

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 14/04805/FULL1

**Ward:
Bickley**

**Address : White Wings Bickley Park Road Bickley
Bromley BR1 2BE**

OS Grid Ref: E: 542778 N: 169001

Applicant : Mr Neil Cooper

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of 2 detached two storey 6 bedroom dwellings with accommodation in roofspace, integral garage and new vehicular access to plot 1.

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

It is proposed to demolish the dwelling and garage and erect two detached two storey dwellings which would each have an integral garage, and would include accommodation in the roofspace. The dwellings would be set back at least 11m from the road in a similar position to the existing dwelling, but would extend further to the rear. The new dwellings would have rear garden depths of at least 20m, and minimum 1m separations would be provided between the dwellings and to the flank boundaries.

The proposals originally submitted included two separate vehicular accesses to Bickley Park Road to serve the dwellings, but the scheme has now been revised to provide only one central access to serve both dwellings, which would involve stopping up the existing access to the eastern side of the site.

Location

This site is located on the northern side of Bickley Park Road, and lies within Bickley Area of Special Residential Character. It measures 0.19ha in area, and is currently occupied by a detached two storey dwelling with attached double garage. The site is bounded to the east by a detached dwelling known as Lone Pine, and to the west by a detached dwelling known as St Michaels, whilst St Georges Church and the Vicarage lie further to the west. Two properties in Woodlands Close (Old Cedars and Athelstan) back onto the rear of the site.

Comments from Local Residents

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

- overdevelopment of the site - dwellings are too large for the plot
- new dwelling on Plot 2 would be too close to the boundary with Lone Pine
- loss of light to and outlook from Lone Pine
- dwellings would encroach on the building line
- detrimental impact on flank window to habitable room at Lone Pine.

Comments from Consultees

No highways objections are raised to the provision of a central vehicular access to serve both dwellings, and the parking layout is considered acceptable, subject to safeguarding conditions.

Environmental Health do not raise any objections in principle, and there are no drainage objections seen to the proposals. Thames Water also has no concerns.

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 & Design
H9 Side Space
H10 Areas of Special Residential Character
T3 Parking
T18 Road Safety
NE7 Development and Trees

Conclusions

The main issues in this case are the impact of the proposals on the character and spatial standards of Bickley Area of Special Residential Character, and on the amenities of the occupants of surrounding residential properties, and the effect on parking and road safety in the close vicinity and on important trees on the site.

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.

The existing dwelling on the plot maintains a generous separation to the western flank boundary of 7m, whilst the eastern wing adjacent to Lone Pine is single storey only and maintains a separation of 2m to the eastern flank boundary. Although the subdivided plots may be of a width and depth that would be in keeping with the surrounding area, the size and width of the dwellings proposed and their close proximity to each other and to the neighbouring dwellings, would result in a cramped form of development on the site. The dwellings would be of a two storey design for their full width, (with accommodation in the roofspace included), and would be situated only 1m from their respective flank boundaries which would considerably reduce the spacious nature of this part of the ASRC which lies close to Bickley Park Conservation Area.

The majority of the dwellings in the close vicinity are set within more spacious grounds, whilst the neighbouring properties to the east at Lone Pine and Loxley contain single storey elements to one side which reduces the impact of the dwellings within the street scene.

With regard to the impact on neighbouring properties, the new dwellings would not project significantly forward of the neighbouring properties, and the deeper elements of the proposed dwellings would be set back from their respective side boundaries with St. Michaels and Lone Pine in order to reduce the impact on the adjacent dwellings. However, the new dwelling on Plot 2 would be set back only 2.4m from the western flank wall of Lone Pine which contains a clear-glazed first floor window to a bedroom, and is the only window to this habitable room. It is therefore considered that the light to and outlook from this room would be significantly affected by the proposals.

The proposed parking and access arrangements are considered acceptable by the Council's Highway Engineer.

With regard to trees on the site, the proposals would require the removal of several established trees located at the front of the property (including mature 12m high cypress trees and a 10m high sycamore tree) in order to form the new vehicular access and parking, and it is likely that the majority of the existing minor trees and shrubs located along the eastern part of the front boundary would also be removed. The loss of these trees are likely to have a noticeable effect on the character of the frontage, but the quality of the existing planting is generally poor, and a proposal for new landscaping to the front of the property would mitigate against the harm to the visual character.

Several trees along the western flank boundary are shown to be retained (including a cherry and a yew), but are likely to be impacted by proposed new hardstanding, and would therefore require the submission of a tree protection plan/method statement.

In conclusion, the proposals are considered to be unacceptable in that they would result in a cramped form of development that would be detrimental to the character

and spatial standards of Bickley ASRC, and would result in a significant loss of light to and outlook from the neighbouring property at Lone Pine.

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.

as amended by documents received on 09.02.2015

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed dwellings would, by reason of their size, bulk and close proximity to the flank boundaries, result in a cramped form of development, detrimental to the character and spatial standards of Bickley Area of Special Residential Character, and would be contrary to Policies BE1, H7, H9 and H10 of the Unitary Development Plan.
- 2 The proposed dwelling on Plot 2 would, by reason of its size, height and close proximity to the eastern flank boundary with Lone Pine, be harmful to the amenities of the adjoining occupiers by reason of loss of light and outlook, thereby contrary to Policy BE1 of the Unitary Development Plan.

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