

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

Application No : 15/05248/FULL1

Ward:
Chislehurst

Address : The Orchard 1 Cricket Ground Road
Chislehurst BR7 5HD

OS Grid Ref: E: 543878 N: 169851

Applicant : Mrs Susan Andrews

Objections : YES

Description of Development:

Demolition of The Orchard and Orchard Cottage, retention of existing swimming pool building and garage, and erection of detached two storey 5 bedroom dwelling with accommodation in roofspace, integral double garage and one bedroom annexe on first floor (Plot A), and detached two storey 4 bedroom dwelling with accommodation in roofspace and integral double garage (Plot B)

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Area
Adjacent Green Belt
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

It is proposed to demolish the existing buildings on the site known as The Orchard (a two storey 5 bedroom dwelling) and Orchard Cottage (a two storey two bedroom annexe currently used by the applicant's son), and erect a replacement dwelling within the northern half of the site (Plot A) which would link with the existing garage and swimming pool buildings which are to remain, along with a new dwelling within the southern half of the site (Plot B) adjacent to Lothlorien.

The dwelling on Plot A would have two storeys with accommodation provided within the roof space, and would comprise a 5 bedroom dwelling with a first floor one bedroom annexe accessed via a separate staircase to the rear of the kitchen/living areas. The dwelling would be set back a minimum 1.8m from the side boundary with Plot B, and would be set back a similar distance from Watts Lane to the north as the existing dwelling. It would use the northern of the two existing vehicular accesses to the site.

The dwelling on Plot B would also have two storeys with accommodation provided within the roof space, and would contain 4 bedrooms and an integral double garage. It would be set back 1.8m from the side boundary with Plot A, and would

maintain a separation of 2.8m from the southern flank boundary with Lothlorien. The dwelling would use an existing vehicular access from Cricket Ground Road.

The new dwellings would be set approximately in line with the dwellings to the south at Lothlorien and Shalimar leaving frontages of between 10-14m in depth.

Revised plans were submitted which reduced the width of the dwelling on Plot B by 1m to allow a greater separation to be provided to Lothlorien to the south, and decreased the amount of hard surfacing proposed at the front of both plots.

An Arboricultural Impact Assessment has been submitted to support the proposals.

Location

This site is located on the corner of Watts Lane and Cricket Ground Road, and measures 0.23ha in area. It lies within Chislehurst Conservation Area, and borders the Green Belt to the north and west. Four elm trees and a horse chestnut situated along the frontage of the site are protected.

The site is bounded to the south by a recently constructed detached two/three storey dwelling known as Lothlorien, and to the east by an access road leading to two dwellings known as Priestfield and Wellwood.

Consultations

Letters have been received from local residents who are concerned about the impact on trees and that secure boundary fencing is provided, whilst The Chislehurst Society considers that the proposals do not respect or complement the existing very generous spatial character of Cricket Ground Road.

A letter in support of the proposals has also been received from a local resident.

Comments from Consultees

No highways objections are raised to the proposals, subject to conditions requiring details of how construction vehicles would be accommodated within the site during the construction period, and ensuring that any damage to Cricket Ground Road caused by the construction is repaired.

The Advisory Panel for Conservation Areas raises objections to the loss of the existing building which is considered to make a positive contribution to the character of Cricket Ground Road and the Conservation Area generally, and considers that the proposals would be an overdevelopment of the site.

No drainage objections are raised to the proposals, and Thames Water has no concerns.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
G6 Land Adjoining Green Belt
H7 Housing Density & Design
H9 Side Space
T3 Parking
T18 Road Safety
NE7 Development and Trees

The NPPF is also an important consideration.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Chislehurst Conservation Area, on the amenities of nearby residential properties, and on any important trees on the site.

The existing house has been altered significantly since it was built, it lacks any real cohesion, and is considered to have low architectural merit and no historic merit. It is therefore considered to make only a neutral contribution to the Conservation Area, and its loss would not therefore be resisted.

The existing site is relatively large, and the proposed plot sizes would not be out of character with the pattern of development in the area. Therefore, the provision of two dwellings on the site is considered to be acceptable in principle.

The new dwellings would be set further back into their sites than the existing dwelling at The Orchard which would improve the setting of the development, and the overall size of the houses proposed would not appear overlarge for the size of the plots. The dwelling on Plot A would be set back a similar distance from the side boundary with Watts Lane as the existing dwelling, whilst the separation between the new dwellings on Plots A and B would be between 3.6-5.9m. The dwelling on Plot B would have a slightly lower roofline to its southern side adjacent to Lothlorien, and would maintain a separation to the southern flank boundary of 2.8m, with a separation of 3.8m provided to the adjacent dwelling at Lothlorien. The proposals are not, therefore, considered to appear unduly cramped within the street scene, nor detract from the spatial standards of this part of Chislehurst Conservation Area.

The design of the proposed houses uses traditional features such as weatherboarding, brick walling and sash windows which are generally considered to be sensitive to the surrounding area.

With regard to the impact on neighbouring properties, the dwelling on Plot B which would lie immediately to the north of Lothlorien would have a first floor bathroom window in the southern flank elevation, but this can be conditioned to be obscure glazed to prevent any loss of privacy. The new dwelling would project only

marginally beyond the rear elevation of Lothlorien at ground floor level only, and the amenities of the occupiers of this property are not therefore considered to be unduly affected.

The dwelling at Priestfield lies at the rear of the site next to the south-eastern corner of Plot B, and a good level of tree screening is currently provided to this boundary which would be retained. The proposals would not therefore have a detrimental impact on the amenities of those residents.

With regard to the trees on the site, the Tree Protection Plan and Arboricultural Method Statement submitted with the proposals are considered acceptable and demonstrate that important trees on the site would be adequately protected.

In conclusion, the proposals are considered to represent an acceptable form of redevelopment of this site which would not detract from the character and spatial standards of Chislehurst Conservation Area nor have a detrimental impact on residential amenity or on important trees on the site.

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 01.04.2016 06.04.2016 08.06.2016
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 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.

- 3 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.

- 4** Details 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

- 5** 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) 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.

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

7 Prior to the commencement of the development hereby permitted, a survey of the condition of the road shall be submitted and agreed by the Local Planning Authority and any damage caused to the surface of the road during the construction phase of the development will be reinstated to a standard at least commensurate with its condition prior to the commencement of the development.

Reason: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

8 Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

Reason: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), 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 comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

10 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first or second floor flank elevation(s) of the dwellings hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

11 Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window(s) shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

12 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.

13 The development shall be implemented in accordance with the Tree Protection Plan/Arboricultural Method Statement submitted and approved as part of the planning application, and under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.

Reason: To maintain the visual amenity of the area in accordance with Policy NE7 of the Unitary Development Plan.

14 The first floor one bedroom annexe to the dwelling on Plot A shall be used only by members of the household occupying the dwelling on Plot A, 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 dwellings.

You are further informed that :

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

2 Before any works connected with the proposed development are undertaken within the limits of the street, you should obtain the agreement of the owner(s) of the subsoil upon which Cricket Ground Road is laid out.