

Application No : 15/01044/FULL1

Ward:
Copers Cope

Address : Tudor Manor Beckenham Place Park
Beckenham BR3 5BP

OS Grid Ref: E: 537655 N: 170445

Applicant : Mr Tom Sheridan

Objections : YES

Description of Development:

Demolition of existing dwelling and construction of 3 four bedroom two storey detached dwellinghouses with integral garages

Key designations:

Smoke Control SCA 12

Proposal

Planning permission is sought for the demolition of existing dwelling and construction of 3 four bedroom two storey detached dwellinghouses with integral garages.

The application is a revised submission following a previous refusal as detailed below.

The three dwellings will be of a detached design with individual characteristics, detailing and material differences but are broadly of the same footprint and are all of the same height at 8.8m to the ridge point. The dwellings are separated by a gap of 4m between the flank walls, 3.8m to the boundary with West Lodge to the south and 3m to the boundary to Beckenham Place Park. A single access point will remain, with the central property providing a shared driveway to allow access to either side from the existing access point from Beckenham Place Park.

Location

The site is located on the west side of Beckenham Place Park and comprises a single detached mock Tudor dwellinghouse located adjacent to the entrance to the park. Spacious grounds lie within the site leaving a gap of approximately 11m to West lodge to the south and 9m to the boundary of the park. The boundary of the Borough is situated on the north east flank boundary, with the park itself being within the London Borough of Lewisham. The park is designated as Metropolitan Open Land by the London Borough of Lewisham. To the rear of the site are flats in Lynn Court and Barry Court. A row of garages adjoin the immediate rear boundary. Substantial screening with mature vegetation and trees surround all the boundaries of the site.

The site is located within the Beckenham Place Park, Foxgrove Avenue & Foxgrove Road Area of Special Residential Character.

Consultations

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

- o Concerns regarding amount of construction traffic. Safety needs to be addressed due to access to park at this point.
- o Amended proposal still results in a cramped, overdeveloped site that would damage the character of that part of Beckenham Place Park.
- o Spacing on same side of road as the proposed development is significantly wider than those opposite. Narrower gaps would be inconsistent.
- o Revised proposal has changed very little. Only the footprint has changed.
- o Development located at entrance to park will corrupt the ASRC status of the area.
- o Another speculative housing development.
- o Increased traffic to five way junction on Beckenham Place Park. Are there junction improvements. This will increase traffic and cause additional hazards.
- o Tudor manor is good example of a mock Tudor building. Sets character for the street.
- o Level of density and proximity is unacceptable.
- o Road is narrow at point of site. Proposal will lead to congestion and increased parking.
- o Tripling houses will lead to more traffic on road.
- o It will result in loss of an historically important house.
- o This area has a special character that enhances Beckenham as a whole. Tudor manor is a good example and is irreplaceable part of Beckenham history.
- o Density levels that are acceptable in other locations are not acceptable here.
- o A gross overdevelopment. Will set a precedent.
- o Would not maintain character and appearance of the surrounding area.
- o Landscaping will not protect the site.
- o Tudor Manor is part of a coherent group that is a characteristic of the ASRC. The proposal would undermine this at a prominent point on entry to the park.
- o Significant impact on privacy to adjacent boundaries.
- o Result in loss of quiet location and pleasant ambience.
- o Over develop site altering its character from a semi-rural ambience to a more harsh urban effect.
- o Proposed buildings of no discernible architectural merit.
- o Three houses close together does not add anything to the character of the area.
- o Damage to road. Will the builder repair the road.
- o Special nature of road will be reduced by loss of fine example of mock Tudor house.
- o Estate to rear of the site will be overlooked by the three houses.
- o Beckenham Place Park is an ASRC. Three new houses would not be in keeping with this statement.

- o Tremendous impact on environment and wildlife in the area.
- o Extra parking on grass verges will damage them
- o Outlook will be ruined from flats to the rear.

Comments from Consultees

Highways: The site is located to the north of Beckenham Place Park (unadopted road). The site would be accessed from Beckenham Place Park, via an existing vehicular crossover leading to garages, which is acceptable. Parking, two spaces for each unit is provided which is satisfactory.

Environmental Health - Pollution: No objections in principle.

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 System under Part 1 of the Act.

Drainage: This 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.

Thames Water: No objections.

Planning Considerations

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

BE1 Design of New Development
 H1 Housing Supply
 H7 Housing Density and Design
 H9 Side Space
 H10 Areas of Special Residential Character
 NE7 Development and Trees
 ER7 Contaminated Land
 ER10 Light pollution
 T3 Parking
 T7 Cyclists
 T18 Road Safety

SPG No.1 - General Design Principles
 SPG No.2 - Residential Design Guidance

London Plan (July 2011)

Policy 3.3 Increasing Housing Supply.
 Policy 3.4 Optimising Housing Potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.8 Housing choice
 Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater Infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self-sufficiency
Policy 5.17 Waste capacity
Policy 5.18 Construction, excavation and demolition waste
Policy 5.21 Contaminated land
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

Planning History

14/04265/FULL1: Demolition of existing dwelling and construction of 3 five bedroom two storey detached dwellinghouses with integral garages. Refused 15/1/2015.

Reason for refusal:

The proposed development by reason of its prominent siting, sub-standard spatial relationship to existing adjacent dwellings and between proposed dwellings within the site in this prominent location represents a cramped overdevelopment of the site which would appear detrimental to and out of character with surrounding development and harmful to the visual amenities of the area contrary to Policies BE1, H7 and H10 of the Unitary Development Plan.

Conclusions

The main issues to be considered in respect of this application are:

- o Principle of Development
- o Design

- o Standard of Residential Accommodation
- o Highways and Traffic Issues
- o Impact on Adjoining Properties
- o Sustainability and Energy
- o Ecology and Landscaping

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

Principle of Development

Housing is a priority use for all London Boroughs and the Development Plan welcomes the provision of small scale infill development in the areas of stability and managed change provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land) and excludes gardens from the definition of previously developed land.

Policy H7 of the UDP sets out criteria to assess whether new housing developments is appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

The site is located in a residential location in a residential area where the Council will consider infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed.

Paragraph 35 of the NPPF details that the effect of an application on the significance of a non-designated heritage asset should be taken into account in

determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It has been identified within objections that the loss of the existing building would be regrettable. However, while the architectural style and aesthetics of the existing building are complimentary in the locality the building is not a heritage asset. Therefore the provision of replacement and additional dwellings on the land is acceptable in principle subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

Density

The density of the proposal would be 13 units per hectare (u/ha). Table 3.2 of the London Plan sets out the appropriate density range for a site with a PTAL of 2 in a suburban area as 35-65 u/ha. The density of the proposal is below that guideline by this measure and is therefore considered to be acceptable.

Design, Siting and Layout.

Policy 3.4 of the London Plan 2011 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range.

Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

Policy H7 requires that the site layout, buildings and space about buildings are designed to a high quality and recognise as well as complement the qualities of the surrounding areas.

Policy H9 requires that new residential development for a proposal of two or more storeys in height a minimum of 1m side space from the side boundary is maintained and where higher standards of separation already exist within residential areas. proposals will be expected to provide a more generous side space.

Policy H10 requires applications for development in the Areas of Special Residential Character will be required to respect and complement the established and individual qualities of the individual areas.

The Beckenham Place Park, Foxgrove Avenue & Foxgrove Road Area of Special Residential Character describes the area as a private road with a mixed character and at the western end, a pleasant residential area comprising some post-war as well as substantial inter-war detached family houses of no particular architectural merit, but in a good setting with the statutorily listed lodges to Beckenham Place Park at the entrance from Southend Road.

To address the previous reason for refusal in respect of the sub-standard spatial relationship to existing adjacent dwellings and between proposed dwellings within the site in this prominent location, that was considered to create a cramped overdevelopment of the site, the applicant has amended the footprints of the dwellings and spacing.

Therefore, the spacing between the proposed properties has now been increased from 3m to 4m within a total site width of approximately 45m. Opposite the site, as a comparison, the total plot width of the three properties at Parkside, Lyndhurst and Sunarise totals 54.6m.

The plot widths of the three properties to the south of the site are approximately 23.5m (Fairways), 22.5m (Dunbar) and 24.6m (Holypark) each. The distance between the flank walls of these properties ranges between 4.1m and 8m.

Therefore as the ASRC description suggests the spatial standards in the vicinity are relatively generous and this forms part of the character of the immediate area of the site. This spatial character quality is also most notable from Beckenham Place Park as the site is approached and viewed from this direction.

It is noted that despite the increase in separation qualities the spacing is not quite as generous as the existing properties to the west side of the road. However, the increase is notable and on balance, Officers consider that the greater level of separation indicated between properties is sufficient to now maintain the established and individual qualities of the ASRC.

The design of the dwellings as detailed above is traditional in format. The mass and scale is also proportional and reflective of the architectural typology of similar properties in the vicinity. Therefore it is considered that the individual design approach of each house represents a high quality design that will make a positive contribution to the streetscene and the ASRC.

Residential Amenity

Standard of Residential Accommodation

The floor space size of Plot 1 is 278m² and Plots 2 and 3 is 281m² respectively. Table 3.3 of the London Plan requires a Gross Internal Area of 107m² for a two storey four bedroom dwelling house. On this basis the floorspace provision is considered to be acceptable.

The shape, room size and layout of the rooms in the proposed building is considered satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use. All habitable rooms would have satisfactory levels of light and outlook.

In terms of amenity space the depth of the rear gardens are of sufficient proportion to provide a usable space for the purposes of a family dwellinghouse.

Car parking and Highways

Integral and driveway parking spaces are provided for each dwelling. The Council's Highways Officer has not raised objection in this regard. Due to the relatively minor impact of the additional units on parking issues in the vicinity it is considered the proposal would generally be in accordance with UDP Policy T3 and Policy 6.13 of the London Plan (2011).

Concern has been raised regarding damage to the unmade private access road during construction. A construction management plan condition is recommended to address this issue within its remit.

Cycle parking

Cycle parking is generally required to be 1:1 for residential development. The applicant has not provided details of a location for lockable cycle storage for each unit. It is assumed that the integral garage will provide for this purpose.

Refuse

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage for the units in the front curtilage adjacent to the main access. The location point is considered acceptable. Further details can be conditioned in this regard for a containment structure.

Impact on Adjoining Properties

In terms of outlook, the fenestration arrangement will provide front, flank and rear outlook. Concerns have been raised regarding loss of privacy and overlooking to the rear of the site. However, it is noted that a substantial distance of at least 40m will remain to properties at the rear of the site.

Proposed first floor flank windows are provided to dressing areas in the layout of each property. It is recommended that these are obscure glazed along with bathroom windows as indicted to maintain privacy. On this basis, it is considered that the dwellings will not result in loss of privacy or overlooking of adjacent property.

Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in

London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

An informative is recommended with any approval to ensure that the development strives to achieve these objectives.

Lifetime Homes

The applicant has confirmed that the development will be Lifetime Homes compliant.

Landscaping

An indicative landscaping layout has been submitted as shown on the proposed site plan drawing that details the areas given over to garden for external amenity for future occupiers.

Much of the existing trees and perimeter screening is to be retained. No objections are raised in this regard. Notwithstanding this full detail of hard and soft landscaping and boundary treatment can be sought by condition.

Community Infrastructure Levy

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

Summary

The development would have a high quality design and would not have an unacceptable impact on the amenity of neighbouring occupiers, subject to suitable conditions. It is considered that the density and tenure of the proposed housing is acceptable and that the development would not be detrimental to the character of the Area of Special Residential Character. The standard of the accommodation that will be created will be good. The proposal would not have an adverse impact on the local road network or local parking conditions. The proposal would be constructed in a sustainable manner and would achieve good levels of energy efficiency. It is therefore recommended that planning permission is granted subject to the imposition of suitable conditions.

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: PERMISSION

Subject to the following conditions:

1ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
 2ACK01 Compliance with submitted plan
 ACK05R K05 reason
 3ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
 4ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
 5ACB01 Trees to be retained during building op.
 ACB01R Reason B01
 6ACB02 Trees - protective fencing
 ACB02R Reason B02
 7ACB03 Trees - no bonfires
 ACB03R Reason B03
 8ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
 9ACC08 Satisfactory materials (all surfaces)
 ACC08R Reason C08
 10ACH04 Size of parking bays/garages
 ACH04R Reason H04
 11ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
 12ACH29 Construction Management Plan
 ACH29R Reason H29
 13ACH32 Highway Drainage
 ADH32R Reason H32
 14ACD06 Sustainable drainage system (SuDS)

To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan (2011)

15ACI12 Obscure glazing (1 insert) all windows to the first floor flank walls of the buildings

ACI12R I12 reason (1 insert) Policies BE1 and H7

16 No extensions or alterations to the building(s) hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policies BE1 and H7 of the Unitary Development Plan.

INFORMATIVE(S)

1 The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.

2 RDI25

- 3 RDI10
- 4 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.
- 5 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.
- 6 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 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. They can be contacted on 0800 009 3921. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 7 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 Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 8 The buildings hereby approved shall strive to achieve sustainable design and construction standards to improve their environmental performance and to adapt to the effects of climate change over their lifetime in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy detailed in Policy 5.2 Minimising Carbon Dioxide Emissions and Policy 5.3 Sustainable Design and Construction of the London Plan.