

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

**Application No :** 14/02100/FULL1

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 5 The Drift Bromley BR2 8HL

**OS Grid Ref:** E: 541764 N: 165210

**Applicant :** J King And C O'Neill

**Objections :** NO

**Description of Development:**

Demolition of existing outbuildings and erection of two detached houses with associated access and residential curtilages.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Green Belt  
London City Airport Safeguarding  
Sites of Interest for Nat. Conservation

**Proposal**

This proposal is for the demolition of existing outbuildings and erection of two detached houses with associated access and residential curtilages.

The application is supported with a Design and Access Statement and an Ecological Scoping Survey Report

**Location**

The application site is located to the west of The Drift, which is a private unmade road and cul-de-sac located to the north of Croydon Road. It is located within the Green Belt and is adjacent to both a Flood Risk Area and a Site of Interest for Nature Conservation. There is an access to the rear of Ravenswood School at the end of the cul-de-sac.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and a representation with no comments was received. Any comments in respect of revised plans received will be reported verbally to committee.

### **Comments from Consultees**

Thames Water raise no objection in respect of water infrastructure capacity. Informatives are suggested in the event of a planning permission.

No objections are raised in respect of drainage; conditions are suggested in the event of a planning permission.

Highways comments note that the sightlines at the junction with Croydon Road are good and a minimum of 4 cars i.e. two cars per proposed house can be accommodated on site which is satisfactory; conditions are suggested in the event of a planning permission.

### **Planning Considerations**

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

- BE1 Design of New Development
- G1 Green Belt
- H1 Housing Supply
- H7 Housing Density and Design
- NE2 Development and Nature Conservation Sites
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

### **Planning History**

In 1985 under planning ref. 85/02930, permission was granted for Farnborough Livery to construct 6 stables loose boxes.

In 1987 under planning ref. 87/01388, permission was granted for alterations to roof and two storey side extension and single storey front extension and detached house.

In 1999 under planning ref. 99/00998, a Certificate of Lawfulness for an Existing Use was refused for the use of buildings and land for the repairs and maintenance of motor vehicles.

In 2003 under planning ref. 03/03493, permission was refused for the temporary use of building and land for storage of electrical equipment and materials which was a retrospective application.

In 2011 under planning ref: 11/01623 outline permission was granted for the change of use from light industry (Class B1) to residential (Class C3), conversion

of existing buildings to 5 self-contained dwellings with details pertaining to access, appearance, landscaping, layout and scale forming reserved matters.

Planning application ref. 13/00446 granted permission for the demolition of the existing outbuildings and the construction of a two storey 4 bedroom dwelling, with associated landscaping.

## **Conclusions**

The site is within the Green Belt and therefore the main issues relating to the application include:

- whether the proposal would be inappropriate development for the purposes
- of the National Planning Policy Framework (Section 9: Protecting Green Belt land) and development plan policy;
- the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area and
- if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

The proposal is inappropriate development in the Green Belt and it is for consideration as to whether there are very special circumstances sufficient to justify the development. The application submits that the conversion of the existing buildings to five dwellings (planning permission 11/01623) can be achieved without major modifications to the structures but that the buildings are situated close to the southern boundary and along the northern boundary and extend deep into the site. The supporting statement advises that there is scope to construct replacement dwellings of a similar footprint which will open up the site and improve amenities for adjoining occupiers.

The principle of this approach was established by planning permission, ref. 13/00446, for the demolition of the existing buildings and the erection of one detached dwelling. Marketing for the site has continued without success and the agents submit that the proposal for two dwellings is deemed to be more viable. The agents submit that the total footprint of the buildings to be demolished is 362.42 sq m (total floor area 438.52 sq m) and that the total floor area of the approved dwelling is 368.53 sq m. That now proposed by revised plans is submitted to be 368.61 sq m. It is for careful consideration as to whether the very special circumstances apply to the proposal of two dwellings. The floor area, siting, residential curtilage and bulk of development are not dissimilar to the approved scheme. It is most likely that a second residential unit will result in a greater visual impact on the openness of the Green Belt due to associated paraphernalia and separate curtilages. However, it may be considered that the very special circumstances as applied to planning permission ref. 13/00446, although very finely balanced, can be applied to the proposal for the two dwellings on the basis that permitted development rights be removed with no additional development allowed at the site.

On the basis that the principle of the development is considered acceptable careful consideration must be given as to the impact on neighbouring amenities. Given the land levels, orientation of the site and relationship with neighbouring properties it is considered that the proposal would not result in a such a significant detrimental impact on the residential amenities of neighbouring properties as to raise a planning ground of concern.

The proposal therefore may be considered satisfactory as it would not result in a detrimental impact on the openness of the Green Belt; would provide satisfactory residential accommodation and amenity space for future occupants; would not result in a significant detrimental impact on nearby neighbouring amenities and would not impact detrimentally in terms of traffic generation or congestion and therefore it is considered that permission should be granted.

In the event of a planning permission the development will be CIL liable.

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**

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      ACC01      Satisfactory materials (ext'nl surfaces)  
          ACC01R      Reason C01
- 5      ACC03      Details of windows  
          ACC03R      Reason C03
- 6      Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter. 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.

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

7 ACH03 Satisfactory parking - full application

ACH03R Reason H03

8 ACH22 Bicycle Parking

ACH22R Reason H22

9 ACH26 Repair to damaged roads

ACH26R Reason H26

10 ACH29 Construction Management Plan

ACH29R Reason H29

11 ACI01 Restriction of all "pd" rights

**Reason:** To prevent overdevelopment of the site and in the interests of the openness of the Green Belt, in line with Policy G1 of the Unitary Development Plan.

12 ACI11 Obscure glaz'g/details of opening (1 in) to the first floor flank elevations of the development

ACI11R Reason I11 (1 insert) BE1

13 ACK01 Compliance with submitted plan

ACC01R Reason C01

14 ACK05 Slab levels - no details submitted

ACK05R K05 reason

15 ACK09 Soil survey - contaminated land

ACK09R K09 reason

16 The dwelling hereby permitted shall not be constructed until such time as the existing outbuildings on the site have been removed, as annotated on drawing number TD-520-PD-2D-01, received 8th October 2014.

**Reason:** To prevent overdevelopment of the site and in the interests of the openness of the Green Belt, in line with Policy G1 of the Unitary Development Plan.

17 The area to the north of the application site as outlined in blue is to remain as per existing.

**Reason:** In the interests of adjoining Site of Interest to Nature Conservation and to preserve the openness of the Green Belt, in line with Policies G1 and NE2 of the Unitary Development Plan.

## INFORMATIVE(S)

1 The applicant is advised that additional surveys in relation to the presence of bats and reptiles at the site will be required in line with their statutory obligations under the Protected Species and Wildlife and Countryside Act 1981 (as amended). A Biodiversity Enhancement Scheme for the area to the north of the application site which is intended to be retained as per existing will be required due to the proximity of the site to the adjacent Site of Nature Conservation (SINC) and Rivers Ravensbourne.

2 Given the status of The Drift as an unadopted street, the applicant is 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. The applicant is, therefore, also advised that 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 The Drift is laid out.

- 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.
- 4 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)).

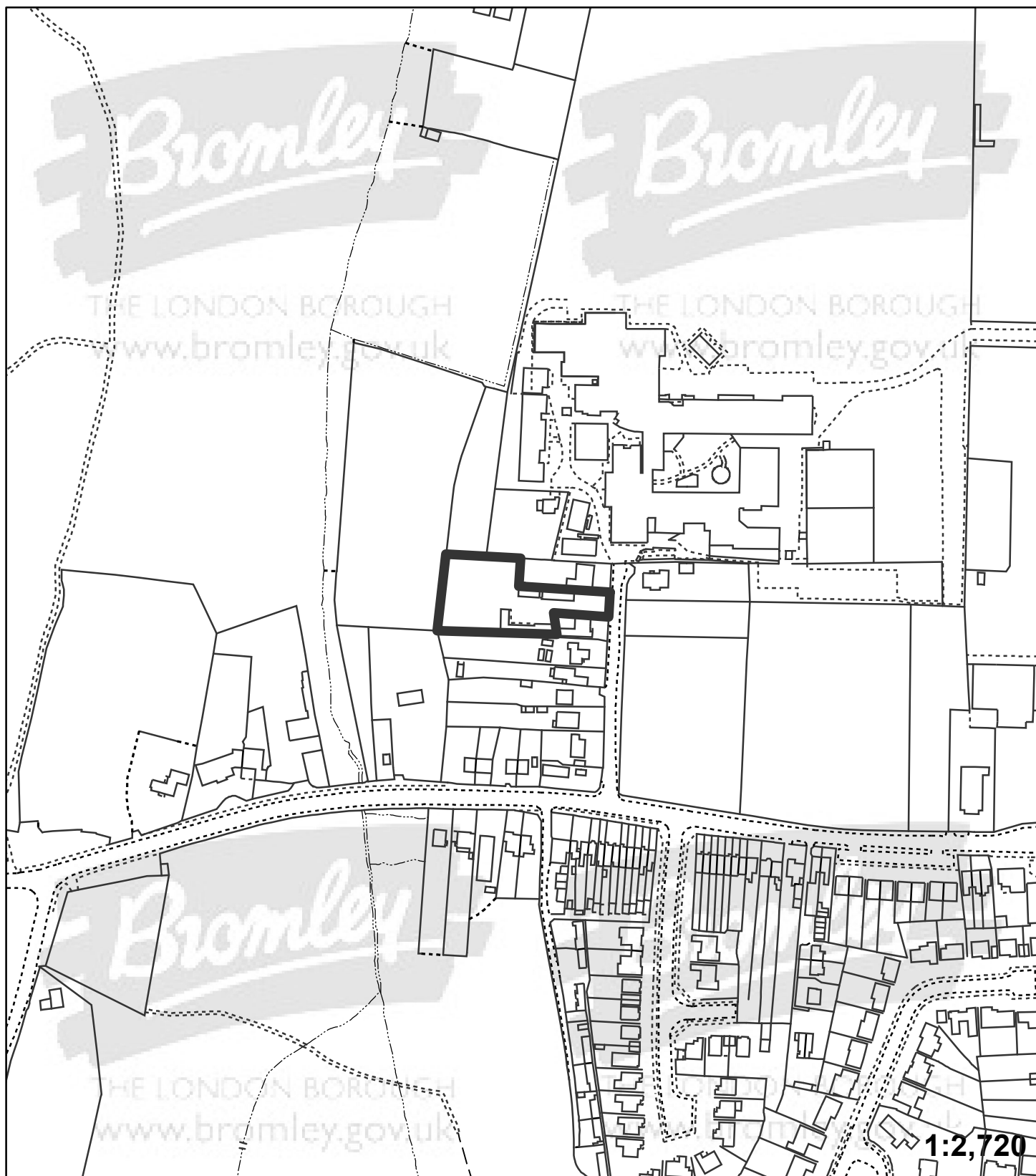
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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)

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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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