

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

**Application No :** 15/01879/OUT

**Ward:**  
**Chislehurst**

**Address :** 27 Heathfield Chislehurst BR7 6AF

**OS Grid Ref:** E: 544368 N: 170630

**Applicant :** Mr Adrian Lawrence

**Objections : YES**

**Description of Development:**

Demolition of existing dwelling and erection of a 2 storey 4 bedroom dwelling.  
OUTLINE APPLICATION

**Key designations:**

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 16

**Proposal**

Outline planning permission is sought for the demolition of existing dwelling and erection of a 2 storey 4 bedroom dwelling.

The application has been submitted in 'outline' with approval being sought in respect of landscaping, layout and scale and all other matters reserved. The applicants have provided some indicative elevational drawings to accompany the application. Revised plans were received on 8th September 2015.

**Location**

The application site currently contains a single storey detached bungalow located at the eastern end of Heathfield, and lies within Chislehurst Conservation Area.

**Consultations**

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

- o Height and proximity to the southern flank boundary would cause a high degree of overshadowing and inhibit daylight
- o Loss of privacy
- o Overall height appears dominant and out of scale
- o The footprint is significantly larger than the existing property it replaces

- o Does not respect existing property spacing values and would give a cramped appearance
- o Accept redevelopment in principle however room in roofspace will result in loss of privacy for properties to the rear
- o Windows should be obscured

Letters in support of the proposals have also been received from residents within the borough which can be summarised as follows:

- o The development would be beneficial to properties in close proximity and is not out of character with surrounding properties.
- o No reason for this to be refused as there are many examples of infilling and extending to maximum proportions in local roads.
- o The new dwelling is far superior than current property
- o Would help lift an area in the very heart of Chislehurst
- o Positive contribution to the Conservation Area
- o Good to see people investing in the local area
- o Attractive two storey dwelling

Since the revised plans (dated 08/09/2015) were received, one resident has withdrawn their objection as the changes addressed in previous objection and they are now satisfied with the application. Other comments were received from the immediate neighbours and can be summarised as follows:

- o The revised proposal does not fully satisfy the concerns previously raised
- o The addition of two more windows to the first floor southerly flank wall now further increases the overlooking
- o The proximity of the property to the southerly boundary would impede light to neighbouring property
- o Resiting the garage to the right hand side would also necessitate the removal of trees and shrubbery from the front garden to gain vehicular access. This would reduce the current level of screening and reduce the amount of green space
- o Detrimental appearance to the road which is in a conservation area.
- o Loss of light due to two storeys

#### Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

- o Excessive bulk, footprint and height results in overdevelopment
- o The quality of architectural design needs to be improved if it is to comply with BE1 and BE11 and Conservation Area SPG
- o The current proposal would not preserve or enhance the Conservation Area for present or future generations and is therefore not a sustainable development

The Highways Officer raised no objection

The Environmental Health Officer raised no objection however has suggested informatives regarding Pollution and Contamination.

Drainage Officer recommended conditions regarding surface water

Conservation Officer raised no objection as the general scale, design and situation in the site acknowledges the context of the Conservation Area.

## **Planning Considerations**

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  
H1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Road Safety  
NE7 Development and Trees

Planning History

There is no planning history on this site.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential 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.

The site is a currently a single storey detached bungalow located at the eastern end of Heathfield, and lies within Chislehurst Conservation Area. The existing dwelling occupies the full width of the site with an attached garage along its northern side. The site is elevated in comparison to the neighbouring properties. The surrounding streetscene comprises largely of two storey properties set within large plots.

Outline planning permission is sought for the demolition of existing dwelling and erection of a 2 storey 5 bedroom dwelling with accommodation in loft space. The

application has been submitted in 'outline' with approval being sought in respect of landscaping, layout and scale. While all other matters (access and appearance) are reserved, indicative floor plans and elevational drawings have been provided. Revised drawings were submitted by the agent (8/9/15) to show a reduction in the overall scale.

### Landscaping

With regard to landscaping, the illustrative plans and the Design and Access Statement shows that all important trees and natural screening contained within the rear garden will be retained. The relocation of the garage requires the cutting back of vegetation in the front garden however the revised plan indicates some of the vegetation existing on the southern flank boundary will remain and provide an element of screening. No TPOs are located within the site and any other tree work would be subject to a tree application due to the sites location within a Conservation Area.

### Scale

The proposed dwelling would have a maximum height of 8.95m, an overall increase in height of 2m, when scaled from the submitted plans. Given that this road contains predominantly two storey dwellings, the scale of the proposed dwelling is considered to be in keeping with the neighbouring properties and the surrounding area in general. Although approval of appearance has not been sought as part of this outline application, indicative drawings have been submitted with the application which show a replacement dwelling of high quality design which respects the character of the Chislehurst Conservation Area. The revised plans (received 08/09/2015) remove the rear dormer and no rooms are proposed in the roof space. This lessens the impact on the properties to the rear and also allows the roof height to be lowered, thereby lessening the bulk and height of the proposal. Whilst some concern regarding overlooking and loss of privacy have been highlighted from neighbour objections due to the proposed second floor windows, floor plans have been provided within the submission highlighting that the flank windows at first floor level are to be obscure glazed which may be considered acceptable. However, this will be a matter to consider within the reserved matters application as approval of appearance is not being sought under this outline application.

### Layout

The revised plans indicate a proposed dwelling which provides a minimum side space of 1.2m at the pinch point due to the chimney, the majority of the proposal provides a side space of 1.5 - 2m. Policy H9 of the Unitary Development Plan states that when considering applications for development comprising two or more storeys in height, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This is considered necessary to protect the high spatial standards and levels of visual amenity which characterise many of the Borough's residential areas. The character of this Conservation Area indicates a more generous side space, particularly at first floor level, therefore the proposal is considered to in-

keeping with the street scene and compliant with Policy H9 of the Unitary Development Plan. It is therefore not considered to impact detrimentally on the amenities of the neighbouring properties or the street scene in general. The revised plan relocates the garage to the southern side of the plot, the front elevation is stepped, to reflect the front property lines of both neighbouring properties. The shape, room size and layout of the rooms in the proposed dwelling are considered to be satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use.

#### Access

Whilst this is an outline application only seeking approval of landscaping, scale and layout, some details concerning access have been provided. There is an existing dropped kerb and hardstanding providing access to Heathfield which is indicated to remain. The details of access will be considered in detail within the reserved matters application.

#### Appearance

Although the appearance has not been sought as part of this outline application, indicative floor plans and elevations have been submitted with the application which show a replacement dwelling of high quality design. The style, design and materials are considered to be in keeping with the neighbouring properties and respect the character of the Chislehurst Conservation Area however this will be a matter to be considered in detail within the reserved matters application.

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 08.09.2015

### **RECOMMENDATION: PERMISSION**

#### **Subject to the following conditions:**

- 1 Details of access and appearance (Hereinafter referred to as the "reserved matters") shall be submitted to the local planning authority. No development shall commence until details of the reserved matters for that phase have been approved in writing by the local planning authority. The development shall be carried out in full accordance with the approved details.**

**Reason:**In order for the local planning authority to consider the details pursuant of permission and in order to ensure compliance with policy BE1 and H7 of the Unitary Development Plan.

- 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** 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.

- 4** Before commencement of the development hereby permitted details of (a) turning area(s) within the site shall be submitted to and approved in writing by the Local Planning Authority. The turning area(s) shall be provided before any part of the development is first occupied and shall be permanently retained thereafter.

**Reason:**In order to comply with Policies T3 and T18 of the Unitary Development Plan and to enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety.

- 5** While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

**Reason:**In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

- 6** The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:**In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

- 7** Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

**Reason:**In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

- 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 5.13 of the London Plan

- 9** No loose materials shall be used for surfacing of the parking and turning area hereby permitted

**Reason:**In order to comply with Policy T18 of the Unitary Development Plan

- 10** Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:**To ensure a satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan

- 11** No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to

**the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:**

**i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;**

**ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and**

**iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.**

**The scheme shall be implemented, maintained and managed in accordance with the approved details**

**Reason: The surface water drainage system indicated on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.**

**12 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.**

**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.**

**13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority**

**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.**



- 14** During the demolition and construction works hereby approved no operations including deliveries to or from the site shall be carried out on the site other than between the hours of 07.30 to 17.00 Mondays to Fridays inclusive and to 13.00 on Saturdays and no operations shall be carried out at all on Sundays or on statutory Bank Holidays

**Reason:**To maintain the residential amenity of the surrounding residential development in accordance with policy BE1 of the Unitary Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promoted with regard to amenity.

**You are further informed that :**

- 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