

<b>Committee Date</b>	12 <sup>th</sup> January 2023	
<b>Address</b>	9 Manor Place Chislehurst BR7 5QH	
<b>Application Number</b>	22/03389/FULL1	<b>Officer</b> - Lawrence Stannard
<b>Ward</b>	Chislehurst	
<b>Proposal</b>	Demolition of existing three bedroom two storey detached house and replacement with four bedroom detached two storey house with air source heat pump.	
<b>Applicant</b>	<b>Agent</b>	
Thomsen Belo	Holloway	
9 Manor Place Chislehurst BR7 5QH	13 Harcourt Road London SE4 2AJ	
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
Side Space	No	

<b>RECOMMENDATION</b>	Permission
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<p><b>KEY DESIGNATIONS</b></p> <p>Adjacent Green Belt Article 4 Direction Chislehurst Conservation Area Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 16</p>
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<b>Representation summary</b>	<ul style="list-style-type: none"> <li>• Neighbour notification letters were sent on the 4<sup>th</sup> September 2022.</li> <li>• A site notice was displayed on the 4<sup>th</sup> September 2022.</li> <li>• A Press Advert was published on the 14<sup>th</sup> September 2022.</li> </ul>
Total number of responses	6 (received from 4 different properties)
Number in support	0
Number of objections	3

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Conservation Area.
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties

## 2 LOCATION

- 2.1 The application site hosts a detached dwelling located on the south-western corner of Manor Place, a cul-de-sac. The site lies within the Chislehurst Conservation Area.
- 2.2 The properties within this small cul-de-sac range in style including modern and traditional.

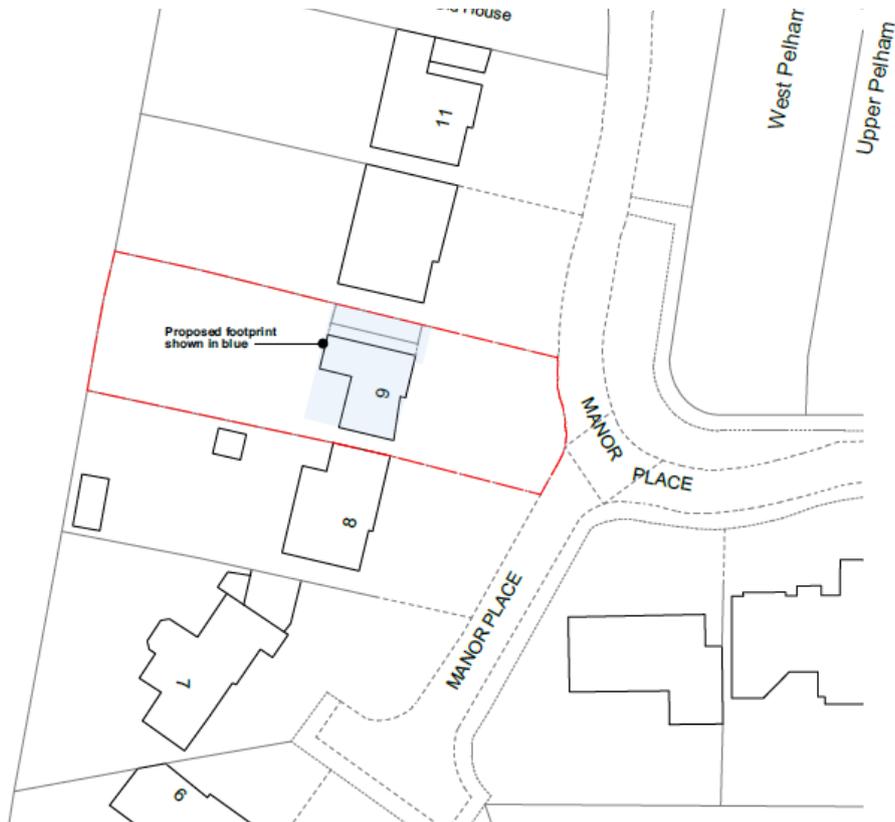


Figure 1: Site Location Plan



**Figure 2: Front Elevation Photo**

### **3 PROPOSAL**

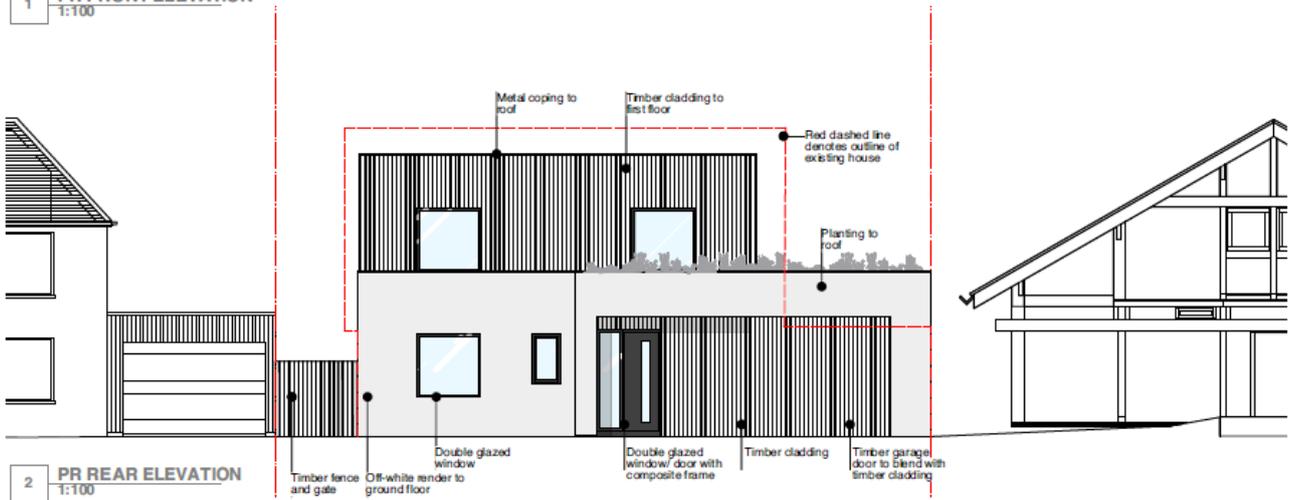
- 3.1 The application seeks permission for the demolition of the existing three bedroom two storey detached house and replacement with four bedroom detached two storey house with air source heat pump.
- 3.2 The proposed dwelling would project approx. 10.4m in depth at two storey level, with an additional 1m forward projection to its front at ground floor level to accommodate a porch canopy and the front of the attached garage. The dwelling would be approx. 13.6m in width at ground floor level, with a width of 9.4m at first floor level.
- 3.3 The dwelling would feature a flat roof design with a maximum height of approx. 6.75m, with the external materials consisting of a mix of timber cladding and off-white render.

1 EX FRONT ELEVATION  
1:50



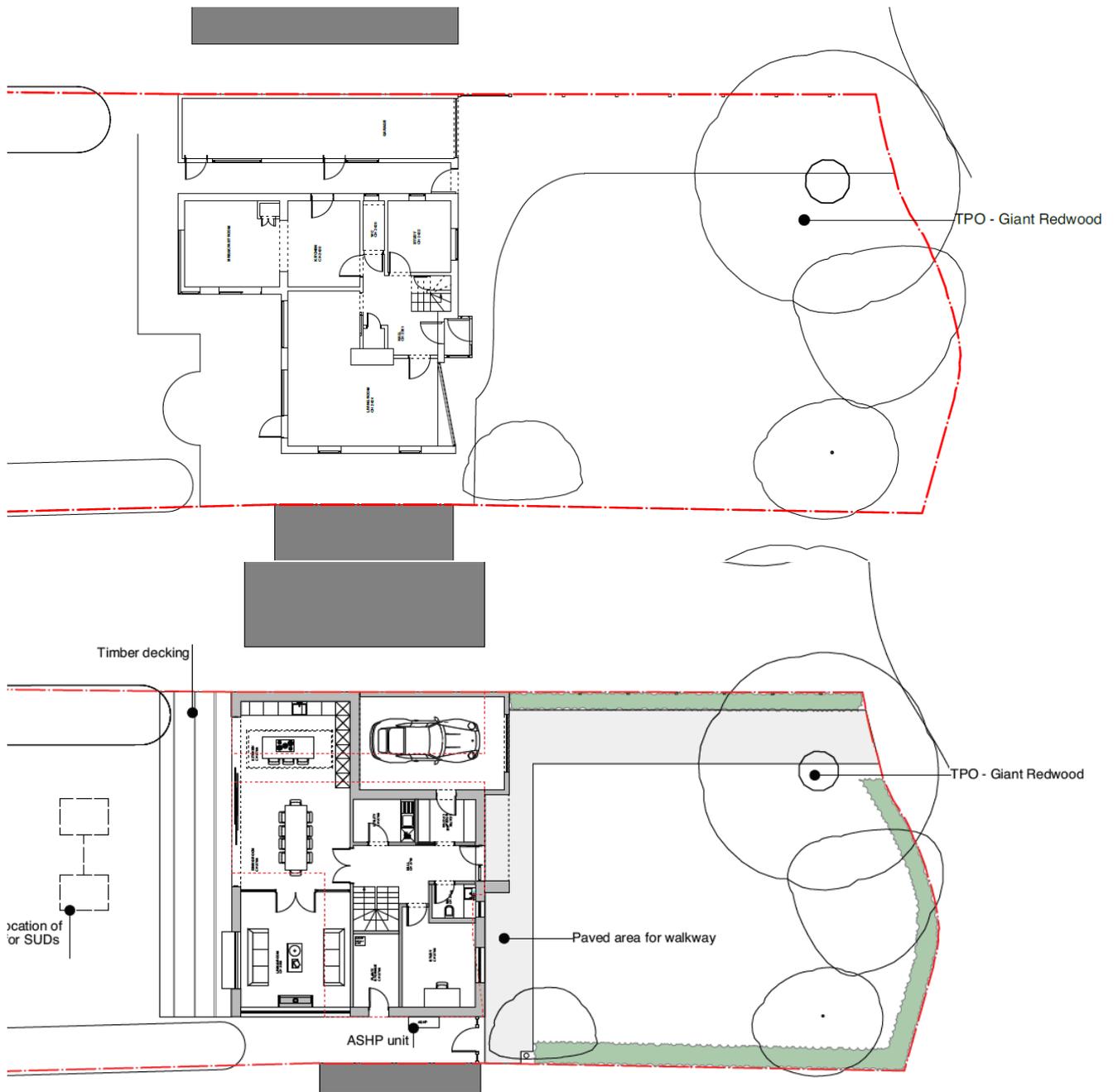
Figure 3: Existing Front Elevation

1 PR FRONT ELEVATION  
1:100

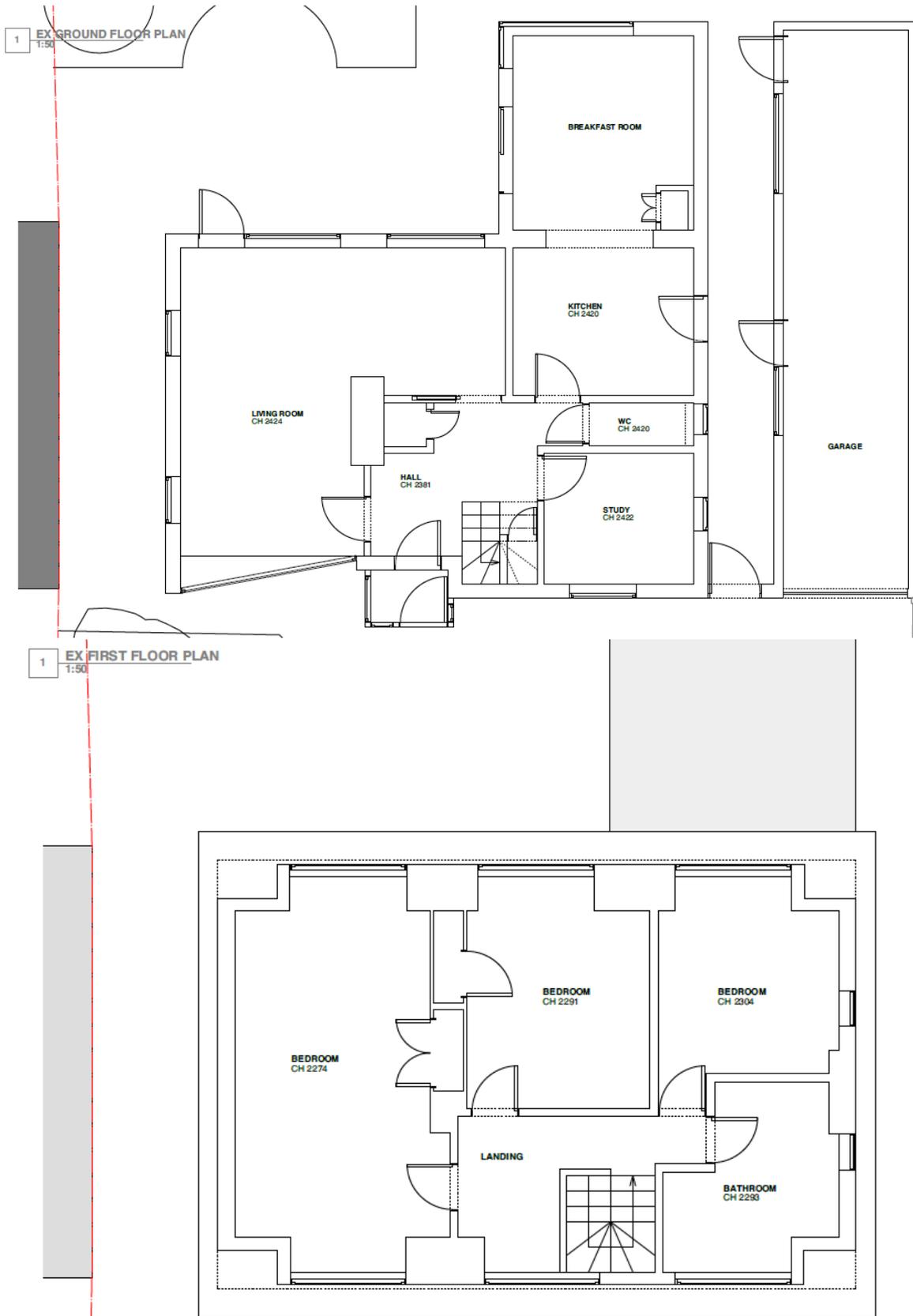


2 PR REAR ELEVATION  
1:100

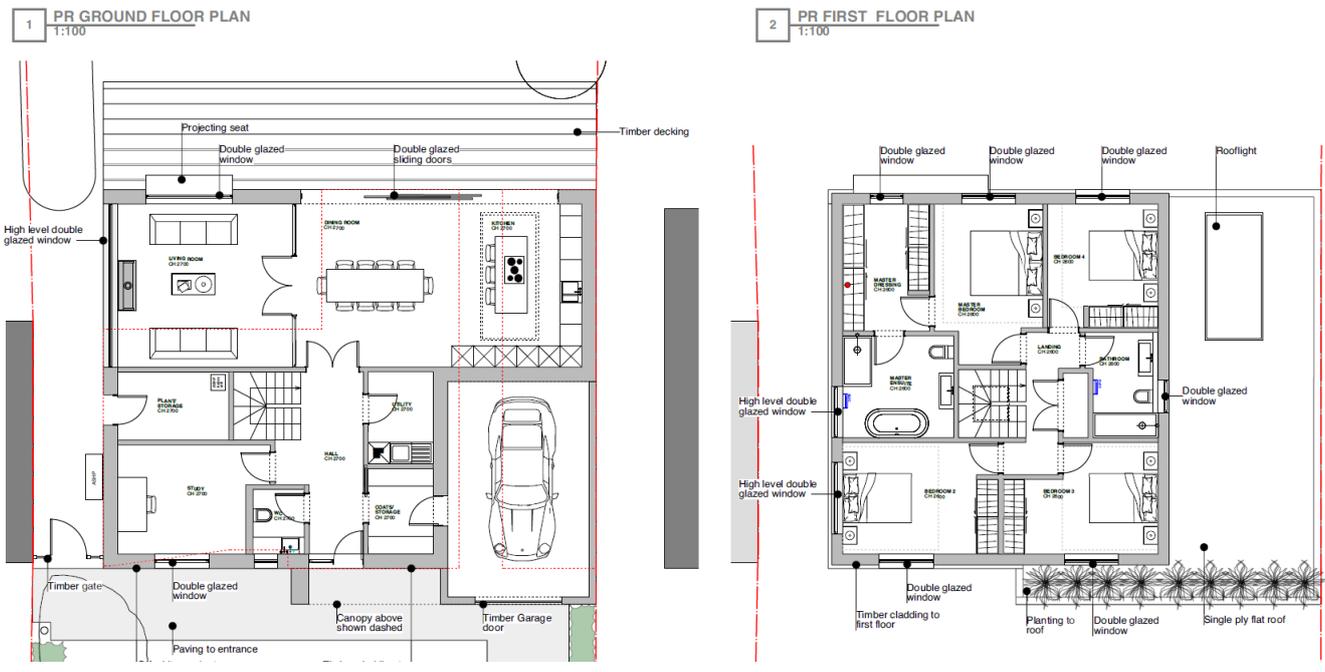
Figure 4: Proposed Front Elevation



**Figure 5: Existing and Proposed Site Plans**



**Figure 6: Existing Floor Plans**



**Figure 7: Proposed Floor Plans**

**4 RELEVANT PLANNING HISTORY**

4.1 The application site has no recent / relevant planning history.

**5 CONSULTATION SUMMARY**

**A) Statutory**

Highways Officer:

- The development will result in loss of one parking space.
- However, there are spaces available within the site’s curtilage which would be utilised for parking.
- Therefore, on balance as it is a small development, I raise no objection to this proposal.

Conservation Officer:

- Although I would have no objection to this proposal in principle as the existing house and the street is of neutral significance in the Conservation Area in my view. The proposal is a simple design and must incorporate high quality materials and detailing in order to comply with conservation policy.

APCA

- The proposals are too tall given their close proximity to the boundary and other neighbouring properties in particular no 10. (we suggest a reduction in height by 1metre).

- The design is simple and requires the highest standard of materials and detail. If it is to stand in such stark contrast to surrounding properties it needs greater architectural detail and interests than is evident in the submission.
- We would object if it is any intended to use the single storey side terrace as a balcony.

Tree Officer:

- No objection.
- In the event permission is granted I would recommend a condition to ensure that tree protection measures in accordance with the approved tree protection plan are installed and remain in situ during development, and for the development to only proceed in accordance with the submitted arboricultural statement.

Drainage:

- There is no public surface water sewer near the site.
- As such applicant must make his own arrangement as how to dispose of surface water run-off.
- Please impose a condition regarding surface water drainage.

Environmental Health Officer (Summarised):

- Installation would be able to achieve the recommended sound levels within the Micro-generation installation Standard MCS 020.
- From an outdoor amenity level, ambient noise levels (including the noise source) below 50dB would be regarded as acceptable in BS8233:2014 terms.
- Whilst the ASHP would be likely to be audible in outdoor amenity areas it is not considered that it would in any unacceptable level of noise and disruption to raise an objection.

## **B) Local Groups**

No Comments were received from local groups.

## **C) Adjoining Occupiers**

The following comments were received from adjoining occupiers (summarised);

### Design (Addressed in Para 7.2)

- No objection to the siting and size, but the visual appearance of a flat roofed modern box like structure would look out of place.
- All other adjacent properties have more traditional tiled pitch roofs.
- Replacement design would not compliment our small closer of characterful properties.
- Flat roof is not in keeping.
- Difficult to assess how high the building is in relation to No.8.
- The three houses on view as you come through the gates should have a level of symmetry and not look 'dwarfed'.
- Pleased to see spacing between No.8, 9 and 10 has respected the Conservation 'rules'.

### Highways (Addressed in Para 7.5)

- Would ask for a planning condition be imposed restricting commercial vehicles to a maximum height and width appropriate to avoid damage to existing locally listed brick piers dating back to 1875.

## **6 POLICIES AND GUIDANCE**

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The application falls to be determined in accordance with the following policies:-

### **6.5 National Policy Framework 2021**

#### **6.6 The London Plan**

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

#### **6.7 Bromley Local Plan 2019**

- 1 Housing Supply
- 4 Housing Design
- 6 Residential Extensions
- 8 Side Space
- 30 Parking
- 32 Road Safety
- 37 General Design of Development
- 41 Conservation Areas
- 73 Trees and Development
- 123 Sustainable Design and Construction

#### **6.8 Bromley Supplementary Guidance**

- Supplementary Planning Guidance 1 - General Design Principles
- Supplementary Planning Guidance 2 - Residential Design Guidance

## 7 ASSESSMENT

### 7.1 Principle - Acceptable

- 7.1.1 This site is located in a wholly residential area where the Council would consider residential redevelopments provided that they are designed to complement the character and spatial standards of the surrounding Conservation Area, the design and layout of the dwelling provides suitable residential accommodation, and the proposals provide adequate amenity space for the occupants.
- 7.1.2 As the proposal is for a replacement dwelling only, it would not result in an increase in density on the site and would be considered acceptable in principle subject to considerations relating to design, standard of residential amenity, highways impacts and neighbouring amenity.

### 7.2 Design, Layout, Scale and Heritage Impact – Acceptable

- 7.2.1 The Supplementary Planning Guidance for Chislehurst Conservation Area states Manor Park, Prince Consort Drive and subsidiary streets, "are characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement."
- 7.2.2 The proposed replacement dwelling would result in an enlarged footprint compared to the existing dwelling at both ground and first floor level, though its flat roof design would result in a decrease in the ridge height of the dwelling. Having regard to the resulting scale and footprint of the dwelling and the size of the plot, it is not considered that the replacement dwelling would result in an overdevelopment of the site.
- 7.2.3 Policy 8 seeks to prevent cramped developments, unrelated terracing and harm to the spatial standards of the area by requiring a minimum of 1m to be provided to the flank boundaries for developments of two or more storeys, with a greater separation required in areas with higher spatial standards.
- 7.2.4 It is noted that, the presence of the term 'normally' in the body of policy 8 implies a need for discretion in the application of the policy, having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.
- 7.2.5 The proposed dwelling would retain an approx. 1.9m separation to the flank boundary shared with No.8 which would be considered to provide sufficient separation between the two dwellings. With regards to No.10, the replacement dwelling would abut the shared boundary at ground floor level. However, this would be similar to the existing situation with the existing garage, and the two storey element of the replacement dwelling would be set approx. 4.1m from the shared boundary. It is therefore considered that the development would not result in a cramped form of development and that it would preserve the spatial standards of this part of the Chislehurst Conservation Area.
- 7.2.6 With regards to the design, the development proposes a replacement dwelling that would feature a flat roof design with a height of approx. 6.75m, which would be lower than the maximum height of the existing traditional roof by approx. 0.6m. The proposed

external finish to the dwelling would consist of a mix of off-white render and timber cladding at ground floor level, with timber cladding to first floor.

- 7.2.7 The design of the proposed dwelling and external materials would significantly alter the appearance of the host dwelling compared to the existing. However, it is noted from visiting the site that Manor Place hosts a variety of architectural styles and that the principle of a modern style dwelling would not be out of character within the surrounding street scene or the within this part of the Chislehurst Conservation Area. There are also recent examples of other dwellings of a similar design to the existing dwelling being significantly altered in their appearance in terms of both design and materials, including at No.8 (17/01587/FULL6) and No. 10 (18/02002/FULL1), and more recently at No.6 under ref: 21/00720/FULL6.
- 7.2.8 The resulting design would differ from most other properties within the street scene in terms of its external appearance, particularly due to its flat roof design and external materials, however its overall scale and bulk would remain in keeping and its design would not be dissimilar to that granted at No.6 under ref: 21/00720/FULL6. Furthermore, the flat roof design would lessen the visual impact of the dwelling and it would not appear unduly out of keeping given the wide variation in roof designs within Manor Place. Whilst the dwelling is in a fairly prominent position as you enter Manor Place itself, it would not appear overly prominent within the wider Conservation Area and its design is not considered unduly harmful to the existing character of Manor Place itself.
- 7.2.9 The Conservation Officer was consulted regarding the proposed scheme and has raised no objection to the proposal in principle as they consider the existing house and street of neutral significant in the Conservation Area. However, given the proposal is of a simple design it is considered that it must incorporate high quality materials and detailing in order to ensure that it would preserve the character of the Conservation Area.
- 7.2.10 As such, a condition is recommended for further details of the materials to be submitted to the Council. Subject to this condition, it is considered that the proposed development would preserve the character and appearance of the conservation area.
- 7.2.11 Having regard to the above, it is considered on balance that the proposed design and materials would not result in an unacceptable level of harm to the appearance of the host dwelling, visual amenities of the street scene or general character of the Conservation Area. It is therefore considered that the character of the Conservation Area would be preserved.

### 7.3 Standard of accommodation - Acceptable

- 7.3.1 In March 2015 the Government published The National Technical Housing Standards. This document prescribes internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

- 7.3.2 Policy 4 of the Local Plan sets out the requirements for new residential development to ensure a good standard of amenity for future occupiers. The Mayor's Housing SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies. The standards apply to new build, conversion and change of use proposals. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including refuse and cycle storage facilities) as well as core and access arrangements to reflect the Governments National Technical Housing Standards.
- 7.3.3 The London Plan makes clear that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten per cent of new housing should meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The relevant category of Building Control Compliance should be secured by planning conditions.
- 7.3.4 The application proposes a four bedroom dwelling set across two floors. The minimum space standard expected for a 4 bedroom 8 person dwelling would be 124sqm. The proposed dwelling would provide a total of 188sqm not including the garage and would therefore provide adequate internal space standards for the number of future occupants proposed.
- 7.3.5 Furthermore, the indicated shape, room size and layout of the rooms in the proposed building are considered satisfactory and the dwelling would retain a large rear garden which would provide sufficient outdoor private amenity space for occupants.
- 7.3.6 Having regard to the above, it is considered a sufficient standard of accommodation would be provided for future occupants of the development.

#### 7.4 Residential Amenity – Acceptable

- 7.4.1 The replacement dwelling would have a similar siting within the plot to the existing dwelling, though it would have a somewhat larger footprint.
- 7.4.2 The single storey flank element of the dwelling would abut the shared boundary with No.10 Manor Park, though its rearward projection would not extend beyond that of the existing garage which currently abuts the boundary. Whilst it would project further to the front, the additional forward projection would be modest and it would not result in any significant loss of light, outlook or visual amenity to this neighbour.
- 7.4.3 With regards to No.8, the enlarged dwelling would not project beyond the front or rear of the main dwelling, and any impact upon the rear windows of the neighbouring single storey garage would not be considered significant in terms of loss of light, outlook or visual amenity. The dwelling would be set away from the shared boundary to match the separation from the existing dwelling and whilst it would project further to the rear than the existing it is not considered that it would result in any unacceptable level of harm to the amenities of this neighbour.
- 7.4.4 In terms of privacy, the layout of the proposed dwelling is such that the first floor flank windows would serve an en-suite, bathroom or a secondary high level bedroom window.

The plans also do not include a terrace at first floor level adjacent to No.10. As such, it is considered that these windows can be obscured glazed by condition to ensure that the windows are would not harm the privacy of nearby neighbours or the amenities of future occupiers of the dwelling. Subject to this condition it is considered the development would not harm the privacy of nearby residents.

7.4.5 The application would include the addition of an Air Source Heat Pump, with the submitted information showing a sound pressure level,  $L_{PA}$ , of 38dB at 3 metres. Environmental Health Officers have reviewed the submitted information and consider that the installation would be able to achieve the recommended sound levels within the Micro-generation installation Standard MCS 020. Furthermore, from an outdoor amenity level, ambient noise levels (including the noise source) below 50dB would be regarded as acceptable in BS8233:2014 terms and therefore whilst the ASHP would be likely to be audible in outdoor amenity areas it is not considered that it would in any unacceptable level of noise and disruption that would warrant a refusal of the application on these grounds.

7.4.6 Having regard to the above, it is not considered that any unacceptable level of harm would occur to the amenities of nearby residential properties.

#### 7.5 Highways - Acceptable

7.5.1 The proposed development will result in loss of one parking space as the double tandem garage is to be replaced with a single garage. However, there are spaces available within the site's curtilage which would be utilised for parking and therefore Highways Officers have raised no objection with regards to the off-street parking provision of the development.

7.5.2 It is noted that representations have been received regarding concerns over commercial vehicles damaging nearby locally listed brick piers dating back to 1875 which are on the access route to the site. It is not considered reasonable for a condition to be added in this instance, however an informative is recommended to ensure the applicants are aware that the works and commercial vehicles should not damage other nearby properties / piers.

#### 7.6 Trees - Acceptable

7.6.1 The existing dwelling lies within the Conservation Area, which affords some protection to the existing trees on the site.

7.6.2 The application is supported by an arboricultural statement and tree protection plan, which has been reviewed by Tree Officers.

7.6.3 It is considered that subject to a condition to ensure that the tree protection plan is implemented prior to works and adhered to during development, and for the development to only proceed in accordance with the submitted arboricultural statement, that no objection would be raised regarding the impact on existing trees.

#### 7.7 Drainage - Acceptable

7.7.1 Drainage Officers have noted that there is no public surface water sewer near the site and that the applicant is therefore required to make their own arrangement as how to

dispose of surface water run-off. A condition is therefore recommended to seek details of surface water run-off drainage prior to the commencement of any works on the site.

## **8 CONCLUSION**

- 8.1 Having had regard to the above it is 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 Conservation Area.
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

### **Recommendation: Permission**

#### **Conditions**

- 1. Time Period**
- 2. Compliance with approved plans**
- 3. Details of the materials for external surfaces**
- 4. Surface water drainage**
- 5. Retain parking layout**
- 6. Tree protection measures in accordance with approved**
- 7. Obscure glazed windows to first floor flank elevation**
- 8. Accessible Dwelling Compliance**

#### **Informatives**

- 1. You should ensure that commercial vehicles associated with the proposed works do not damage any nearby properties, including the brick piers at Manor Place Lodge.**

**Any other planning condition(s) considered necessary by the Assistant Director of Planning.**