to provide a wider separation of 2.3m to No 20, whilst the footprint itself has been staggered to reduce the projection beyond No 20, and to enable one parking space to be provided within the southern end of the site. The basic vernacular design is considered to be an improvement on previous applications as it has removed some overly fussy ornamentation, which better reflects its local and historic context. Subject to the use of acceptable materials (to be subject to condition) the proposal is considered acceptable. The revised siting of the dwelling will also safeguard the setting of the neighbouring listed building at No 20 which will retain its prominence from views from the south.

On balance it is considered that these changes satisfactorily address the previous grounds of refusal.

As was considered to be the case in respect of the previous application it is, on balance, not felt that neighbouring amenity will be unduly affected by this proposal given the proposed siting of the development and its relationship to surrounding buildings. The confined area of the rear garden is considered somewhat inadequate, but weighed against the patterns of development within this area (historic photos indicate that the site was previously occupied by a dwelling), this feature may be considered acceptable in this particular case.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01719, 13/01722, 13/03939 and 14/03218, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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| 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 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACC02 | Sample brickwork panel |
| | ACC02R | Reason C02 |
| 6 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 7 | ACI13 | No windows (2 inserts) flank dwelling |
| | ACI13R | I13 reason (1 insert) BE1 |
| 8 | ACI01 | Restriction of all "pd" rights |

Reason: In the interests of the visual amenities of the Conservation Area, the setting of the neighbouring Statutory Listed Building, and residential

amenity, and to comply with Policies BE1, BE8 and BE11 of the Unitary Development Plan.

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| 9 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 10 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 11 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

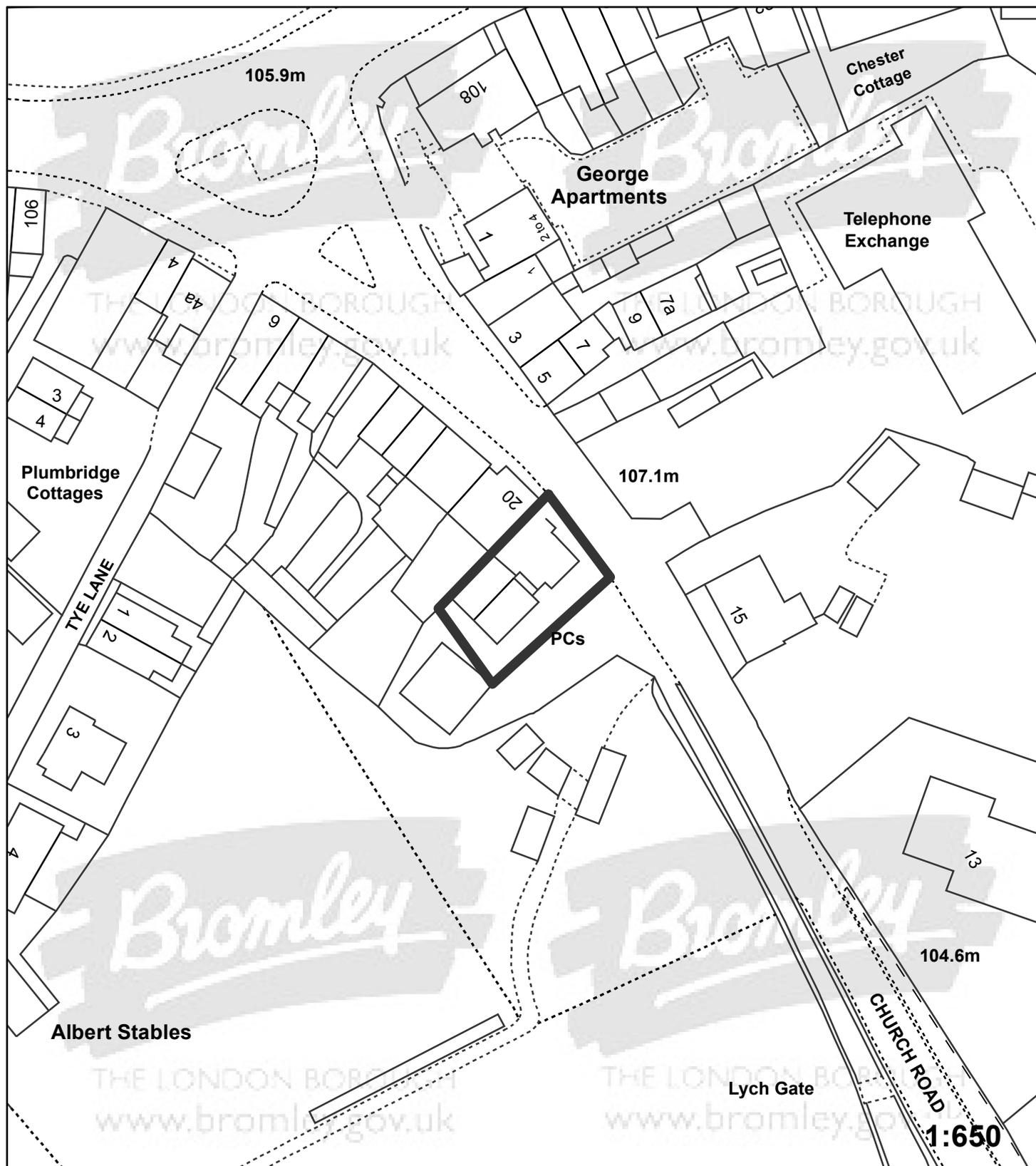
INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 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.
- 3 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.

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Farnborough Orpington

Proposal: Demolition of public convenience building and erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street parking



"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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