

SECTION '2' – Applications meriting special consideration

**Application No :** 15/00331/FULL6

**Ward:**  
**Bickley**

**Address :** Greenwood Bickley Park Road Bickley  
Bromley BR1 2AT

**OS Grid Ref:** E: 542475 N: 168904

**Applicant :** Mr Hancock

**Objections :** YES

**Description of Development:**

Two outbuildings at rear to provide pool plant room and store/shed  
RETROSPECTIVE APPLICATION

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
Open Space Deficiency

**Proposal**

Permission was granted on appeal in June 2014 (ref.13/04243) for a single storey side/rear extension to the dwelling and the erection of a detached outbuilding at the rear for use as a gym and for play and storage. The outbuilding is under construction, and amendments to the permitted scheme which comprise changes to the number and positions of windows and doors, and to the materials used (ref.15/00337), are under consideration elsewhere on this agenda.

Permission is now sought for two additional outbuildings adjacent to the permitted building, for use as a shed/store and as a pool plant room. The shed/store is under construction and is located in the south-eastern corner of the site, set back 0.4m from the side and rear boundaries of the site. It measures 5m x 3.7m, and has a maximum roof height of 2.8m.

The pool plant room would be located in the south-western corner of the site, and would be set back 0.5m from the side and rear boundaries. It would measure 2.5m x 2.5m and would be 1.6m in height.

**Location**

The application site is located to the southern edge of Bickley Park Road with the cricket ground opposite. The site is occupied by a large two storey detached dwelling which is of a comparable size and style to those in the vicinity and which was permitted in 2009. The site lies within Bickley Area of Special Residential Character (ASRC).

### **Comments from Local Residents**

Letters of objection have been received from neighbouring properties, and the main points raised are summarised as follows:

- noise and disturbance from pool plant room
- buildings are too close to neighbouring properties (Inspector pointed out that the permitted outbuilding would maintain 4m separations to the boundaries)
- erosion of character of ASRC
- loss of outlook from neighbouring properties.

### **Comments from Consultees**

The Council's Environmental Health Officer recommends a condition restricting noise levels from the pool plant room in order to protect the amenities of neighbouring properties.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H10 Areas of Special Residential Character

### **Planning History**

The existing dwelling was granted permission under application ref. 09/01573, pursuant inter alia to condition 3 which removes permitted development rights for extensions.

A number of applications for a detached dwelling to the rear garden were refused (refs. 07/02856, 08/02804 and 10/01837) and subsequently dismissed at appeal.

Permission was refused in September 2013 (ref.13/02092) for a two storey side extension, a single storey rear extension and the change of use to a house in multiple occupation on grounds relating to the over-intensification of the existing property, and the resulting harm to the established residential character of the area.

Permission was refused in March 2014 (ref.13/04243) for a single storey side/rear extension and an outbuilding to the rear to be used as a gym/play/store on grounds

relating to an overdevelopment of the site, and harm to the character and spatial standards of the ASRC. However, these proposals were allowed on appeal in June 2014, and construction of the detached outbuilding is underway.

Permission was refused in February 2015 (ref.14/04292) for a two storey side and single storey rear extension with a swimming pool to rear on grounds relating to an overdevelopment of the site, and harm to the character and appearance of the ASRC. An appeal has been lodged against this refusal.

## **Conclusions**

The main issues in this case are the impact of the proposed outbuildings on the character and appearance of Bickley Area of Special Residential Character and on the amenities of neighbouring residential properties.

Appendix 1 of the UDP sets out that "Developments likely to erode the individual quality and character of the ASRCs will be resisted." The Bickley ASRC is described as being characterised by spacious inter-war residential development which consists of large houses in substantial plots.

Greenwood has a history of extensions and additions which have substantially increased the size of the dwelling and the amount of built development at the site

In granting permission for single storey extensions to the main house and the outbuilding in the rear garden, the Inspector considered that the development would not materially reduce the spaciousness of the plot or its appearance in the street scene, nor would it result in an overdevelopment of the site. He acknowledged that Greenwood has a deep plot, and that a considerable expanse of garden would remain between the two buildings (the dwelling and the outbuilding).

However, the previously permitted outbuilding is a substantial structure of almost 80 square metres in floor area. The uses set out for this building are vague and no detailed explanation is provided as to why these uses could not be accommodated within the substantial main house. Whilst acknowledging that this building is permitted, it is apparent that any further development would be poorly justified in terms of its relationship to the overall provision of accommodation at this site, and there is no reason provided as to why the facilities proposed could not be housed within the existing large outbuilding or in the dwelling itself.

Whilst not substantial in themselves, the buildings will add to the already considerable amount of development including extensions that has been permitted at this site. Spaciousness is a characteristic of this area, and incremental additions in this form will erode this character, it is not the case that these should be accepted simply because they are relatively small compared to that already permitted, but that they should be considered alongside previous development. It is clear that there is a point at which cumulative development at a site will become unacceptable, as it will impact on spaciousness and character, in particular if not well justified and in a case when it is questionable as to whether all of the floorspace will be required for purposes incidental to the main dwellinghouse. The

amount of cumulative development at this site is considered to have reached such a point where it would be detrimental to the overall character and appearance of the area and the character and spatial standards of Bickley ASRC, contrary to Policy H10 of the Unitary Development Plan.

With regard to the impact on neighbouring properties, the proposed pool plant room would be only 1.6m in height, and would not be very visible from adjacent properties. Subject to restrictions on the level of noise emanating from the building, it is not considered to adversely affect the amenities of adjoining residents.

The partially-built store/shed is 2.8m high and is set back 0.4m from the boundaries with No.4 Charlotte Park Avenue and Balaton, Bickley Park Road. The shed would be a reasonable distance away from the nearest residential properties, and it is not therefore considered to result in significant loss of light, privacy or prospect to neighbouring properties.

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: APPLICATION BE REFUSED**

The reasons for refusal are:

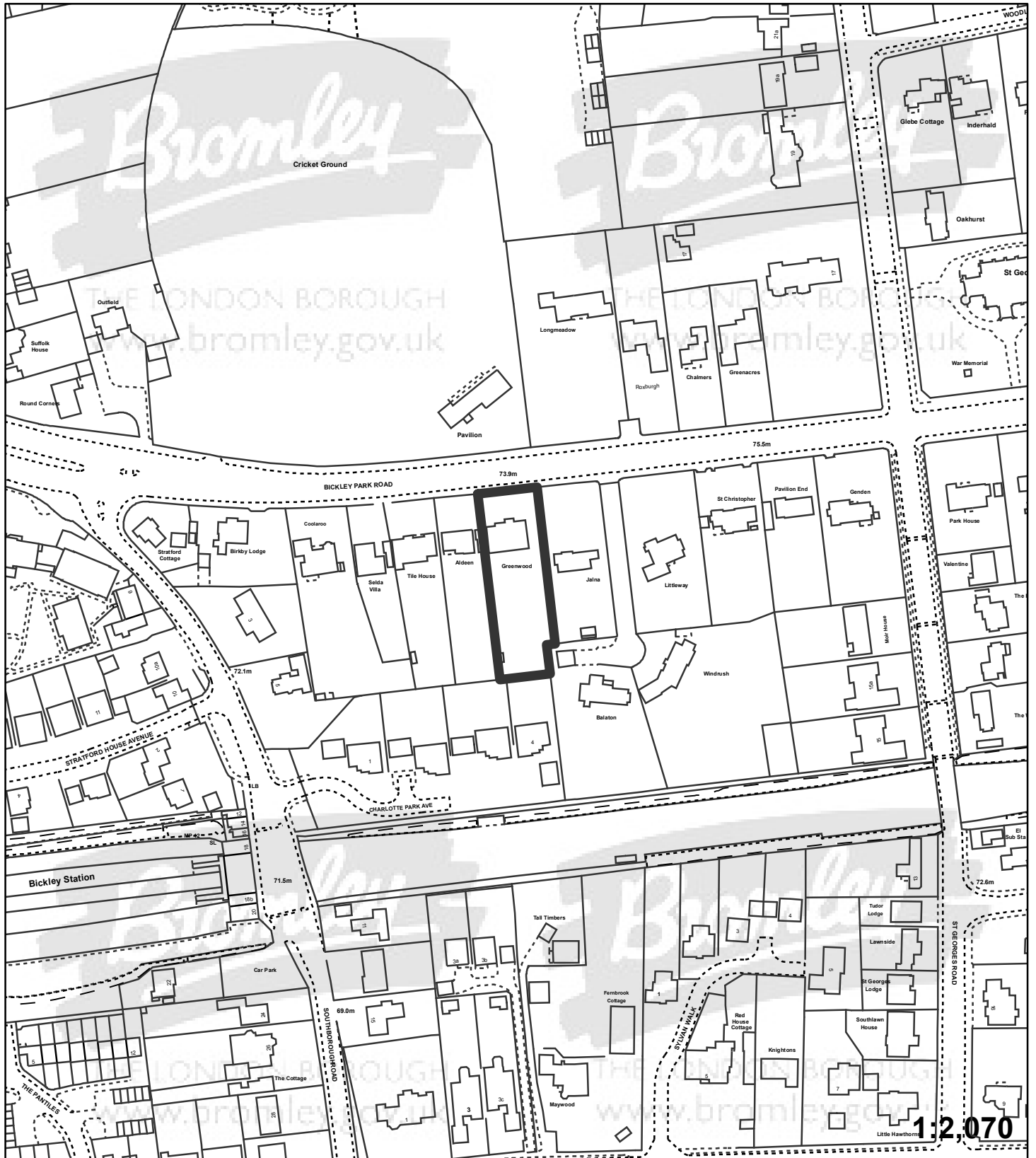
- 1 The outbuildings would add to the considerable amount of development, including extensions, that has been permitted at this site, and the cumulative effect of this development would be detrimental to the overall character and appearance of the area and the character and spatial standards of Bickley Area of Special Residential Character, contrary to Policy H10 of the Unitary Development Plan.

Further recommendation: Enforcement action be authorised to secure the removal of the store/shed.

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**RETROSPECTIVE APPLICATION**



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