

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/02673/FULL1

**Ward:
Bickley**

**Address : Dunoran Home 4 Park Farm Road
Bromley BR1 2PF**

OS Grid Ref: E: 542118 N: 169720

Applicant : Cobalt Ltd

Objections : YES

Description of Development:

Demolition of extensions and outbuildings and erection of part one/two/three storey extension to nursing home and conversion into 6 three bedroom and 1 two bedroom maisonettes and 2 detached part two/three storey 6 bedroom dwellings with associated garaging, car parking and access road.

Key designations:

Conservation Area: Mavelstone Road

Locally Listed Building

Joint report with application ref. 10/02674

Proposal

This application was deferred by Members from the meeting on 2nd December 2010 in order to seek the re-location of the proposed parking at the front of the site to the rear, to investigate root protection for the trees, and to increase the separation between the proposed dwellings.

Revised plans have now been received which make the following changes:

- the number of parking spaces provided at the front of the site has been reduced from 6 to 4, and the spaces numbered 3 and 4 have been moved further back from Park Farm Road to allow for the provision of a landscape buffer
- the two displaced parking spaces would now be provided along the access road and would still be accessible to the maisonettes they would serve located at the front of the site
- the bin store has been moved further away from tree T2, and there is an overall reduction in hard surfacing around trees T2 and T4

- the number of parking spaces provided at the rear of the site has been increased from 5 to 8 by providing 2 tandem spaces to Plots M6 and M7, and an additional space adjacent to Plot M2, giving an overall increase in parking from 11 to 14 for the 7 maisonettes (2 per unit)
- the reduction in hard surfacing at the front of the site would reduce the extent of the construction area around tree T2, while the Arboricultural Method Statement provides detailed information on root protection
- the separation between the two new dwellings has been increased by a further 0.8m (from 3.7m to 4.5m) by moving Plot 2 further to the north-east
- the depth of the first floor balconies to Plots M6 and M7 has increased by approximately 2m.

I repeat the earlier report, suitably updated.

- It is proposed to demolish existing extensions and outbuildings within the site, and convert Dunoran Home into 7 maisonettes, which would involve the addition of a north wing to the house
- It is also proposed to construct 2 new detached dwellings within the north-western part of the site which would be set well back from the road
- A new access road would be provided to serve the new detached dwellings and northern wing of the building with parking adjacent, and an additional parking area would be provided at the front of the site, along with layby spaces in the access road, to serve the maisonettes within the main building.

Location

This locally listed property lies within Mavelstone Road Conservation Area, and was previously used as a nursing home. It lies within grounds of approximately 0.57ha, and has been unoccupied since 2007.

A number of extensions and outbuildings have been added over the years which are not considered to complement the Arts & Crafts style of the original building.

The site is bounded to the north-east by a covered reservoir, to the north-west by No.1 Mount Close, and to the south-west by No.6 Park Farm Road. Its westernmost corner also abuts No.3 Simone Close.

There are a large number of trees on the site, and although not covered by a Tree Preservation Order, they are protected by virtue of their location within Mavelstone Road Conservation Area.

Comments from Local Residents

Letters have been received from nearby residents and Sundridge Residents' Association who generally support the proposals in principle, but have the following main concerns:

- inadequate parking provision to meet the needs of the development
- excessive number of trees would be lost

- parking at the front of the site would be intrusive – some screening should be provided
- limited side space provided between the two new dwellings
- impact of paving on trees
- no additional development and/or parking on the site should be permitted
- northern extension to main building appears bulky
- garaging in the northern extension should not be converted into habitable accommodation
- concerns that the turning head could provide access to an additional dwelling (the plans have since been altered to relocate the turning head).

Comments from Consultees

The Council's highway engineer raises no objections to the revised layout submitted which includes the provision of an additional 3 parking spaces at the rear, and the relocation of 2 car parking spaces from the front parking area to alongside the access road. Access for refuse vehicles would be precluded, with the refuse store for both houses and maisonettes provided at the front of the site, which is considered an acceptable arrangement.

The Advisory Panel for Conservation Areas raises no objections to the demolition of the extensions which detract from the locally listed building nor to the conversion of the home into residential use. However, concerns are raised about the location of car parking to the front of the locally listed building (some spaces have now been relocated), to the design of the northern extension (consider that the balconies and French door should be removed), and to the glazing in the roof apex of the 2 new dwellings.

With regard to tree issues, the proposals would retain all the significant trees at the site, and the revised plans show a satisfactory arrangement between the trees and parking at the front of the site. The two relocated spaces alongside the access road are not in an ideal location, therefore, a safeguarding condition is suggested to ensure that their construction would not impact on tree roots.

Environmental Health comment that should permission be granted, the standard condition regarding contaminated land should be applied.

No objections are raised to the proposals from a drainage or waste point of view, and Thames Water raise no objections in principle.

The Crime Prevention Officer has no objections in principle, subject to the installation of an approved CCTV system.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- H7 Housing Density & Design
- BE1 Design of New Development
- BE10 Locally Listed Buildings

BE11 Conservation Areas
BE12 Demolition in Conservation Areas
T3 Parking
NE7 Development and Trees

Conclusions

The primary considerations in this case are the design and impact of the proposals on the amenities of nearby residents, on the character and appearance of this part of Mavelstone Road Conservation Area, on the locally listed building, and on important trees on the site.

The proposed change of use of this site from a nursing home use to residential is considered acceptable in principle, and the large site could adequately accommodate the additional northern wing to the main building, and the two new detached dwellings set towards the rear of the site without unduly impacting on the character and spatial standards of Mavelstone Road Conservation Area.

The removal of the poorly designed care home extensions and outbuildings, and the addition of the well-designed subservient northern wing would improve the appearance of the locally listed building and thus enhance the character and appearance of Mavelstone Road Conservation Area.

The two detached dwellings are set well back from the frontage of the site, thus retaining a large number of trees to the front which would largely screen the houses from the road, and would maintain a separation between them of 4.5m (increased since originally submitted), with the house on Plot 2 staggered slightly back. The dwellings would be well screened from neighbouring properties by mature trees within the grounds, and would retain good separations to the site boundaries. The design of the dwellings is considered acceptable within this location, and would not be harmful to the setting of the locally listed building.

The relocation of 2 of the 6 car parking spaces originally proposed at the front of the site to the side access road has significantly reduced the amount of hard surfacing at the front of the site, and the spaces would still be appropriately located for the units they would serve. Amendments to the parking area have also allowed for the provision of some landscaping to help screen the parking from the road.

There is an overall reduction in the amount of hard surfacing around the retained trees, and the proposals are considered to adequately protect important trees on the site, subject to safeguarding conditions.

The increased separation between the new dwellings has improved the overall spacious setting of the development, while the increased size of the first floor balconies to two of the maisonettes would not result in any undue overlooking of neighbouring properties.

In conclusion, the revised proposals are considered to provide an appropriate redevelopment scheme for the site which is sensitively designed and adequately protects the character and appearance of Mavelstone Road Conservation Area,

the locally listed building, important trees on the site, and the amenities of local residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02673 and 10/02674, excluding exempt information.

as amended by documents received on 01.11.2010 08.11.2010 16.11.2010 11.01.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACB16 Trees - no excavation
 ACB16R Reason B16
- 5 ACB18 Trees-Arboricultural Method Statement
 ACB18R Reason B18
- 6 ACB19 Trees - App'ment of Arboricultural Super
 ACB19R Reason B19
- 7 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 8 ACC03 Details of windows
 ACC03R Reason C03
- 9 ACC05 Brickwork patterning
 ACC05R Reason C05
- 10 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 11 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 12 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 13 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 14 ACH26 Repair to damaged roads
 ACH26R Reason H26
- 15 ACH29 Construction Management Plan
 ACH29R Reason H29
- 16 Before the development hereby permitted is first occupied, the proposed window(s) at first and second floor levels in the flank elevations of the detached dwellings shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1

17	ACK04	Demolition of existing building (see DIO
	ACK04R	K04 reason
18	ACK05	Slab levels - no details submitted
	ACK05R	K05 reason
19	ACK09	Soil survey - contaminated land
	ACK09R	K09 reason
20	ACK21	Details of CCTV scheme
	ACK21R	Reason K21

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- H7 Housing Density & Design
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- T3 Parking
- NE7 Development and Trees

The development is considered to be satisfactory in relation to the following:

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the relationship of the development to trees
- (d) the conservation policies of the development plan
- (e) the impact on the locally listed building

and having regard to all other matters raised, including neighbours concerns.

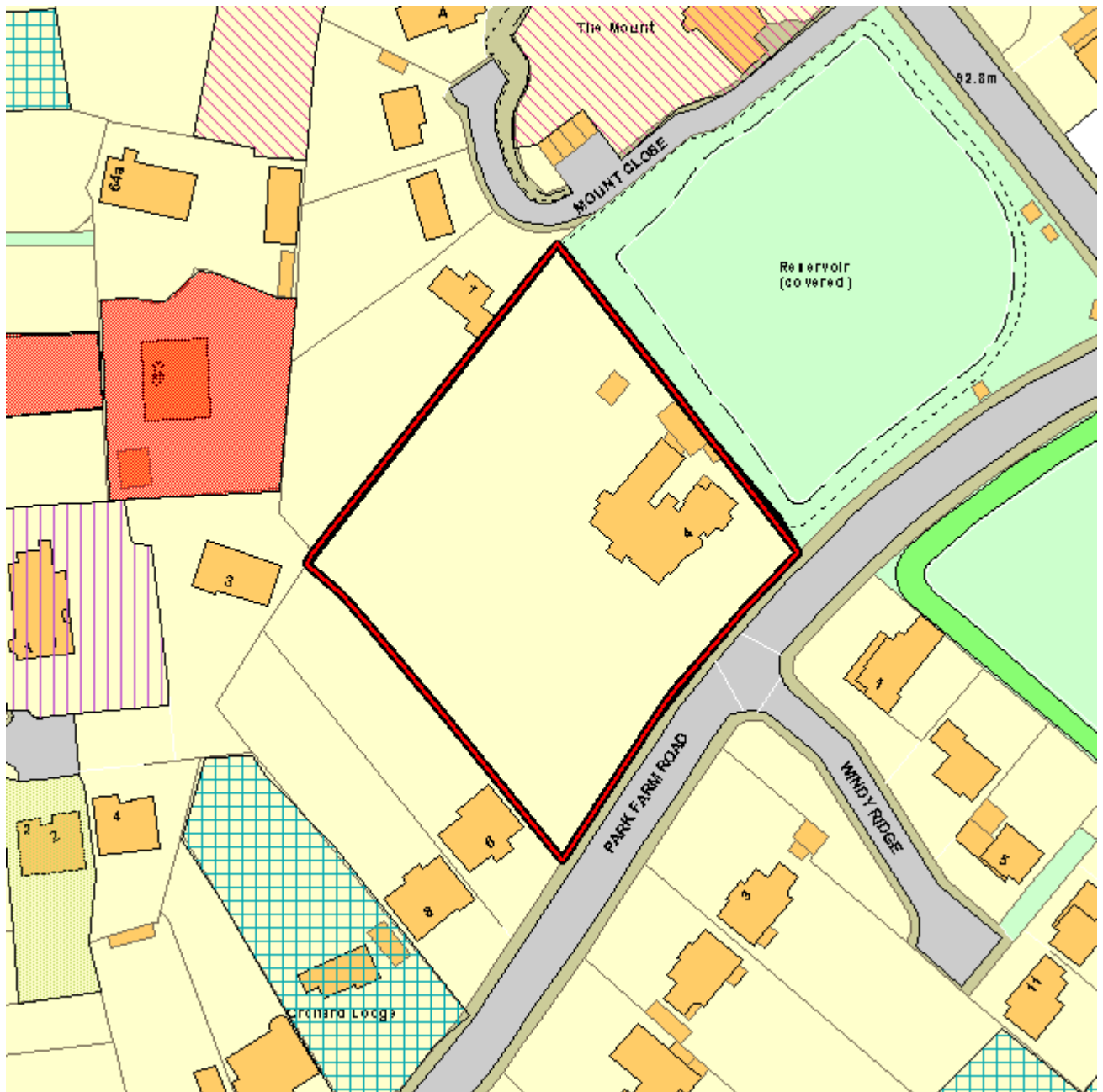
INFORMATIVE(S)

- 1 You are advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of development, and that before any works connected with the proposed development are undertaken within the limits of the street, you must obtain the agreement of the owner(s) of the sub-soil upon which Park Farm Road is laid out.

Reference: 10/02673/FULL1

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