

SECTION '2' – Applications meriting special consideration

Application No : 14/04970/FULL1

Ward:
Hayes And Coney Hall

Address : Hillcrest House West Common Road
Hayes Bromley BR2 6AJ

OS Grid Ref: E: 541009 N: 164621

Applicant : Ms L Hewett

Objections : YES

Description of Development:

Replacement dwelling. Demolition of existing bungalow, integral and lodge building and erection of a two storey dwelling. Reconfiguration of entrance driveway and replacement of upper and lower terraces.

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

Demolition of existing dwelling, integral garage and detached lodge building; erection of two storey dwelling and associated soft and hard landscaping.

Planning permission is sought for a replacement dwelling on the site. The proposal involves the demolition of the existing chalet bungalow and integral garage together with the lodge building at the front entrance of the site. The proposal involves the reconfiguration of the entrance driveway and replacement of the upper and lower terraces with one terrace.

The replacement dwelling is proposed in the same location as the existing and is set over two storeys and provides five bedrooms on the first floor. Three gables are positioned on the south-west facing elevation to maximise views across the valley. The north east elevation incorporates an integral garage.

The application is accompanied by a Planning, Design & Access Statement.

Location

The application site is situated on the southern side of West Common Road and is accessed via an unmade track close to the junction of West Common Road and Baston Road.

The application site currently consists of a chalet bungalow with a large attached integral double garage. The site rises upwards from the south-west to the north-east, with a significant change in levels from the top of the plot to the bottom of the plot (approximately 15m).

Comments from Local Residents

- no objection to the principle of redevelopment but do have serious concerns about the routing of construction vehicles. Strongly suggest that if planning permission is granted a condition regarding construction vehicles is attached that construction vehicles are routed solely via land and property owned by the applicant which runs from Hillcrest House down a track to the south to a gated entrance on Gates Green Road.
- concerns that if construction vehicles are routed via West Common Road which has a steep incline and very poor visibility to the right.
- noise and disturbance as a result of construction vehicles passing our property
- damage to the track
- danger and disruption to ramblers and horse riders using the footpath and bridleway
- full and detailed copies of the objection letters received can be found on the application file.

Comments from Consultees

Highways – No objections to this proposal.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
H7 Housing Density & Design
G1 The Green Belt
G5 Dwellings in the Green Belt
T3 Parking
NE7 Development and Trees

London Plan (2011)

National Planning Policy Framework (2012)

Planning History

With regard to the recent history of the site, under ref. 14/00613/HHPA, a single storey rear extension, extending beyond the rear wall of the original house by 8m,

for which the maximum height would be 4m and for which the height of the eaves would be 2.7m (42 Day Notification for Permitted Development Prior Approval). Prior approval was not required.

Under ref. 12/01796, a Certificate of Lawfulness for a proposed development was permitted for a single storey side and rear extension.

Under ref. 98/01589, planning permission was granted for a front dormer extension and single storey side extension for replacement garage.

Under ref. 94/02850, planning permission was granted for a use of lodge building as a single storey dwellinghouse (renewal of ref. 89/03686).

Under ref. 89/03686, planning permission was granted for use of lodge building as a single storey dwellinghouse.

Under ref. 82/0787, planning permission was granted for a single storey rear extension and replacement of existing roof with pitched roof.

Under ref. 79/03551, planning permission was refused for a single storey front and side extension.

Under ref. 78/03353, outline planning permission was refused for a single storey front and side extension.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties. The National Planning Policy Framework (NPPF) contains a general presumption against inappropriate development within the Green Belt. Paragraph 87 states that such development should not be approved except in very special circumstances, while paragraph 89 sets out a number of exceptions, including the replacement of a building where the new building is in the same use and not materially larger than the one it replaces, and the provision of appropriate facilities for outdoor recreation. Policy G1 of the UDP allows for the construction of new buildings within the Green Belt where they are inter alia for essential facilities for outdoor sport or recreation, and limited replacement of existing dwellings. Such proposals should not be harmful to the openness or visual amenity of the Green Belt. Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

Consent has been sought for two extensions to the rear and side of the original dwelling. The side extension has been approved under ref. 12/01796 and allows for an additional floorarea of 49.05sqm to be added to the property. A rear extension sought through prior approval allows for a further 54.4sqm of floorspace. This totals a floor area of 103.45sqm which could be built without planning permission.

In terms of comparable sizes the total floor space afforded by the existing dwelling drawing no.2265-14-PL01 sets out that the total external floorarea of the existing dwelling (including approved PD extensions) equals 491.27m². The total proposed external floorarea of the proposed dwelling (including garage) equals 469.90m² which would represent a reduction by 21.37m².

As a whole, in relation to the approved Certificate of Lawfulness the proposals would result in an overall reduction in site coverage. It will also result in the removal of a spread of buildings on the site is therefore considered, on balance, that there is sufficient justification to allow the current proposals which would result in an acceptable form of redevelopment, and would adequately protect the open and rural nature of the site along with the visual amenities of the surrounding area. With regard to the impact on neighbouring properties, the replacement dwelling would be sited well away from the adjacent properties to not result in a harmful impact on residential amenity. The proposals are not, therefore, considered to result in any undue loss of light, privacy or prospect to the adjacent property.

Of reference the neighbouring property Chartham House (formerly Greenways) was granted planning permission in 2003 under ref. 03/03653 to replace the existing dwelling with a detached part one/ two storey five bedroom dwelling with detached double garage. This application was revised in 2004 & 2008 to include additional development under refs. 04/00131 and 08/01780.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/04970 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 ACA04R | Landscaping Scheme - full app no details Reason A04 |
| 3 | ACA07 ACA07R | Boundary enclosure - no detail submitted Reason A07 |
| 4 | ACC01 ACC01R | Satisfactory materials (ext'nl surfaces) Reason C01 |
| 5 | ACD02 AED02R | Surface water drainage - no det. submitt Reason D02 |
| 6 | ACD04 ADD04R | Foul water drainage - no details submitt Reason D04 |

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| 7 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 8 | ACH04 | Size of parking bays/garages |
| | ACH04R | Reason H04 |
| 9 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 10 | ACH27 | Arrangements for construction period |
| | ACH27R | Reason H27 |
| 11 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 12 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | ACI03R | Reason I03 |
| 13 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 14 | ACK02 | No mezz floor/roof space accom (1in) |
| | ACK02R | K02 reason (1 insert) |
| 15 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 16 | | Before commencement of the development hereby permitted, the existing dwelling and outbuildings show on Plan No. 2265-14-PL05, shall be demolished and the site cleared of all waste material, unless previously agreed in writing by the Local Planning Authority. |
| | ACK04R | K04 reason |

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)).

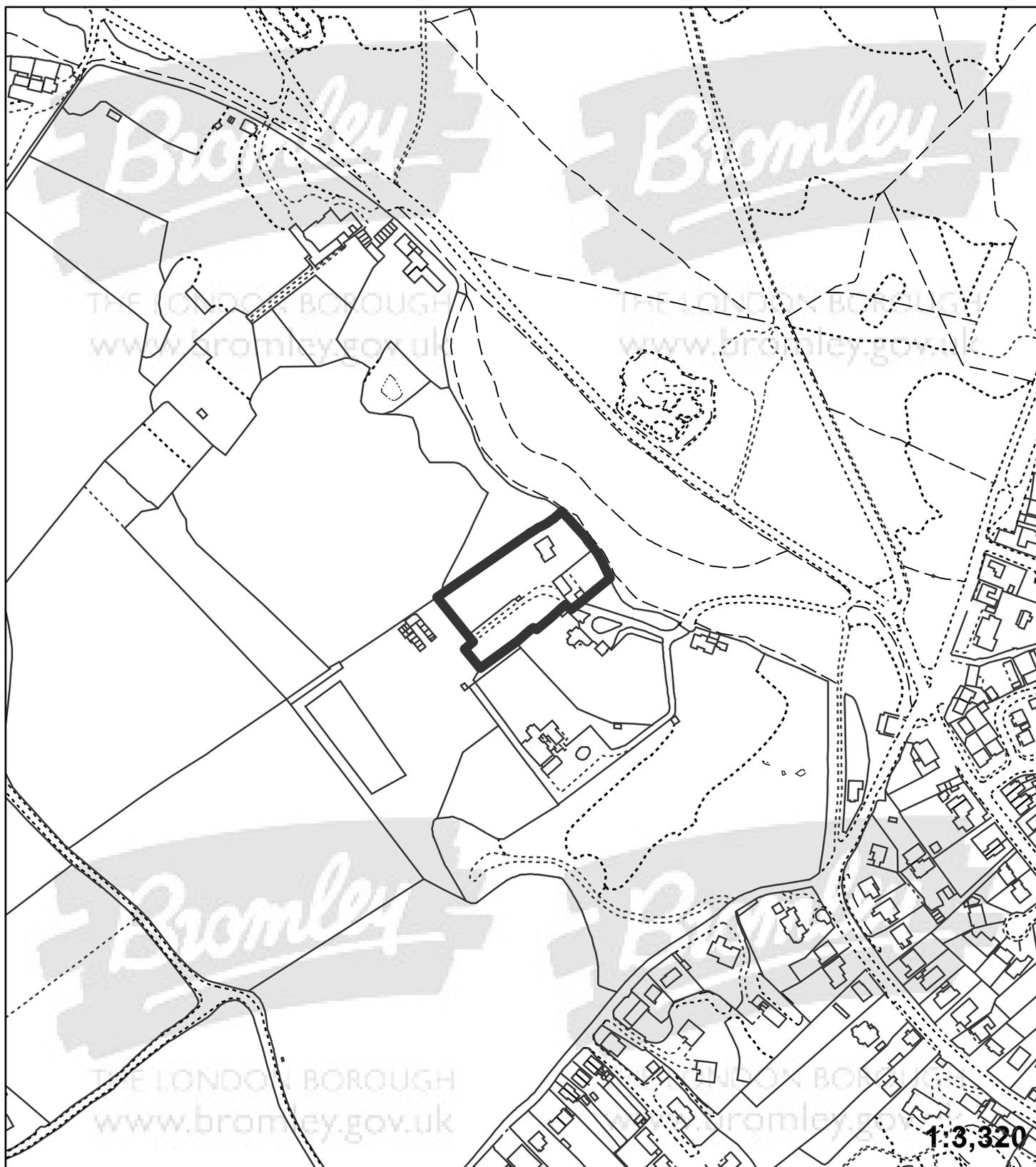
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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