

SECTION '2' – Applications meriting special consideration

Application No : 14/04139/FULL1

Ward:
Bromley Town

Address : Sunset Hill Hillbrow Road Bromley BR1
4JL

OS Grid Ref: E: 539192 N: 170566

Applicant : Cavendish & Gloucester Properties Ltd **Objections :** YES

Description of Development:

Demolition of existing dwelling and erection of a part two/part three storey building comprising 9 two bedroom apartments and 14 car parking spaces

Key designations:

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

Proposal

Demolition of existing dwelling and erection of a part two/part three storey building comprising 9 two bedroom apartments and 14 car parking spaces.

Planning permission is sought for 9 new residential apartments. The site contains a disused detached bungalow towards the rear of the site. The site levels fall across the site from east to west by approximately five metres. A derelict bungalow is positioned towards the rear of the site which is proposed to be demolished. In its place it is proposed to build a part two/part three storey building comprises 9 x 2 bedroom apartments together with the provision of 14 car parking spaces.

The rest of the site is unmaintained and overgrown. Mature trees surround the site. Access to the development will be from Hillbrow Road which is an unadopted road.

The application is supported by a Planning Statement, Design & Access Statement and an Arboricultural Survey and Impact Survey.

The site lies on the border with the London Borough of Lewisham.

As the total number of dwellings proposed is less than ten, there will be no policy requirement for the provision of affordable housing in this case, all the dwellings proposed will be market housing.

Location

The application site is located on the eastern side of Hillbrow Road, approximately midway between the junctions of Hillbrow Road and Bromley Hill to the north east and Warren Avenue to the Southwest. The total area of the plot is 0.163ha.

The site sits within a typically suburban area with a mix of dwelling sizes and types built around 1960's/1970's. The houses to the north are larger detached houses, whilst to the west slightly smaller detached units whilst to the south are linked terrace town houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and a site notice was displayed to the entrance gates of Sunset Hill. A large number of letters of objection have been received in relation to the proposal which are summarised below:

- the road is unmade and would not support the additional 14 spaces or the construction traffic
- the proposal is not in keeping with surrounding area
- possible damage to adjacent properties during construction by heavy goods vehicles driving on an unmade road
- appearance out of character and incongruous compared to the surrounding properties
- loss of TPO trees would impoverish the leafy residential ambiance of the road
- the overall scale, bulk and massing and general size of the property is wholly excessive for the context and its modernist appearance which is out of character for its location. A block of flats in the road is also uncharacteristic
- the building would be in front of the current building line
- the large car park at the front would be out of character
- limited amenity space especially for flat 6
- the provision of balconies and second storey terrace will result in excessive overlooking
- contrary to Policy T13 and that the road is not sufficient to allow the increase in traffic
- concern about the landscaping and the loss of trees
- the front verge should be retained.

Full and detailed copies of the objections letters received from local residents can be found on the application file.

Comments from Consultees

Highways - The site is accessed from Hillbrow Road which is an un-adopted road using the existing dropped kerb leaving the existing crossover unchanged and the location of the access drive will be retained.

The proposal includes provision for 1.5 parking spaces per dwelling. A total of fourteen parking spaces is being provided. Eleven car parking spaces are adjacent to the entrance of apartment block and a further three parking spaces parallel to the access drive. Nine secure cycle storage spaces are provided adjacent to the entrance of the apartment block. Space has been allocated for refuse and recycling bins at the entrance to the site allowing waste services to park on Hillbrow Road to collect the refuse and recycling waste.

The following conditions are suggested if permission is granted:

- H03 Satisfactory Parking
- H16 Hardstanding for wash-down facilities
- H19 Refuse storage
- H22 Cycle parking) @ 1 per unit
- H23 Lighting scheme for access/parking
- H26 Repair to damaged roads
- H29 Construction Management Plan
- H32 Highway Drainage

Non Standard Condition - No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Given the status of Hillbrow Road as an unadopted street, the applicant should be advised via an informative attached to any permission 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 should, therefore, also be 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 Hillbrow Road is laid out.

Drainage - This site is within the area in which the Environment Agency - Thames Region require restrictions on the rate of discharge of surface water from new development into the river Ravensbourne or its tributaries. Impose condition No. D02 on any approval.

The site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water. Impose standard condition D06 on any approval to this application.

Thames Water -

Waste comments

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3m of a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water.

Surface water drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water drainage it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water comments

On the basis of the information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend an informative be attached to any permission.

Cleansing - no comments received

Environmental Health (Housing) - The applicant is advised to have regard to the Housing Act 1985's statutory space standards contained within part x of the Act and the Housing Act 2004's housing standards contained within the Housing Health and Safety Rating under Part 1 of the Act.

Environmental Health (Pollution) - no objections, subject to informative.

The Secure By Design Officer - no comments received.

Tree Officer - 5No. mature Lombardy poplar trees located off site along the sites southern boundary are the dominant landscape feature and the subject of Tree Preservation Order No. LE1 1967. These trees are shown as retained and protected within the proposed scheme. The footprint of the apartment block as well as areas of hardstanding are shown to encroach into RPA's. This is mitigated to some extent by the existing hard surfaces and the overall stated net area of disturbance as being within acceptable limits which I concur, although the final construction details are yet to be submitted, but may be by way of condition. This should also

detail existing and proposed land level where they interact with existing trees and should accord to BS5837 2012 if they are to be acceptable.

Another tree 1No. Hawthorn also subject to the order is shown to be removed which I raise no objection subject to satisfactory details of new soft landscaping to be submitted for our approval. Our records also show a protected prunus to the northern boundary however I did not think this as being a constraint and raise no objection to its removal.

Located within the site are a number of mixed deciduous and evergreen species of which will be removed a part of this proposal. The majority of these trees are categorised as grade 'c' which I concur. Due to their overall condition and visual impact I do not regard them as constraints and I therefore raise no objection.

Private amenity spaces facing the southern boundary as well as the building itself will be dominated by the presence and proximity of the both the Lombardy poplar and the smaller line of Leyland cypress. However there appears to sufficient space outside the canopy spreads to provide a useable garden space.

On balance I raise no objection to the scheme however I would advise that a future permission carries tree protection and landscaping conditions.

Planning Policy - no comments received

London Borough of Lewisham - at the time of writing no comments have not been received

Planning Considerations

UDP Policies:

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T11 New Accesses
- T18 Road Safety

London Plan

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.13 Sustainable development
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building, London's Neighbourhoods and Communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.15 Reducing noise and enhancing soundscapes

The following documents produced by the Mayor are also relevant:

- Housing Supplementary Planning Guidance
- The Mayors Economic Development Strategy
- Providing for children and young peoples play and informal recreation SPG
- Accessible London: achieving an inclusive environment
- Sustainable Design and Construction SPG

National Planning Policy Framework (2012)

Planning History

There is no planning history associated with the site.

Conclusions

The primary issues in the assessment of this planning application are:

- Principle of development
- The design and appearance of the proposed residential development and its impact on the character and appearance of the area and locality
- Impact on the amenity of neighbouring residents
- The quality of living conditions for future occupiers
- Highways and traffic issues
- Trees on the site
- Sustainability and energy
- Refuse storage
- Drainage

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 of the site were taken into account in the assessment of this proposal.

Principle of development

The application site comprises of a derelict bungalow, located towards the rear of the site which is currently uninhabited. The area surrounding the bungalow is mature woodland. The application seeks permission to demolish the existing bungalow and redevelop the site, which falls from east to west by 5m, with the erection of a part two/part three storey building comprises 9 x 2 bedroom apartments together with the provision of 14 car parking spaces.

The demolition of the building and redevelopment of the site is considered acceptable as it would bring a vacant residential site back into use and would add to the Council's target to provide much needed housing within the Borough. The proposal therefore complies with Policy H1 of the UDP.

The design and appearance of the proposed residential development and its impact on the character and appearance of the area and locality

Policy BE1 highlights the need for proposals to be of a high standard of design and layout completing the scale, form and materials of adjacent buildings.

Section 7 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making better places for people. As stated within the NPPF development should optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of the developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

The proposed apartment block proposes a striking contemporary design which is a contrast to the existing surrounding residential properties which comprise a mixture of different styles and types. The surrounding area has no predominant character or uniformity. The building is to be build of brick, render and timber cladding finish. Flats 1-4 will benefit from their own private gardens and Flats 5, 7, 8 and 9 will have balconies with glass balustrading. Flat 6 will have no amenity space except for that which is communal. In terms of detailed design the proposed building has been designed to ensure that there are no principle windows in the flank elevation to prevent overlooking.

The scale of the building is 2/3 storeys with the eastern side of the block positioned 1.8m higher than the western side of the block. The western side of the block is 3 storey with a maximum height of 8.5m. The street scene drawing shows the context of the building heights compared with that of the neighbouring properties located either side of the site. The proposed building would be lower in height than the adjacent town houses in Tresco Close (No.4-7) and Upfield, to the north. The proposal would however be slightly higher when compared to No.2 & 3 Tresco Close.

Table 3.2 of the London Plan advises that in suburban locations with a PTAL level of 1B, the residential density should be within a range of 50-76 dwellings per hectare. The density of the proposal equates to 56 dwellings per hectare.

The proposal would result in a larger building footprint than that of the current bungalow although at a density of 56 units per ha the development is considered to comply with London Plan standards and Policy H7 of the UDP concerning housing density and design.

Impact to neighbours

A large number of objections letters have been received from local residents in relation to the proposal. The main concerns relate to the development being out of keeping with the character of the area and general street scene, the bulk and scale of the development and Hillbrow Road being unable to cope with additional traffic and construction vehicles.

The proposed apartment is positioned to the rear of the site with a separation of 4.5m to the rear boundary. 4.5m also separates the development from the boundary wall of no 7 Tresco Close and a 2.1m gap separates the boundary from the neighbouring property (to the north-west) Upfield. The scheme would comply with Policy H9 in terms of side space.

In relation to privacy, the proposed building has been designed to ensure that there are no principal windows in the flank elevation that would overlook neighbours to the north-west of the site.

It is considered that neighbours in 28-36 Hillbrow Road may be overlooked as a result of the development, despite there being a separation distance of 35-40m. The agent has set out in the Planning Statement that any potential overlooking from the balconies can be conditioned by way of privacy screens.

In relation to 7 Tresco Close, there is a substantial tree screen along the boundary which would limit any views from the balconies at first floor level. In relation to Upfield, the windows on the flank elevation are proposed to be obscure glazed.

On balance, the proposed apartment building is to be located towards the rear of the site to lessen the impact of the development on neighbouring residents.

The quality of living conditions for future occupiers

Policy 3.5 of the London Plan states the minimum internal floorspace required for residential units on the basis of the occupancy that could be reasonably expected within each unit. The building as a whole contains many windows and doors which would ensure a good level of natural light to each of the habitable rooms

The floorspace of the proposed units varies between 75sqm and 126sqm. Table 3.3 of the London Plan requires a Gross Internal Area of 61sqm for two bedroom, three person apartment. With regard to the above it appears that the size of the apartments for its intended occupancy would comply with the minimum standards

contained in the London Plan 2011 unit size standards. On balance this is considered acceptable.

Comments received from the Council's Environmental Health department, outline that the scheme would be acceptable subject to the housing standards contained in the 1985 Housing Act. On the basis of the above it is considered that the proposed development would provide an acceptable standard of living for future occupiers in conformity with Policy 3.5 Quality and Design of Housing Developments of the London Plan and Policy H12 of the UDP.

Highways

Access to the site is from Hillbrow Road which is accessed from either Coniston Road or Warren Avenue. Hillbrow Road is considered to be unadopted highway and as such is not maintainable by the Council. It is believed that the public enjoy rights of passage over the street both with and without vehicles. Access from the top of Hillbrow Road is via a single narrow track. The PTAL for the site is 1 (b), which is a low category. The development proposes 14 car parking spaces as part of the development which are to be located towards the front of the site. Twelve spaces are adjacent to the entrance of the apartment block and a further two spaces parallel to the existing access drive. The site will be accessed from Hillbrow Road using the existing dropped kerb leaving the existing crossover unchanged. 1.5 spaces per dwelling have been provided which is in line with the Council's standard parking requirements.

Local residents have commented that Hillbrow Road is a single unmade track which does not have a pedestrian walkway, furthermore that the road is in a poor state of repair and unsuitable for heavy construction vehicles.

The Highways Officer has stated given the status of Hillbrow Road as an unadopted street, the applicant should be advised via an informative attached to any permission 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 should, therefore, also be 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 Hillbrow Road is laid out.

The proposal is generally considered to be in accordance with UDP Policy T3 and Policy 6.13 of the London Plan (2011).

Trees

There are mature trees and extensive landscaping around the boundaries of the site with a number covered by Tree Preservation Orders. The scheme has been designed around the protected trees which are all to be retained as part of the development. Replacement planting and space for soft landscaping to the front of the property is proposed.

The Tree Officer has visited the site and surveyed the trees on site and stated that on balance raises no objection to the scheme however advises that a future permission carries tree protection and landscaping conditions.

Sustainability and Energy

Policy 5.4 Retrofitting, of the London Plan 2011 states that boroughs should identify opportunities for reducing carbon dioxide emissions from the existing building stock by identifying potential synergies between new developments and existing buildings through the retrofitting of energy efficiency

The scheme would provide for nine secured cycle storage which would provide for a sustainable method of transport to and from the site. No other energy saving measures are known to be provided.

Refuse storage

Space has been allocated for refuse and recycling bins at the entrance to the site.

Drainage

The development is proposed to connect to the existing public sewer network. The Drainage Officer has commented that the site lies within an area in which the Environment Agency (Thames Water Region) require restrictions on the rate of discharge of surface water from new developments into the river Ravensbourne or its tributaries. Thames Water has also suggested that the applicant should contact them to establish whether the erection of the building would come within 3m of a public sewer and that provision can be made for surface water drainage. The planning statement has suggested that Soakaways will be provided for surface water run-off for the new apartment block.

Summary

The proposal would create 9 x 2 bedroom units and 14 car parking spaces on a plot of land which has fallen into disrepair. Members will need to consider whether the design and additional height and bulk of a development of this size and scale, in this location is satisfactory in light of local opposition to the scheme. The scheme complies with local and national planning policies.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/04139 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |

- 3 ACA04R Reason A04
 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
 ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
 ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
 ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
- 8 ACB16 Trees - no excavation
 ACB16R Reason B16
- 9 ACC07 Materials as set out in application
 ACC07R Reason C07
- 10 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 11 ACD06 Sustainable drainage system (SuDS)
 AED06R Reason D06
- 12 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 13 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 14 ACH19 Refuse storage - implementation
 ACH19R Reason H19
- 15 ACH22 Bicycle Parking
 ACH22R Reason H22
- 16 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 17 ACH26 Repair to damaged roads
 ACH26R Reason H26
- 18 ACH29 Construction Management Plan
 ACH29R Reason H29
- 19 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.
 ADH32R Reason H32
- 20 ACI09 Side space (1 metre) (1 insert) north-east
 ACI09R Reason I09
- 21 Before the development hereby permitted is first occupied, the proposed window(s) on the ground, first and second floors of the north-east flank elevation 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.
 ACI12R I12 reason (1 insert) BE1
- 22 ACI24 Details of means of screening-balconies
Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of amenities of the adjacent properties.
- 23 No development shall commence until an arboricultural method statement for the protection of trees shown retained both on and immediately adjoining the site and as described by British Standard BS 5837:2012 is submitted to

and approved in writing by the Local Planning Authority. The arboricultural method statement shall also include means of any special methods of construction for excavation, foundations and new hardsurfaces. The statement shall also provide details of stage by stage arboricultural site supervision and monitoring. Once approved the works shall be implemented as specified in the method statement prior to the commencement of work on site, and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

- ACB05R Reason B05
- 24 ACK01 Compliance with submitted plan
- ACC01R Reason C01

INFORMATIVE(S)

- 1 Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 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. 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 Planning Authority for approval in writing.

Application:14/04139/FULL1

Address: Sunset Hill Hillbrow Road Bromley BR1 4JL

Proposal: Demolition of existing dwelling and erection of a part two/part three storey building comprising 9 two bedroom apartments and 14 car parking spaces



"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.