

SECTION '2' – Applications meriting special consideration

**Application No :** 10/03540/DET

**Ward:**  
**Plaistow And Sundridge**

**Address :** Land Adj Wyndways 45 Garden Road  
Bromley

**OS Grid Ref:** E: 541040 N: 170678

**Applicant :** Graham Barrington Ltd

**Objections :** YES

**Description of Development:**

Details pursuant to outline permission reference 10/00504 for a detached six bedroom house and garage.  
AMENDED SITING PLAN RECEIVED

Key designations:

Green Chain  
Metropolitan Open Land

**Proposal**

This proposal seeks permission for a detached two storey dwelling house with habitable accommodation in the roof space and attached double garage with access drive

**Location**

The application site is located on the northern side of Garden Road and comprises of land adjacent Wyndways 45 Garden Road Bromley and abutting the boundary of Sundridge Park Golf Course. The access to the property is from the un-adopted portion of Garden Road

The wider surrounding area is characterised by detached development.

**Comments from Local Residents**

- Objection is raised with regards to the siting of the proposed dwelling, the outline application Ref 07/01725 has a plan indicating the proposed location of the dwellinghouse. The current application shows the proposed dwelling in a completely different position.

- the design statement submitted with application 10/00504 stated that “any design would respect the existing building line”
- the application is not compliant with the terms that outline permission was granted
- it was always the intention of the previous owner to site a new house in line with the other properties.
- although the proposed property is attractive in design, it is extremely large and the closeness of the building will affect our light as there is only a single tract outside our house.
- the size of the house could mean a family with many cars which could mean additional problems with parking on Garden Road.
- the position of the property is past the building line and effect the street scene.
- the revised plan showing the dwelling being set back does not satisfy any of the objections from the surrounding neighbours
- the modest change which is inherent in the revised plans does nothing to overcome the concerns of the objectors
- strongly object to any attempt to extend the building line in this manner

### **Comments from Consultees**

From a Highways perspective the access arrangement is from Garden Road, fronting a portion of the road which is un-adopted. This is acceptable in principle. The parking, cycle storage & visibility splays are satisfactory.

In terms of the impact the development would have on trees there would be no objections to the proposal.

Thames Water has not objections to the application

Highway Authority - Drainage - Restrictions relating to discharge of surface water apply. Impose standard condition.

The Waste Advisor has requested that refuse and recycling is to be left at the edge of the curtilage

The Bromley Crime Advisor requires a condition be put on any permission to the effect that the development achieves a Secure by Design certification.

### **Planning Considerations**

The London Plan and Policies BE1, H7, H9, T3, T11 and T18 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and safeguard the amenities of neighbouring properties and the visual amenities of the area.

(H7 Housing Design, H9 Side Space, T3 Parking, T11 New Accesses and T18 Road Safety).

National Guidance:  
Planning Policy Statement 1  
Planning Policy Statement 3

All other material considerations shall also be taken into account.

## **Planning History**

Outline planning permission was first granted in 1976 for a detached dwelling and double garage under ref. 76/02070, and outline permission had been renewed every three years until application ref. 10/00504.

## **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.

As stated previously the proposal is for detached two storey dwelling house with habitable accommodation in the roof space and attached double garage with access drive. The site is located within a primarily residential area therefore in principle the use of the site for residential development is acceptable. However the suitability of the site in terms of its constraints and potential to accommodate an extra dwelling are assessed as follows.

The redevelopment of existing residential areas by making effective use of land is encouraged in PPS3; however, this should only be where the development is acceptable to the locality in its design, siting and layout without detriment to the local character and appearance.

Policy H7 Paragraph 4.35 of the UDP (2006) states:

Scope for further housing development occurs mainly on "infill" sites, or redevelopment of older, low-density property, and through the redevelopment of large non residential sites. The Council's primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development.

With regard to the above statements 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.

In regard to the character of the immediate area, this is comprised of detached dwellings including some significantly sized dwellings. It could be considered that given the existence of other relatively large dwellings, the replacement dwelling would not be out character with others that presently exists in the locality. However due to the prominent location of the plot at the end of this section of Edward Road, the size and siting of the proposed dwelling has to be considered relation to

neighbouring plots and whether the development would be detriment to local visual and residential amenity.

Members are asked to consider the impact on the visual amenities of the neighbouring properties as well as the impact on the amenities enjoyed by surrounding dwellings.

It is clear that there will be an impact on the street scene and local amenities as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and comments made by residents during the consultation period.

as amended by documents received on 31.01.2011

### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |                 |  |
|---|-----------------|--|
| 0 | D00002          | If Members are minded to grant planning permission the Following conditions are suggested: |
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |
| 2 | ACD02<br>ADD02R | Surface water drainage - no det. submitt<br>Reason D02                                     |
| 3 | ACH03<br>ACH03R | Satisfactory parking - full application<br>Reason H03                                      |
| 4 | ACH32<br>ADH32R | Highway Drainage<br>Reason H32   |
| 5 | ACI02<br>ACI03R | Rest of "pd" Rights - Class A, B,C and E<br>Reason I03                                     |
| 6 | ACI21<br>ACI21R | Secured By Design<br>I21 reason  |
| 7 | ACK05<br>ACK05R | Slab levels - no details submitted<br>K05 reason   |
| 8 | AJ02B           | Justification UNIQUE reason OTHER apps   |

#### Policies (UDP)

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T11 New Accesses
- T18 Road Safety

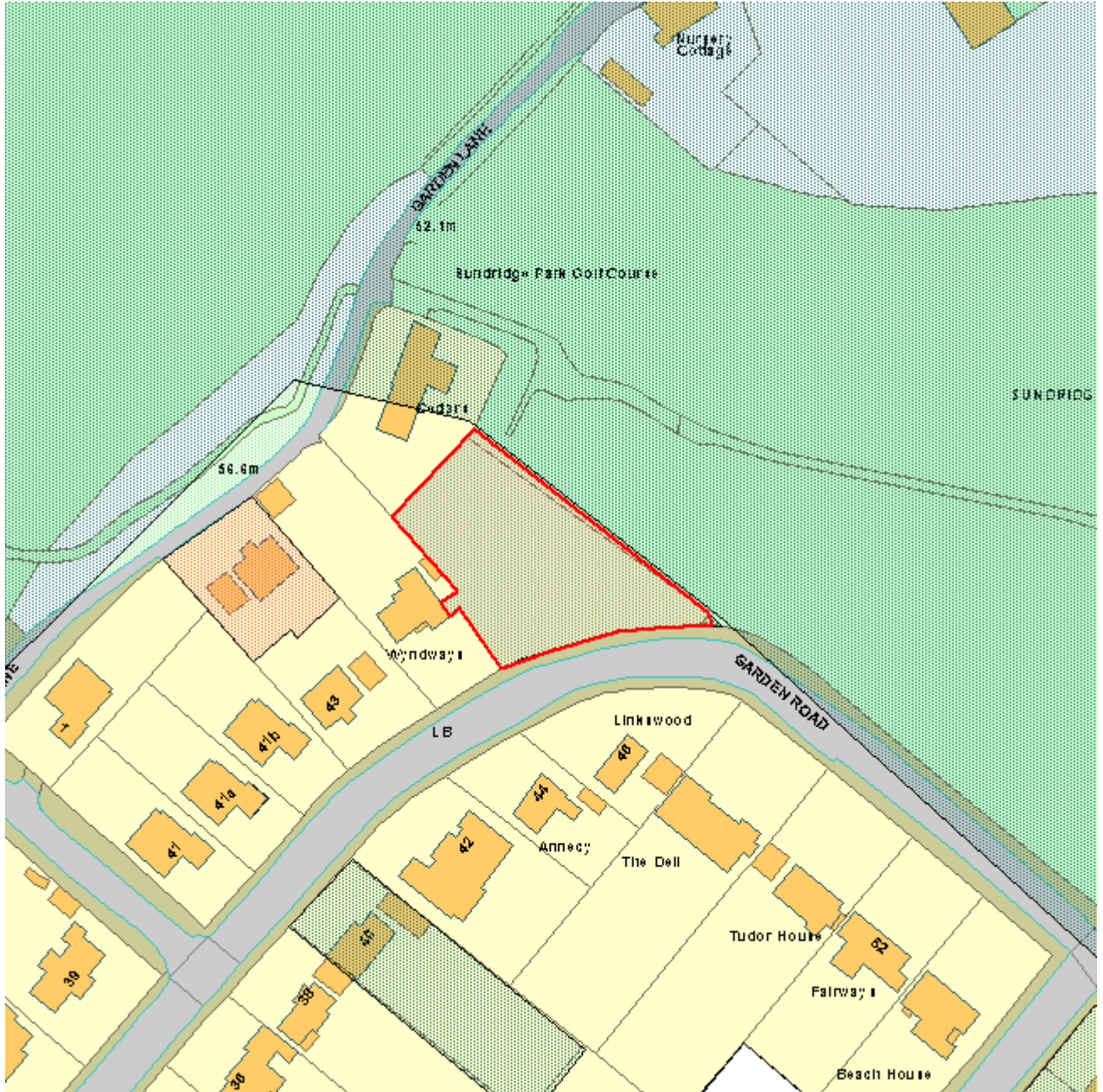
#### INFORMATIVE(S)

- 1 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

D00003      If Members are minded to refuse planning permission the following grounds are suggested:

- 1      The proposed dwelling by reason of its prominent projection forward of the building line would be harmful to the appearance of the street scene and to the amenities and appearance of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

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