

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

Application No : 15/00101/FULL1

Ward:
**Chelsfield And Pratts
Bottom**

Address : Bow Wood Stonehouse Road Orpington
TN14 7HW

OS Grid Ref: E: 547454 N: 162355

Applicant : Mr & Mrs C Allen

Objections : YES

Description of Development:

Proposed new dwelling.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Open Space Deficiency

Proposal

This site measures 0.16ha, and is occupied by a detached split-level bungalow with limited first floor and basement accommodation. The site slopes steeply upwards from east to west, and lies adjacent to the Green Belt boundary to the south.

The rear part of the site (beyond the existing dwelling) is covered by a blanket TPO (No.58), which would not be affected by the current proposals.

It is proposed to demolish the existing bungalow, and erect a significantly larger detached 3 storey dwelling marginally further down the sloping site to the east, leaving a separation of 24.5m to the front boundary from the front elevation and 20.5m from the access steps to the basement which project 2.5m further south than the main dwelling.

The dwelling would maintain separations of 8.4-2.8m to the northern flank boundary with White Croft, and between 3.7m-6m to the south western flank boundary with Middlemarch. The proposed dwelling would reach 8.9m in height to the southern (front elevation) and 8m when measured from the northern (rear) elevation by virtue of the topography of the site.

The application was previously deferred from committee to seek a reduction in the height of the roof ridge, the set back of the building in line with the building line and to reduce the impact on White Croft.

The amendments submitted by the Applicant include the following:

- Footprint reduced in width by 1m and set back by 1m from the previous building line, which is in line with Middlemarch next door. The footprint also extends 500mm further to the rear to account for this.
- The overall building envelope is reduced and the height reduced down by 500mm. This will incorporate some eaves accommodation within the upper floor, which was suggested by Members.
- In terms of the contextual section, the property sits lower within the site.
- The front elevation has been simplified and is considered less grand.

Consultations

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

- * Overbearing harmful visual impact
- * Significantly overshadow Whitecroft
- * Infilling could significantly harm the character of the village
- * Excessively large buildings would be out of place with other properties within the semi-rural community
- * All neighbouring properties are sited within large plots with open space to one or both sides giving an open rural appearance, this scheme will erode that.
- * The property is out of context with the lie of the land
- * The property is too close to neighbouring boundaries
- * The dwelling protrudes forward of the building line by approximately 10m allowing for poor views from Middlemarch
- * The dwelling will detract from the reason people live within rural areas
- * The dwelling is proposed to be constructed forward of the building line of which previous applications within the street have been refused.

Highways - No objections subject to conditions

Trees - The Tree Officer expressed no objections to the scheme subject to conditions

Drainage - No Objections subject to conditions

Environmental Health - Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS)

Concerns have been expressed about the proposed lower ground study in respect to natural lighting as there is no outlook from the external glazed door and the light well is within 2m of the front retaining wall so natural light is obstructed. Concerns are also expressed about the lower ground floor guest room as there is no outlook

from this window. Concerns are also raised with regards to the ventilation within the kitchen and living room.

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
H7 Housing Density and Design
H9 Side Space
T18 Road Safety
H1 Housing Supply
T3 Parking

SPG1
SPG2

London Plan Policies:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Design and Quality of Housing Developments
3.8 Housing Choice
5.1 Climate Change
5.2 Minimising Carbon Dioxide Emissions
5.3 Sustainable Design and Construction
6.9 Cycling
6.13 Parking

National Planning Policy Framework

History

83/01450/FUL - Proposed two storey side extension - approved

Conclusions

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

- o Design
- o Standard of Residential Accommodation
- o Highways and Traffic Issues
- o Impact on Adjoining Properties

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.

Design, Siting and Layout.

The property, by virtue of the topography of the site, appears as a two storey detached dwelling when viewed from the wider street scene. The dwelling house is proposed to be set approximately 24.5m back from Stonehouse Road and allows for an open and spacious front amenity space in line with the character of the neighbouring properties.

Policy H9 requires a side space to be retained of 1m or more for the entire height and length of the development between the flank elevation of the host property and the common side boundary with the neighbouring dwelling. Although the original plans adhered to the policy requirement, amended plans were requested to increase the spacing around the dwelling further in order to retain the spacious aesthetics of the plot when viewed from the wider street scene. The side space was increased from 2.5m to 3.7m at the closest point with the common side boundary with Middlemarch and retained at 2.8m at the closest point along the common side boundary with White Croft. The development will not result in a cramped form of development and would not adversely impact on the character of the wider street scene. It is considered that the size and scale of the development is acceptable in that it retains the open nature of the site and compliments the adjoining Green Belt land.

Amendments were requested to reduce the height of the dwelling in order to retain the staggered ridge heights when viewed from Stonehouse Road, which was complied with. It is now considered that the height of the proposed dwelling lies harmoniously with the staggered heights of the surrounding dwelling (rising to the west along Stonehouse Road) and is not considered to detrimentally impact in terms of being unduly prominent. Further amendments have lowered the ridge by another 0.5m.

Amendments received have ensured that the dwelling is predominantly in line with the property to the west, Middlemarch (the nearest adjoining dwelling), and approximately 3.5m forward of the existing front elevation of the bungalow. Dwellings along Stonehouse Road do not benefit from a regimented building line and it is therefore considered that the siting of the dwelling is acceptable in that it does not unduly compromise the character of the surrounding street scene or create an unduly prominent dwelling.

With regard to the design of the dwelling, it is noted that the height of the dwelling has been significantly reduced from that originally proposed which allows for an element of subservience within the plot. Materials proposed within the construction consist predominantly of red and yellow stock brick and an off white render to the front elevation allowing for a modern and crisp finish. Within Stonehouse Road there are a plethora of differing designs and a variety of materials are present so the development would not be out of keeping with the surrounding area. Materials can be controlled by way of a condition.

Residential Amenity

Standard of Residential Accommodation

Policy 3.3 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

The shape, room size and layout of the rooms in the proposed building are 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.

In terms of amenity space the depth of the rear garden is of sufficient depth and proportion to provide a usable space for the purposes of a five bedroom dwelling house.

With regards to the Environmental Health Comments, whilst it is appreciated there is a poor outlook from the lower ground floor guest bedroom it is considered the main living and sleeping accommodation is found within the ground and first floor and the basement accommodation will be used on a sporadic basis. The outlook from the guest bedroom has been improved through the submission of amended plans to allow for a 3m separation distance to the flank wall of the light well. It is considered that if approval were to be forthcoming a condition should be added to the decision notice to restrict the use of the ground floor level being used.

Although it is appreciated that Environmental Health have concerns over the outlook of the study at lower ground floor level it is considered that this room is not a habitable room and as such does not require the same standard of amenity to be provided. It is considered that the room within the basement will not be in continuous use as a main habitable room and the level of natural light provided is of an acceptable standard. The Agent has however increased the depth of the light well to afford the study an increased amount of natural light.

Impact on Adjoining Properties

The habitable room windows will face the northern or southern boundary of the site. No properties are located to the rear of the site within 50m of the boundary and as such it is considered that there is no issue with regards to perceived or actual overlooking. All windows within the flank elevations of the property will be conditioned to be obscurely glazed and non opening below 1.7m in level in the event that permission is forthcoming. On this basis, it is not considered that the dwelling will result in loss of privacy or overlooking of adjacent properties.

Both adjacent properties at White Croft and Middlemarch are angled away from the host property, significantly reducing any potential impact on residential amenity. Although it is noted that the proposed dwelling will be sited within 3.5m of the

common side boundary with Middlemarch, by virtue of the oblique angle, it is not considered that the proposed dwelling would impact unduly upon neighbouring amenities. Whilst it is noted that the single storey rear extension projects 500mm further than that previously submitted, it is considered that by virtue of the topography of the site and the change in land level, the increase in depth would have a discernible impact on residential amenity. By virtue of the considerable separation distance with the property at White Croft (11m at the rear and 20.5m at the front), it is not considered that the proposed dwelling would unduly impact upon the residential amenity with regards to the owner/occupiers of the neighbouring property.

Car parking

The proposed new dwelling provides a single integral garage and off street parking for up to three vehicles. No objections were raised on behalf of Highways.

Refuse

All new developments should have adequate facilities for refuse and recycling. The applicant has not provided details of refuse storage for the unit in the curtilage however these could be dealt with by condition.

Application Permitted

as amended by documents received on 06.03.2015

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
3ACH03	Satisfactory parking - full application
ACH03R	Reason H03
4ACH19	Refuse storage - implementation
ACH19R	Reason H19
5ACH26	Repair to damaged roads
ACH26R	Reason H26
6ACH27	Arrangements for construction period
ACH27R	Reason H27
7ACD02	Surface water drainage - no det. submitt
AED02R	Reason D02
8ACA04	Landscaping Scheme - full app no details
ACA04R	Reason A04
9ACA07	Boundary enclosure - no detail submitted
ACA07R	Reason A07
10ACI01	Restriction of all "pd" rights

Reason: In order to prevent overdevelopment of the site in future, to protect the amenities of future residents and nearby residents, and to comply with Policy BE1 of the Unitary Development Plan.

11ACI11 Obscure glaz'g/details of opening (1 in) in the south-west and north-east elevations

ACI11R Reason I11 (1 insert) BE1

12 No development shall commence until a pre-construction tree works schedule is submitted to and approved in writing by the Council. Once approved the works schedule shall be undertaken in accordance with British Standard BS 3998 2010, and prior to the implementation of tree protection measures as detailed in the Tree Protection Plan.

Reason: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

13 The lower ground floor accommodation shall be used only by members of the household occupying the dwelling and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two or more dwellings.

14 Details and samples of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

15 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) at a scale of 1:5 shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

16ACK05 Slab levels - no details submitted

ACK05R K05 reason

INFORMATIVE(S)

1 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.

2 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.

3 RDI25