

Application No : 14/02872/FULL1

Ward:
**Bromley Common And
Keston**

Address : 32 Mons Way Bromley BR2 8EX

OS Grid Ref: E: 542406 N: 167260

Applicant : Mr C Karabulut

Objections : YES

Description of Development:

Two storey detached house

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposed dwelling will be situated to the eastern side of No 32 Mons Way within land that currently forms part of its residential curtilage. It will incorporate an angled design which will project 7.5m in depth, extend to an overall width of 12.8m (taking account of the angled frontage) and have a 9.0m-high ridge. It will maintain a 1.0m separation to the western boundary (adjoining the boundary with No 32) and overall 2.0m flank-to-flank separation with the existing dwelling at No 32. A 5.4m separation will be maintained to the SE boundary adjoining No 32 Manor Way.

Following receipt of revised plans (received 3.11.14) a total of four off-street parking spaces are proposed in respect of the existing dwelling at No 32 and the proposed house. Accordingly, the existing crossover will be utilised for the proposed dwelling and a new crossover will be provided for the existing house.

Location

The site is situated adjacent to the SE corner of Mons Way and Manor Way and currently forms part of the garden area of No 32. The land has been poorly maintained and is partially overgrown. The surrounding area is predominantly residential in character.

Comments from Local Residents

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

- adverse and overbearing impact of character of the area

- materials will not match those of neighbouring houses
- overlooking and loss of privacy
- loss of trees that contribute to local character
- site is poorly maintained and poses a health hazard
- hedges growing on the site overhang the highway
- development will lead to overcrowding and result in excess traffic coagulation at the road junction
- proposal will lead to parking congestion and could worsen road safety conditions

Comments from Consultees

No objection has been raised by Thames Water

No objection has been raised by the Council's Drainage Consultant, subject to a drainage-related condition.

Following receipt of revised plans (received 3.11.14) no technical Highways objections have been raised, subject to Highways-related 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
 H7 Housing Density and Design
 T3 Parking
 T18 Road Safety
 H9 Side Space

The National Planning Policy Framework and London Plan also constitute material policy considerations.

Planning History

Under ref. 05/02900 a proposal for a three-bedroom end-of-terrace house adjoining No. 32 was refused permission on the following grounds:

"The proposal would be detrimental to the visual amenities of the street scene and appear unduly conspicuous on this exposed corner site, contrary to Policies H.2 and E.1 of the adopted Unitary Development Plan and Policies H6 and BE1 of the second deposit draft Unitary Development Plan (September 2002)."

"The proposal would be detrimental to the amenities that the occupiers of 12 Manor Way might expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policies H.2 and E.1 of the adopted Unitary Development Plan and Policies H6 and BE1 of the second deposit draft Unitary Development Plan (September 2002)."

The above application was subsequently dismissed at appeal, the Planning Inspector stating that the site "gives a feeling of openness and space to the junction [at Mons Way and Manor Way]" and it "contributes to the open characteristic feel of the wider area". He went on to consider that the proposed house would appear "unduly conspicuous within the streetscape... [and that] The proposal would also reduce significantly the gap between the two terraces... It would thus adversely affect the open and spacious feel of the junction and views through it". In regard to neighbouring amenity, the Inspector opined that the "the height and depth of the proposed house close to the boundary would make it unduly dominant and overbearing from the perspective of the garden of No 12".

Under ref. 07/02558 an application for a pair of three-storey semi-detached houses was refused permission on the following grounds:

"The proposals constitute a cramped overdevelopment of the site by reason of the number of units, excessive site coverage by buildings and hard surfaces, and lack of adequate amenity space, contrary to Policies H7 and BE1 of the Unitary Development Plan."

"The proposed dwellings, by reason of their size, height and close proximity to the side boundaries, would have a seriously detrimental impact on the amenities of adjoining properties by reason of loss of privacy and outlook, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan."

"The proposed building, by reason of its size, bulk and close proximity to the side boundaries of this prominent corner site, would result in the loss of its open aspect, thereby detrimental to the spatial standards of the surrounding area, contrary to Policies H7 and BE1 of the Unitary Development Plan."

The above application was also subsequently dismissed at appeal, the Planning Inspector considering that the development "would appear as a cramped and incongruous addition destroying the openness of the junction area.... [It] would leave little scope for landscaping which in any case could not... screen or sufficiently reduce the harm which the new building would have on the character and appearance of the area". The Inspector also considered that the proposal would "have an overbearing presence, with the existing and the proposed gardens adversely affected and overlooked by windows on the two upper floors".

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In comparison to the two previous applications, the siting and design of the proposal has been revised so that, in relation to 05/02900, the single house will occupy a more central position within the site and, in comparison to 07/02558, one house rather than two houses are proposed.

Taking account of the siting, layout and design of the proposal, Members may consider that this scheme retains a sufficient separation to the SE boundary to maintain much of the openness currently associated within the site and allow open views to the rear. The angled footprint of the proposed house will also help to reduce overlooking, and an obscure glazing condition will further limit this impact.

On balance, it is considered that sufficient changes have been undertaken since the previous applications were refused by the Council so as to ensure that the proposal will respect local character and neighbouring amenity.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

as amended by documents received on 03.11.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 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 the Council's requirements the following information shall 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 and climate changes.

- AED02R Reason D02
- 3 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 4 ACH11 Visibility splays (new buildings) (3 in) access 3.3m x
2.4m x 3.3m 1m
ACH11R Reason H11
- 5 ACH32 Highway Drainage
ADH32R Reason H32
- 6 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 7 ACA07 Boundary enclosure - no detail submitted

- 8 ACA07R Reason A07
- 8 ACC01 Satisfactory materials (ext'n'l surfaces)
- 8 ACC01R Reason C01
- 9 Before the development hereby permitted is first occupied, the proposed window(s) serving the first floor rear bathroom and first floor flank elevations... shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
- 10 ACI12R I12 reason (1 insert) BE1
- 10 ACK01 Compliance with submitted plan
- 10 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 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertakers' apparatus considered necessary and practical to help with the formation of the additional vehicular crossover proposed as part of this application, shall be undertaken at the applicant's expense.
- 3 Before works commence, 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 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.
- 5 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

Application: 14/02872/FULL1

Address: 32 Mons Way Bromley BR2 8EX

Proposal: Two storey detached house



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.