

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 15/01265/FULL1

Ward:
Bickley

Address : 5 Wells Road Bickley Bromley BR1 2AJ

OS Grid Ref: E: 542760 N: 169290

Applicant : Mr Marc Powell

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling with accommodation in roof and integral garage

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Smoke Control SCA 10

Proposal

It is proposed to demolish the existing house on this plot, and construct a detached two storey five bedroom dwelling which would include accommodation in the roof. The new dwelling would be of a contemporary style with a mansard roof. An integral garage would be provided, and frontage parking would be retained.

The new dwelling would provide a 1.4m separation to the northern and southern flank boundaries, whilst the dwelling would project approximately 7m further forward than the existing house on its southern side adjacent to No.1 Wells Road (known as Wells House). The overall height of the dwelling would increase by 0.8m, although the mansard roof would have hipped sides.

The main two storey part of the house would not project further to the rear than the existing two storey dwelling, and the proposed rear single storey element would project a similar distance to the rear as the existing extension/conservatory.

Location

This site is located on the western side of Wells Road, and is bounded to the south by Wells House (a locally listed building), and to the north by No.1 Wellands Close. It lies immediately adjacent to Bickley Park Conservation Area to the south and east.

The existing house is of a modern design with a catslide roof over the forward projecting garage on the northern side of the building. It currently has a single storey rear extension with a rear conservatory attached.

The plot has a rear garden depth of 16m, and a beech tree at the far end of the garden is protected by a TPO.

Consultations

Letters objecting to the proposals have been received from local residents, and the main points raised are summarised as follows:

- * cramped overdevelopment of the site
- * overlarge building which would be too close to the side boundaries
- * overdominant appearance within the street scene
- * design is out of character with neighbouring houses
- * detrimental to the character and appearance of the adjoining Bickley Park

Conservation Area

- * detrimental to the setting of the adjacent locally listed building
- * detrimental to the privacy and amenities of neighbouring residential properties
- * the construction of the dwelling would threaten the long-term health and visual amenity of the protected beech tree.

Comments from Consultees

The Council's Highway Engineer has commented that the depth of the garage is substandard, however, there would be sufficient space on the site frontage for parking, and no objections are therefore raised.

The Advisory Panel for Conservation Areas object to the proposals which are considered to have a detrimental impact on the adjacent Conservation Area due to the size, design and contrast to other buildings.

There are no drainage objections to the proposals and Thames Water raises no concerns.

No tree comments have been received to date.

Planning Considerations

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

BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area
H7 Housing Density & Design
H9 Side Space
T3 Parking

T18 Road Safety
NE7 Development and Trees

The NPPF is also an important consideration.

This application has been called into committee by a Ward Councillor.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of the adjacent Bickley Park Conservation Area, on the setting of the adjacent locally listed building, on the amenities of nearby residential properties, and on the protected beech tree in the rear garden.

The proposed dwelling would project between 2.5-7m further forward than the existing dwelling, but it would still be set back at least 11m from the front boundary. The adjoining properties at 1 Wellands Close and Wells House are set further forward in their plots such that the new dwelling would still be set back 1m from the front wall of 1 Wellands Close (to the north), and would project a maximum 2m forward of Wells House (to the south). It would therefore sit within the general building line along this part of Wells Road.

The proposed dwelling would be situated slightly closer to Wells House, whilst still maintaining a 1.4m separation to the boundary, and would be set slightly further away from 1 Wellands Close, again providing a 1.4m separation to the boundary. It would have an overall height of 8.5m which would be slightly lower than Wells House and slightly higher than 1 Wellands Close, and the mansard roof would be hipped back at the front and sides to lessen the impact.

The site lies adjacent to rather than within the Conservation Area, and the overall size and bulk of the new building, along with its reasonably spacious setting, would not appear unduly cramped within the street scene, nor have a detrimental effect on the character and appearance of the adjacent Conservation Area. Furthermore, it would comply with the Council's side space policy which requires a minimum 1m separation to be provided to the flank boundaries.

Although the new dwelling would be of a more contemporary design than the locally listed buildings to the south and east, the surrounding area has a variety of different house types and designs, with more modern styles prevalent to the north and west of the site. It would not, therefore, appear out of character with this mixed form of development, nor detract from the setting of the adjacent locally listed building.

With regard to the impact on residential amenity, the proposed dwelling would not project further to the rear than the existing dwelling at two storey or single storey level, although the single storey element would extend closer to 1 Wellands Close, whilst still maintaining a minimum 1m separation to the northern flank boundary with this property. No first floor flank windows are proposed in the northern elevation facing this property, and no undue loss of light or outlook would occur.

With regard to Wells House to the south, the facing flank wall of the new dwelling would have a large double height staircase window and a first floor en-suite window, both of which can be conditioned to be obscure glazed. First floor windows in the northern flank elevation of Wells House are to a bathroom and store room, and would not be unduly affected by the proposals.

With regard to the impact on the protected beech tree at the far end of the rear garden, the replacement dwelling would be located in a similar position as the existing, and the impact of the proposals are not, therefore, considered to be significant.

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
2ACB01	Trees to be retained during building op.
ACB01R	Reason B01
3ACB02	Trees - protective fencing
ACB02R	Reason B02
4ACB03	Trees - no bonfires
ACB03R	Reason B03
5ACB04	Trees - no trenches, pipelines or drains
ACB04R	Reason B04
6ACC07	Materials as set out in application
ACC07R	Reason C07
7ACD02	Surface water drainage - no det. submitt
AED02R	Reason D02
8ACH03	Satisfactory parking - full application
ACH03R	Reason H03
9ACI12	Obscure glazing (1 insert) in the southern flank elevation
ACI12R	I12 reason (1 insert) BE1
10ACI17	No additional windows (2 inserts) first floor flank dwelling
ACI17R	I17 reason (1 insert) BE1
11ACK01	Compliance with submitted plan
ACK05R	K05 reason
12ACK05	Slab levels - no details submitted
ACK05R	K05 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