

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

Application No : 16/00515/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 177 Warren Road Orpington BR6 6ES

OS Grid Ref: E: 546464 N: 164272

Applicant : Mr Deepak Tibrewall

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of replacement dwelling

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 28

Proposal

The application site is a two storey detached property located on the northern side of Warren Road, close to the junction with Albert Road. The site measures 0.0827ha and the existing dwelling is located approximately 8m back from the highway with off street parking capability for several cars.

It is proposed to demolish the existing two storey dwelling and erect a replacement two storey detached dwelling. At ground floor level, it will be 13.715m wide and 15.175m deep. The first floor will step in from the rear and northern flank; it will be 11.35m wide and 13.2m deep. The proposal includes habitable accommodation in the roof space with two rear roof lights and flank two roof lights. The dwelling is proposed with a hipped roof that has a maximum height of 9.25m, a reduction in overall height of 0.45m

The proposed dwelling will provide 1.755m to the south-eastern flank boundary and 2.979m to the north-western flank boundary.

Consultations

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

- This ward is a medium density area with plenty of greenery. This kind of infilling will destroy the ambiance of the area, changing it into a highly built up ward having more in common with the inner city than the outskirts of the borough being only a short distance from The Green Belt

- Greater London has a housing shortage, this development does nothing to alleviate the shortage; it isn't affordable housing, it's a chance for someone to make a fast profit at the expense of those living close to the proposed development
- grossly unkind to subject neighbours to a year of noise and upheaval
- 177 is a local landmark known as, 'The Half House', which if not a listed property should be
- The original application stated, incorrectly, that the property had probably been a semi-detached dwelling with the adjoining property having been demolished. However, in 1906 several plots were purchased here as a nursery and site for, Maythorne & Woodside in Warren Lane, what is now, 175 and 177 Warren Road. No.177 appears as it does because WW1 intervened. Tragically the family member for whom the house was intended didn't return and the building was not completed, hence the "The Half House". The land was sold with the dwellings, in about 1960, after which 175a & 177a were built.
- Why do the new plans not seem to show the ground plan, in relation to the effect on neighbouring properties.
- The orientation of all the properties on this side of Warren Road means that each structure takes sunlight from their neighbours, with the backs of the properties in constant shadow. The proposed building will aggravate this situation for neighbouring houses. 177a, a bungalow, will be entirely hemmed in on both sides
- Sewage systems need upgrading before any further stress is placed on it by the increased accommodation
- Footings for the structure will have to go down more than 1m to reach chalk layer and damp course would need to be substantially higher therefore the property will be higher than suggested
- Concerned at the scale of the proposed dwelling compared to neighbouring bungalow
- Object to proposed three storey dwelling projecting 2m into the back garden compared with the existing building which will effect light
- Previous owners already built 4m rear extension many years ago

Internal Consultations:

Transport for London raised no objection considering the scale, nature and location of proposal however a minimum of 2 cycle parking spaces are required for the application to be in line with London Plan standards.

The Council's Tree Officer raised no objection

Drainage Officer stated that the site is within an area in which the Environment Agency - Thames Region require restrictions on the rate of discharge of surface area from new developments into the river Ravensbourne or its tributaries. Requested details of a surface water drainage system be submitted before commencement, if recommending approval.

Comments were received from the Council's Housing Offer which can be summarised as follows:

- There will be an area labelled "temple" by the flank elevation window within this room. Unless the proposed development is intended for some form of religious use this term would appear inappropriate
- There will be two rooms and a bathroom located within the roof space. Both rooms will have roof lights and would appear to be habitable and could be used for sleeping purposes. The proposal appears to be for a three storey six bedroom detached house.
- Unlike dormer and conventional windows roof lights do not provide a reasonable view or outlook of the surroundings
- Window and external door design should include windows with small opening casements or similar. This will avoid conflicts between providing natural ventilation to the room, retaining warmth in the winter and adequate security.
- The only window serving the proposed dining room will look out on the flank elevation of the neighbouring property and will not provide a reasonable view of the surroundings.
- The roof lights to the second floor rooms 1 and 2, will not provide a reasonable view or outlook of the surroundings.

The Environmental Health Officer raised no objection.

Thames Water raised no objection regarding waste and water infrastructure capacity.

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

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

London Plan (2015):
Policy 3.5 Quality and Design of Housing Developments
Policy 5.3 Sustainable Design and Construction
Policy 5.13 Sustainable Drainage
Policy 6.13 Parking
Policy 7.4 Local Character
Policy 7.6 Architecture

The site has been subject to previous planning applications:

- 99/03714/FULL1 - Single storey rear extension for conservatory - Permitted 02.02.2000
- 10/01518/FULL6 - Part one/two storey side extension - Permitted 13.07.2010
- 10/03622/FULL6 - Part one/two storey side and rear extension - Refused 01.03.2011
- 12/03120/FULL6 - Part one/two storey front, side and rear extension and rear dormer - Permitted 03.01.2013
- 13/02804/PLUD - Detached storage building in rear garden CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT - Proposed Development is Lawful 16.10.2013
- 14/04857/HHPA - Single storey rear extension, extending beyond the rear wall of the original house by 8m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m (42 Day Notification for Householder Permitted Development Prior Approval). Proposal Not Permitted Development 17.12.2014

Conclusions

The main issues relating to the application are the effect that it would have on the character of the 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 application site is a two storey detached property located on the northern side of Warren road, close to the junction with Albert Road. The site measures 0.0827ha and the existing dwelling is located approximately 8m back from the highway with off street parking capability for several cars.

Permission is sought for the demolition of the existing dwelling and erection of replacement two storey detached dwelling. At ground floor level, it will be 13.715m wide and 15.175m deep. The first floor will step in from the rear and northern flank; it will be 11.35m wide and 13.2m deep. The proposal includes habitable accommodation in the roof space with two roof lights in the rear roof slope and two roof lights in the northern flank roof slope.

The previous application for extensions to this property, permitted under reference: 12/03120/FULL6, incorporated a hipped roof. The report stated that the hipped roof was considered subservient and would soften the appearance and bulk of the building. The neighbouring property to the east, No.177a, is a detached bungalow and to the west, No.175a, is a two storey detached property however this neighbouring property is significantly lower in height. The existing dwelling is locally known as the 'Half House' and has the appearance of a semi-detached property

although has been detached since construction. The proposed replacement dwelling incorporates a hipped roof that is 9.232m high, a reduction of 0.468m compared to the existing dwelling. Furthermore it will be hipped away from the boundary with No. 177a thereby lessening the impact on this neighbouring bungalow.

Policy H9 of the Unitary Development Plan states that when considering applications for development comprising two or more storeys in height, a minimum of 1m side space must be provided. The proposed dwelling will provide 1.755m to the southern flank boundary and 2.979m to the northern flank boundary thereby compliant with Policy H9.

Concerns have been raised regarding the impact on the neighbouring bungalow, No.177a, with regards to loss of light and outlook. Additional information was provided by the agent on 22/4/16 which indicates the 45 degree line on the floor plans and elevations. No part of the proposed dwelling was within 45 degrees of the middle of the rear window of No.177a therefore this element is not considered to impact significantly on the amenities of this adjoining property.

All proposed flank windows are indicated on the submitted plans to be obscure glazed in order to protect the amenities of the neighbouring properties. From visiting the site it was noted that No.175a is situated further to the rear in the plot. Furthermore, the flank wall of No.175a is blank therefore the proposal will not impact on the privacy of this neighbouring property

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.

Given the scale, orientation and side space, the proposed replacement dwelling is not considered to result in a detrimental impact on the amenities of neighbouring properties or character of the area, therefore the proposal is considered acceptable in this instance.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

As amended by documents received on 22.04.2016 26.04.2016 04.04.2016

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 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.

3 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.

4 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 satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

5 Before the development hereby permitted is first occupied the proposed window(s) in the flank elevations 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

6 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the dwelling 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.

7 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 8** 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 works commence, 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** There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
- 3** 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.