

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

Application No : 15/01106/FULL1

Ward:

Hayes And Coney Hall

**Address : 30 Harvest Bank Road West Wickham
BR4 9DJ**

OS Grid Ref: E: 540037 N: 165054

Applicant : Mr G Algar

Objections : YES

Description of Development:

Demolition of single storey side extension and associated alterations to existing dwelling and erection of one, two storey detached four bedroom dwelling with roof space accommodation; parking provision to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

This application seeks the demolition of the existing single storey side extension and associated alterations to existing dwelling and erection of one, two storey detached four bedroom dwelling with roof space accommodation. Off-street parking is proposed to the front of the site, with some soft landscaping.

The rear garden to the host dwelling is proposed at 12.6m length and two parking spaces are proposed to the front of the dwelling.

The annotated plans indicate a one metre side space remains to the boundary of the host dwelling and a one metre side space is proposed to the west and east boundaries of the proposed dwelling.

This application seeks to address previous refusal grounds of application reference 14/05066.

Location

The site is a two storey semi-detached dwelling located on the north side of Harvest Bank Road. To the west of the site is an access road leading to rear garages for other dwellings within the road. This is at a higher level than the site and its existing garden. Just beyond the site Harvest Bank Road is unmade. There are mostly semi-detached dwellings within the vicinity with some detached

Consultations

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

- o Create precedent
- o Loss of light, sunlight and overshadowing
- o overshadowing
- o Place undue pressure on road system and free flow of traffic and emergency vehicles
- o Lack of parking/congestion
- o Poor drainage
- o Additional demand on utility services
- o Impact on ease of access to access road
- o Undermine access road/not a public access
- o Detriment to visual amenity
- o Loss of trees
- o Ugly and out of character
- o Proposed garden layouts do not conform to local area
- o Possibility of extension to existing house - No 30 - additional pressure and over-development
- o Incorrect information on the application form
- o May be restrictive 'one dwelling per plot' covenant issues

Comments from Consultees

Comments from the Designing Out Crime Office consider that the proposed development should be able to achieve physical security requirements of Secured By Design.

No objections are raised by Thames Water in respect of sewerage infrastructure capacity and water infrastructure capacity. Informatives are suggested in the event of a planning permission.

Drainage comments note that the proposed use of two soakaways one at the front and one at the back is acceptable, subject to detailed design of soakaways to be approved.

No Highway objection is raised and conditions are suggested in the event of a planning permission.

Planning Considerations

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

H7 Housing Density and Design
H9 Side Space
BE1 Design of New Development
T3 Parking
T11 New Accesses
T18 Road Safety

SPG1
SPG2

London Plan:

3.5 Quality and Design of Housing Developments
5.3 Sustainable Design and Construction
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.4 Local Character
7.6 Architecture
Mayor of London's Housing Supplementary Planning Guidance

Planning History

The planning history includes application reference 14/05066 for the demolition of single storey side extension and associated alterations to existing dwelling and erection of one, two storey detached four bedroom dwelling with roof space accommodation; detached double garage to rear. This was refused for the following reasons:

The proposed design indicated on the submitted drawings would be unrelated to and out of scale and character with neighbouring properties, resulting in an unduly obtrusive form of development by way of scale, eaves height, form and detailed design thus having a detrimental impact on the visual amenities of the area, contrary to Policy BE1 and H7 of the Unitary Development Plan and Policy 3.5, 7.4 and 7.6 of the London Plan.

Without assurance that access can be achieved to the proposed rear garage, the development would be lacking in adequate on-site car parking provision likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety thereby contrary to Policy T3 and T18 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, highway safety and the impact that it would have on the amenities of the occupants of surrounding residential properties and those of future occupants, and if the previous grounds of refusal have been addressed.

The NPPF sets out a presumption in favour of sustainable development and encourages the provision of a good supply of a varied mix of homes. Policy BE1 of the Bromley Unitary Development Plan 2006 (the UDP) sets out criteria which proposals for new development will be expected to meet. These include requirements for an attractive appearance, adequate space and suitable access and that the amenity of occupiers of neighbouring buildings should be respected. Policy 7.4 of the London Plan is also concerned with the protection of the character and appearance of the area.

Local concerns are raised in respect of the proposal being a cramped form of development, out of character with the street scene. The previous report noted 'The original dwellings of Harvest Bank Road have a strong, distinctive character and many have been extended, often by large side dormers and in the case of the adjoining dwelling to the application site a two storey flat roof side extension. Beyond the site, to the west lays the access road to rear garages followed by an unmade section of road with development following a variety of design forms. At present there are large conifers to the front of the site which will be removed to facilitate any development. They currently screen a wide single storey extension to No 30 Harvest Bank Road. Whilst the proposed development as a detached dwelling does not follow the general nature of development in this location it is noted that the proposed site location is the point between the two sections of the street form. Careful consideration must therefore be given to a detached form of development and its impact on the character of the area. Given the above, and on balance, it may be considered that a detached form of development may not be unacceptable in this part of the street scene'.

A revised design has been submitted for consideration; minimum one metre side spaces are proposed and the building line of the proposed dwelling continues that of the established building line in Harvest Bank Road. Whilst it was previously considered that the proposed design would result in an un-related form of development the current proposal introduces a cat-slide element to the front elevation which, it is considered, helps to address a visual link between the existing and proposed development.

Local concerns continue to be raised in respect of overshadowing, loss of sunlight and impact on outlook. Whilst any new development will have some impact, given the proposed siting and relationship to nearby dwellings it is not considered that there would be such a significant impact in this respect as to warrant a planning ground of refusal.

Neighbour concerns in respect of drainage are raised however no specific objection is raised by Thames Water or Drainage subject to conditions and informatives.

This application proposes parking to the front of the property and by doing so has addressed one of the previous refusal grounds. The plans show some soft landscaping to the front garden/parking areas which is desirable from a planning point of view in order to help create an attractive setting for the proposal.

In respect of trees there are no TPOs on the site and the loss of the conifer trees to the front and part side boundary does not raise planning concern. In the event of a planning permission consideration should be given to conditions in respect of any retained trees to the side/rear boundary.

Concerns were raised that the documents accompanying the application continued to refer to the erection of a garage. Revised statement has been received 13/5/15 to correct this.

Local concerns are raised in respect of restrictive covenants; whilst this is noted matters relating to covenants are a private legal matter between the parties concerned and do not form part of the planning consideration.

In respect of concerns raised of possible future development to the host dwelling, given the size of plot retained it is not considered appropriate to restrict permitted development rights, and any development requiring the benefit of planning permission will be considered on its own merits, in the event of an application.

The development is CIL liable and a self build exemption form has been submitted.

Given the revisions that this application puts forward it is considered that the previous grounds of refusal have been addressed and, subject to conditions, planning permission can now be granted.

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:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

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

- 3** Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

- 4** Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

- 5** The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.

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.

- 6** No trees to the rear of the site shall be felled, lopped or pruned before or during building operations except with the prior agreement in writing by or on behalf of the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

- 7 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.**

Reason:In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 8 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.**

REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

You are further informed that :

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.**
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant**
- 3 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:
' A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.**

' Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

' Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

4 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

5 Surface Water Drainage - With regard to surface water drainage 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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.