

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

Application No : 10/02796/FULL1

**Ward:
Bickley**

**Address : Candle Hill Sundridge Avenue Bromley
BR1 2QD**

OS Grid Ref: E: 542070 N: 170269

Applicant : Kingfisher Homes

Objections : YES

Description of Development:

Demolition of Nos 46-52 Sundridge Avenue and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road

The application is to be determined by Committee as it is outside the authority of Delegated powers.

Proposal

- To demolish the 4 existing detached dwellings at 46 – 52 Sundridge Avenue.
- To replace with 7 two storey detached dwellings with integral garages at lower ground level, basements and additional accommodation in the roofspace.
- The houses will follow a similar building line to the existing houses and be set back approximately 15m from Sundridge Avenue.
- 4 shared vehicle and pedestrian access points from Sundridge Avenue which will enable on-site turning of vehicles.

Location

- The application site is on the south side of Sundridge Avenue.
- It is occupied by 4 detached dwelling houses with varying storeys and of various designs.
- To the north of the site on the opposite side of Sundridge Avenue is Sundridge Park golf course.
- The site rises steeply from Sundridge Avenue in a north/south direction continuing to rise to the rear southern boundary of the site, where there is extensive tree screening.

- At the fronts of Nos. 46 – 50 is also extensive tree screening within the front gardens concealing the existing properties from the road.
- The site also slopes upwards from east to west/south-west.
- Bordering the site to the south, where the land is much higher, there is a group of flatted buildings comprising of sheltered housing and affordable sheltered housing for the elderly.
- Sundridge Avenue is a local distributor road.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows:

- overdevelopment of the area
- the infrastructure for almost doubling the amount of residents at Candle Hill is not there
- out of character with area
- disruption to local residents during building works would be immense;
- Sundridge Avenue is a busy road
- detrimental to nature and character of the area
- development is very similar to the withdrawn application, subject to one less house
- the 7 houses are now arranged with a more uniform building line more in keeping with the existing
- the houses themselves remain of excessive size and height in an elevated setting;
- negligible side space between the houses
- the overall appearance would still be of excessive mass and bulk
- very tall elevations would merge producing the appearance of terracing
- would change character of setting which is typified by wide plots, two-storey housing, generous side space and attractive views into the site
- proposal would obliterate views into site and between buildings
- detrimental to character of area and street scene
- proposal would be alien to established pattern of two-storey development limited to single storey side extensions
- intensification of vehicle movement from and onto the highway in a hazardous location
- detrimental to neighbouring amenities.

Support comments were received as follows:

- welcome any proposals that will amend the current dangerous situation where the access/exit points for the houses are too close to the bend
- in support of proposal.

Comments from Consultees

The Council's Drainage Planner has advised that as the site is within Flood Zone 2 and the houses include basements, the application should be referred to the Environment Agency for their comments.

The Council's Waste Advisors have commented that refuse and recycling should be left edge of curb and allowance is to be made for the siting of bins so as not to obstruct access to drives.

The Council's Highways Development Engineers have commented that the existing property on the bend has poor sightlines and the proposed sightlines to the right from the proposed accesses are good and the sightlines to the left are reasonable. The proposal envisages that all vehicles will be able to turn on site although the turning areas for plots 3 and 7 are quite tight and may benefit from adjustment. Furthermore, a Construction Management Plan should be provided.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development and recommends a 'Secured by Design' condition being attached to any permission given so that the development achieves full SBD accreditation.

The Council's Environmental Health Officer has no objections to the application.

The Environment Agency has raised no objections to the proposal on flood risk grounds.

Planning Considerations

The site falls within Flood Zone 2.

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.1 Housing
- 3A.3 Maximising the Potential of Sites
- 3A.23 Parking Strategy and Standards

4A.12 Flooding

4A.13 Flood Risk Management

The Mayor's waste strategy and DEFRA waste strategy 2007 also apply to this development.

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS25: Development and Flood Risk

With regard to trees at the site there are no grade A trees and 4 grade B trees on the site. It is proposed to remove one grade B tree (a liquidamber) and whilst it is an attractive tree is screened by other trees. Two of the remaining grade B trees have now been protected by a Tree Protection Order – an Ash in the front garden of Claremont and a Lawson Cypress in the front garden of Candle Hill. The scheme would result in the loss of a limited number of grade C trees and there are no visual amenity objections to this.

Planning History

10/00575/FULL1 - Demolition of Nos. 46-52 Sundridge Avenue and erection of 8 two/ three storey five bedroom detached houses each including basement (double garage and other rooms) and roof accommodation, with 3 shared driveways – application withdrawn.

Conclusions

Concerns were raised in the previous application over:

- the number of units proposed at the site
- the space retained between the proposed buildings
- the height and design of the proposed houses
- the relationship of the development with No.54
- the proposed depth of the rear gardens (given the gradient of the site)
- the proposed siting and proximity of unit 8 to the highway
- the forward projection of plot 5.

The spatial character of the surrounding area is quite diverse. To the east along Sundridge Avenue and to the south-east along Holmbury Park is denser development, and to the south-west there is a mixture of detached houses on very spacious plots as well as those with little side space between buildings. The existing houses at the application site reside on very spacious plots and there is substantial separation between Nos. 46 and 48 Sundridge Avenue (around 12m) and also between Nos. 50 and 52. The single storey detached garage at No.52 is sited approximately 10m from the dwellinghouse at No.54.

The previously proposed house at plot 8 has been omitted from the current scheme reducing the number of units to seven. There will be a separation of approximately 11m between No. 54 Sundridge Avenue and the proposed house at plot 1, and a 5m minimum side space between the house at plot 1 and site boundary with No. 54. To the west the application site is bounded by a wide bank along the curve of the main road, heavily screened with shrubs and trees. There would be approximately 3.5 – 4.5m separation between each proposed dwelling and the individual plots would measure between 13 and 17.5m wide, with the exception of plot 1 which widens towards the rear, and plot 7 which is a large corner plot with a very wide frontage to Sundridge Avenue. Given the varied pattern of development in the surrounding area it is considered that the plot sizes proposed, the amount of space to be retained around the buildings and the distance the houses would be set-back from the highway would be acceptable and would not unduly impact the visual amenities of the area, particularly as much of the tree screening would be retained.

The proposed dwellings would range from approximately 1.4m to 2m higher than the existing two storey houses at the site. The dwellings have been reduced in height since the previous application giving the development a less bulky and over-dominant appearance, particularly in relation to No. 54 which is sited on ground approximately 1 – 1.5m below the level of No. 52 Sundridge Avenue. The house on plot 1 would only be around 1.6m higher than the existing dwelling and whilst it would be closer in proximity to No. 54 than the existing house, on balance, this is considered acceptable in terms of the visual impact both on the street scene and on the amenities of the occupiers of No. 54.

The house at plot 1 would project around 4m beyond the rear of No. 54 Sundridge Avenue. Given its closer proximity than the existing house this will invariably have some visual impact on the occupiers of No. 54. However, the two houses would still have a separation of approximately 11m and the impact may therefore be considered acceptable. There are no habitable rooms served by western flank windows at No.54 which would be overlooked by the proposal and a landscaping condition could secure a suitable degree of tree and/or shrub planting along the boundary so as to protect the privacy of the occupiers when using their garden.

The rear boundary of No.2 Holmbury Park also adjoins the application site at the eastern boundary. Whilst the replacement dwelling would be in closer proximity to No.2 Holmbury Park than the existing dwelling, the impact may be considered acceptable as there are already rear windows serving habitable rooms at this site and the smallest distance between the proposed house and 2 Holmbury Park would be approximately 25m. As such, no significant overlooking or loss of privacy would occur.

The upper-floor windows in the side elevations of the proposed dwellings would serve en-suite bathrooms, studies or TV rooms. Provided that the windows serving the en-suite's had obscure glass, the arrangement of the windows would be such that no mutual overlooking would occur between the proposed houses.

The proposed depths of the back gardens range from between 14m to 21m (approximately scaled from the rear building lines of the proposed dwellings to the

rear boundary of the site) and are notably larger than in the previous application. As this exceeds the 10m rear garden depth usually required, the amount of amenity space considered acceptable in this instance.

With regard to layout, the proposed houses follow a more uniform building line than in the previous application and would be set-back from the highway by a minimum of approximately 15m. Plots 4, 5 and 6 are stepped-back from the front of the other houses by approximately 5m. Overall this layout is considered acceptable in that it would appear in-keeping with the surrounding pattern of development.

From a highways perspective there are no objections to the scheme, however, details of a revised layout showing minor adjustments to the turning areas for these plots should be submitted and a condition is recommended to that effect.

Having regard to the above, Members may consider that the development proposed would respect the scale, form and layout of adjacent buildings and areas and, subject to conditions, would not seriously impact the amenities of the occupiers of adjacent dwellings. Furthermore, the impact on the local road network is not considered to be harmful and no significant trees would be unduly impacted by the development.

Background papers referred to during production of this report comprise all correspondence on files refs.10/02796 and 10/00575, excluding exempt information.

as amended by documents received on 05.01.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACB18
ACB18R | Trees-Arboricultural Method Statement
Reason B18 |
| 5 | ACB19
ACB19R | Trees - App'ment of Arboricultural Super
Reason B19 |
| 6 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 7 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |
| 8 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 9 | ACH08
ACH08R | Details of turning area
Reason H08 |
| 10 | ACH13 | Gradient of access drives (1 in) 1:10 |

- ACH13R Reason H13
- 11 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 12 ACH24 Stopping up of access
- ACH24R Reason H24
- 13 ACH29 Construction Management Plan
- ACH29R Reason H29
- 14 ACH32 Highway Drainage
- ADH32R Reason H32
- 15 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

- 16 ACI21 Secured By Design
- ACI21R I21 reason
- 17 ACK05 Slab levels - no details submitted
- ACK05R K05 reason

- 18 Before the development hereby permitted is first occupied, the proposed flank windows serving the en-suite bathrooms 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.

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

- 19 Details of proposals for the construction of all the dwellings hereby permitted as "Lifetime Homes" in accordance with the criteria set out in Supplementary Planning Guidance to the London Plan "Accessible London: achieving an inclusive environment" (April 2004) shall be submitted prior to commencement of the development. The dwellings shall be constructed in accordance with the approved details.

Reason: In order to comply with Policy 3A.5 of The London Plan and Policy H5 of the Unitary Development Plan

Reasons for granting permission:

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to the adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties;
- (g) the safety of pedestrians and motorists on the adjacent highway;
- (h) the housing policies of the development plan;
- (i) the transport policies of the development plan;
- (j) the urban design policies of the development plan;
- (k) the provision of satisfactory living accommodation for future residents of the houses;
- (l) the neighbours concerns raised during the consultation process;

and having regard to all other matter raised.

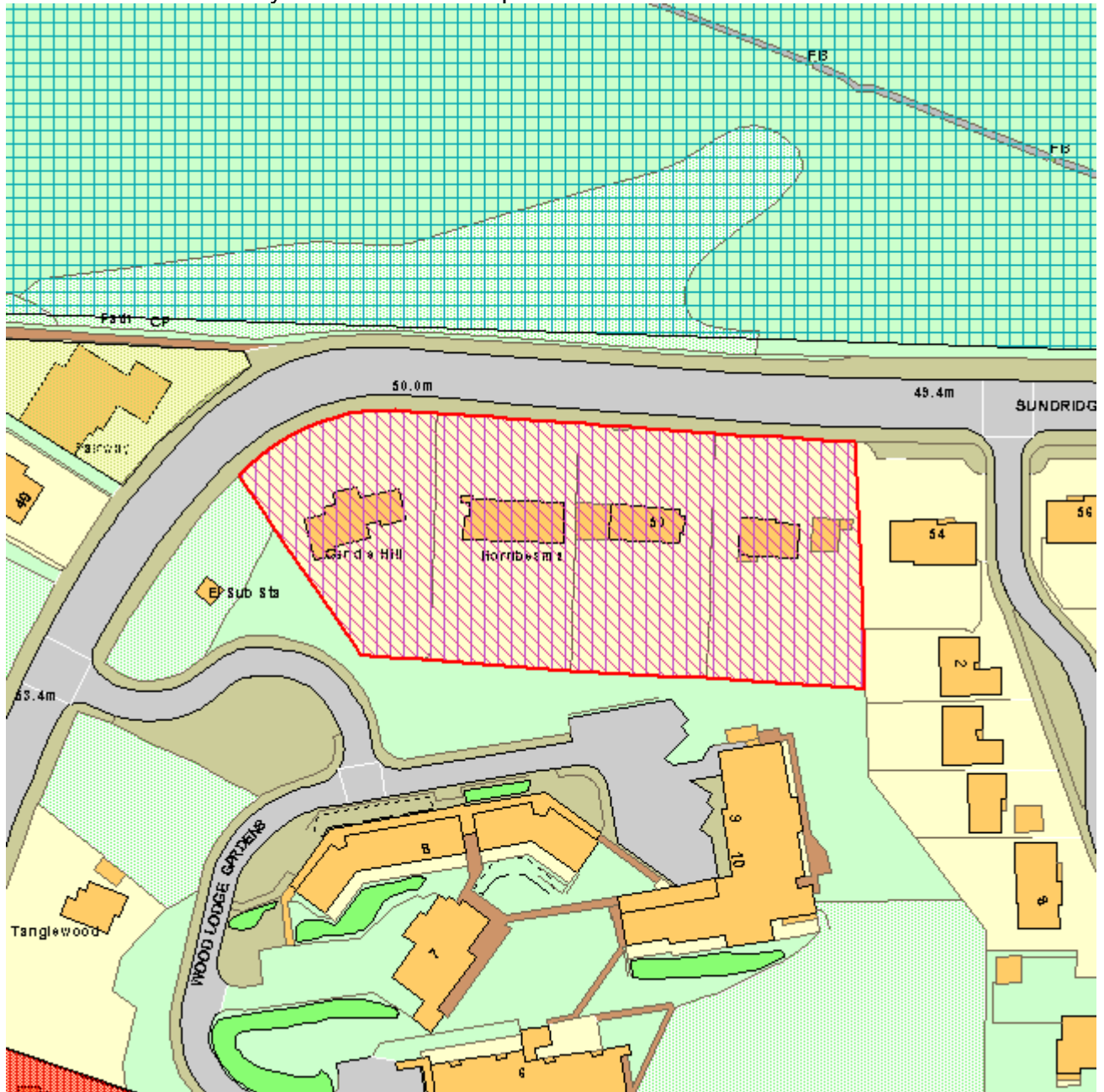
INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. demolition
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI12 Disability Legislation
- 4 RDI16 Contact Highways re. crossover
- 5 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.
- 6 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.
- 7 You are advised that refuse and recycling bins should be left at the edge of the curb on collection day.

Reference: 10/02796/FULL1

Address: Hornbeams Sundridge Avenue Bromley BR1 2QD

Proposal: Demolition of Nos 46-52 Sundridge Avenue and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road



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