

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

**Application No : 10/03350/FULL1**

**Ward:  
Bickley**

**Address : The Priory Westbury Road Bromley BR1  
2QB**

**OS Grid Ref: E: 541758 N: 169631**

**Applicant : Mr S Birchmore**

**Objections : YES**

**Description of Development:**

Demolition of existing dwelling and erection of 2 detached two storey dwellings (with accommodation in roof space) fronting Park Farm Road

**Proposal**

Planning permission is sought for the demolition of the existing dwelling at 'The Priory', Westbury Road, and the construction of 2 detached two storey dwellings (with accommodation in roofspace) fronting Park Farm Road. The details of the proposal are as follows:

- dwelling at 'Plot A' to measure approx. 16m in width, 16.9m in depth and have a height of approx. 8.2m (to the ridge)
- to feature two storey front projection with forward facing gable and integral garage, together with single storey projection at rear for garden room
- to feature four rear dormer windows
- external surfaces to be finished with off white render, and grey slate for roofing
- dwelling at 'Plot B' to measure approx. 19m in width, 13.8m in depth and have a height of approx. 8.15m (to the ridge)
- to feature two storey front projection with forward facing gable together with single storey projection to side/rear for orangery
- single storey projection to side for double garage
- external surfaces to be finished with off-white render, facing brickwork and tile hanging, with red clay tiles for roofing

In addition to the above, it is proposed to provide boundary enclosures fronting Park Farm Road and Westbury Road comprising gates and railings set above a dwarf wall to a maximum height of approx. 2.2m.

Amended plans have been received showing a reduction in the height of both dwellings and the deletion of a two storey rear addition to the dwelling at 'Plot B'.

## **Location**

The application site is located on the western side of Westbury Road at the junction with Park Farm Road, and comprises a large detached dwelling set on a corner plot.

## **Comments from Local Residents**

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

- properties would be extremely cramped and would represent an overdevelopment
- plot is not suited in size for two large six bedroom family homes
- contravenes brownfield regulations
- objection to demolition of existing dwelling
- proposal not eco-friendly
- re-orientation will result in views towards neighbouring properties
- development not in keeping with surrounding properties
- Westbury Road frontage will become unsightly
- planning history noted but scheme still considered overdevelopment
- dwellings would detract from spacious feel of area
- development would significantly affect privacy, daylight and noise levels of properties, as well as general enjoyment of the area
- height of dwellings is excessive
- limited parking proposed which may lead to on-street parking
- existing trees are an attractive feature – it is unclear whether these would be retained
- overlooking, loss of light and prospect to adjacent property at No. 22 in view of height of dwellings
- concern regarding impact of additional development on the site and drainage, which may lead to flooding in future
- changes to PPS 3 resulting in gardens of residential properties no longer being considered brown field sites
- objection to any possibility of existing telephone cubicle and pole being re-positioned

In addition, comments were received from the Sundridge Residents Association which can be summarised as follows:

- grant of outline planning permission is regrettable
- proposal seeks increased accommodation over the appeal scheme, with 'massive' two storey rear extension to the right side house and single storey extension to side projecting ahead of the building line
- hipped roofs replaced with gables increasing the impression of excessive mass and bulk

- application is highly contentious in terms of adverse effect on amenity and the street scene
- side extension for garage must not be considered a permissible encroachment on the side space
- is highly unlikely that the Inspector would have allowed this revised scheme
- garden depth inadequate (in view of two storey rear addition to right side house)
- would result in a material loss of amenity to adjoining house
- boundary enclosures unattractive
- road safety implications of re-positioned access to right side house (adjacent to junction with Westbury Road)
- car parking would be likely to take place on the corner of the site which would be detrimental to the street scene and visual amenity
- on-street parking would also be generated
- existing street furniture would be interfered with as a result of re-positioned driveway to left side house
- established tree planting would be lost
- some control over retention of boundary vegetation should be exercised to lessen adverse visual impact and loss of privacy

### **Comments from Consultees**

Highways Drainage raises no objection to the proposal.

The Council's Waste Advisors raise no objection to the proposal.

Highways raise no objection to the proposal subject to the imposition of conditions.

Thames Water raises no objection to the proposal.

### **Planning Considerations**

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

BE1 Design of New Development  
 H7 Density and Design of New Housing  
 H9 Side Space  
 T3 Parking  
 T18 Road Safety  
 NE7 Development and Trees

With regard to trees, no objections are raised.

### **Planning History**

Under ref. 08/01768, outline planning permission was granted at appeal for two detached two storey dwellings, with appearance, landscaping and layout as the reserved matters. Indicative plans provided at that stage appeared to show two

storey dwellings with accommodation in the roofspace, each with two storey projections to the front (appearing to feature hipped roofs) and single storey rear elements. The application forms indicated that the dwellings would benefit from in excess of 4 bedrooms each.

## **Conclusions**

The proposal before Members follows the grant of outline planning permission under ref. 08/01768 for two dwellings on the site fronting Park Farm Road. The dwellings now proposed would adhere to the footprint of the previous scheme, but for the addition of a single storey projection to the side of the dwelling at 'Plot B' which has been added in lieu of an integral garage which allows for greater residential accommodation internally. Other changes include the addition of forward facing gables to the two storey front projections featured on both dwellings, together with alternative locations for the accesses to both plots. In addition, both dwellings would appear to feature more substantial dormers to the rear roofslopes than indicated on the plans previously approved (although dormers are no longer proposed to the front).

The principle of the development now proposed would be similar to the scheme allowed at appeal, however it is important to note that this application seeks full planning permission and does not intend to follow the appeal scheme as a 'details pursuant' application. Indeed, this application includes changes from the indicative appeal scheme, and those plans did not include details of the height or form of the dwellings. Accordingly, it will be necessary for Members to make an assessment of the current proposal on its own merits, yet bearing in mind the fact that the principle of development is in essence, identical to that allowed at appeal.

The proposal would involve the demolition of the existing dwelling which currently fronts Westbury Road, and the construction of two new dwellings fronting Park Farm Road. At appeal, the Inspector found that the site would lend itself to this re-orientation, that the dwellings would be set back sufficiently from Park Farm Road, and that the changes would not affect the overall character of the street scene to a degree or in a manner that would warrant refusal of planning permission. In view of the similarities in terms of the layout of the development currently under consideration and the appeal scheme, it may be considered that the principle of two dwellings on the site may again be acceptable in this case.

A single storey extension is now proposed to the side of the dwelling at 'Plot B' to provide a double garage, however in view of the separation that would be still be retained to the flank boundary, the single storey construction of this element and the fact that the site levels would be slightly lower than street level, this element would not appear unduly prominent nor harmful to the character and appearance of the area.

Turning to the form and scale of the dwellings, the amended plans received indicate a reduction in the height of both dwellings from approx. 9.3m to 8.1m. This height would appear to be similar to the height of the adjacent dwelling at No. 22 Park Farm Road. The dwellings would appear to be more substantial in form when compared to neighbours, particularly in view of the width proposed, however

this is for the most part consistent with the appeal scheme. In terms of their form, the dwellings would be largely traditional with hipped roofs, although each would employ a different palette of materials and design details, with the dwelling at 'Plot A' taking on an almost 'Georgian' appearance, while the dwelling at 'Plot B' would appear to be similar to the existing dwelling on the site. In view of the varied form and character of properties on Park Farm Road and in Westbury Road, this approach is not considered to be problematical.

Regarding the impact of the proposed development to the amenities of local residents, the properties most likely to be affected would be those adjoining the site at 22 Park Farm Road and at 'Erigal', Westbury Road. The relationship of the proposed development with these properties would be consistent with the appeal scheme, which in addition included accommodation in the roofspace. It is not considered that the proposal would therefore give rise to a significantly greater degree of overlooking or loss of privacy than was found to be acceptable with the appeal scheme.

Regarding the impact to the adjacent property at No. 22 Park Farm Road, the Inspector noted in determining the appeal that this would depend on the height and form of the dwelling at 'Plot A', which were matters of relative detail that were not before him at that time. The plans now under consideration would appear to indicate that the dwelling at 'Plot A' would not be significantly taller than No. 22, while the slab for the dwelling would appear to be set approx. 0.5m above the level of the adjacent site. Accordingly, and in view of the separation between the dwellings (approx. 5m maximum), it is not considered that the dwelling at 'Plot A' would result in an unacceptable loss of amenity to No. 22. On balance, Members may agree that the proposal would not result in a significant loss of amenity to local residents so as to warrant refusal of planning permission in this case.

With regard to the gates and railings proposed, there is a varied character to front boundary treatment in the vicinity of the site. At present, the boundary of the site fronting Westbury Road features gates and railings set on a dwarf wall, while the Park Farm Road frontage features a brick wall and close boarded fencing, with vegetation also. Bearing this in mind, it is not considered that the front boundary enclosure as proposed would result in a significantly greater impact than the existing situation, indeed the low level walling with railings above would provide a slightly greater sense of openness. On balance it is not considered that this element of the proposal would result in harm to the character of the area or visual amenities of the street scene.

Finally, Members will be aware of the changes to PPS 3 comprising the removal of the minimum density figure for housing and the removal of 'garden land' from the definition of 'previously developed land'. Nevertheless, the suitability of sites for residential development must continue to be assessed on a case by case basis having regard to individual planning merits, adopted development plan policy and any other material planning considerations. In this case it is clear that the site would not constitute previously developed land. However, in view of its characteristics and location, together with the impact to the amenities of neighbouring residents (as discussed above) and in having regard to the planning history, Members may agree that it is on balance, suitable to accommodate

additional residential development in principle and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03350 and 08/01768, excluding exempt information.

as amended by documents received on 21.01.2011 03.02.2011

### **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 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 4 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 5 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 6 | ACH26  | Repair to damaged roads                  |
|   | ACH26R | Reason H26                               |
| 7 | ACD02  | Surface water drainage - no det. submitt |
|   | ADD02R | Reason D02                               |

### **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
- H7 Density and Design of New Housing
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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 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 Unitary Development Plan
- (i) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

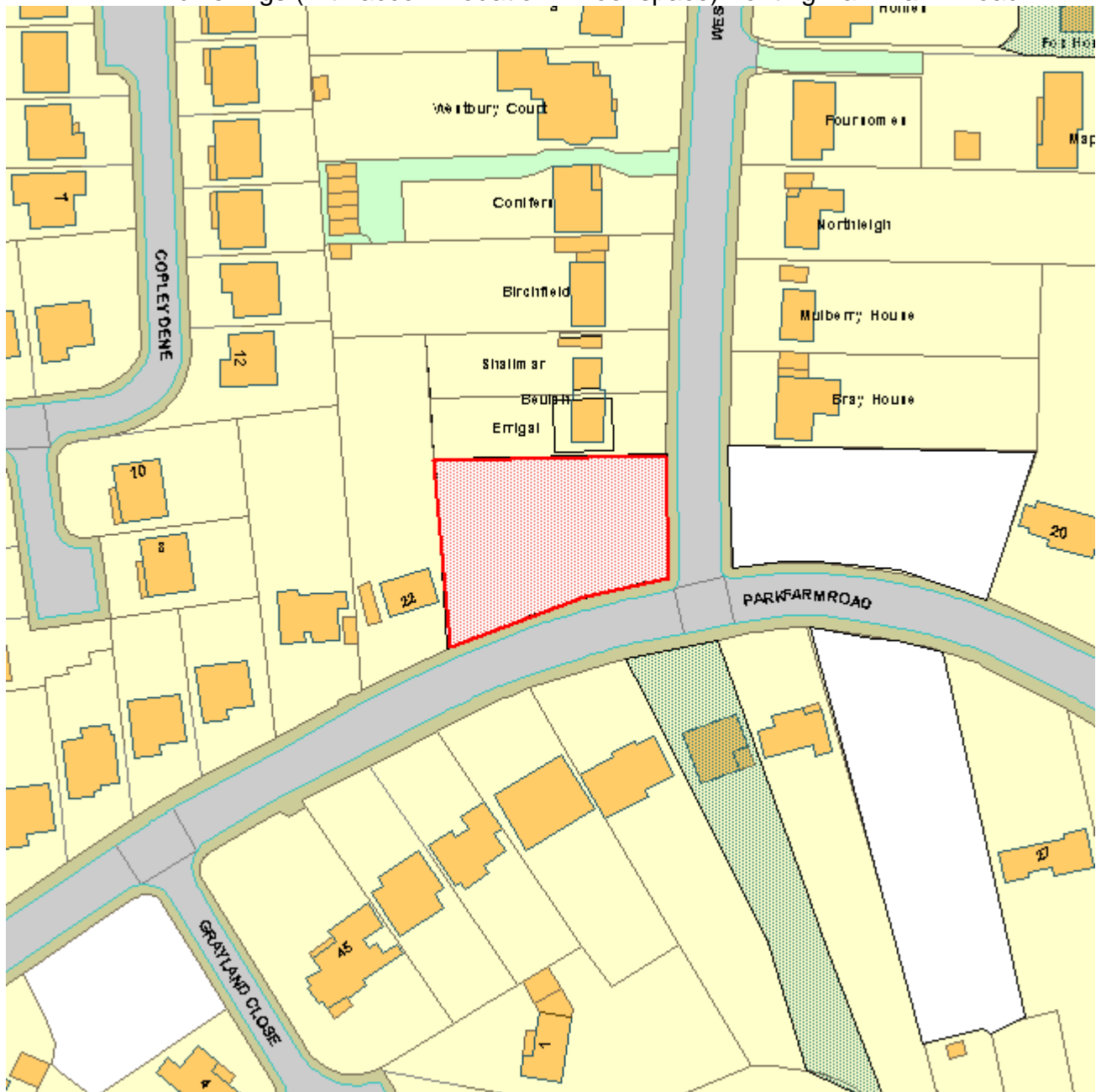
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 The applicant is 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 the development. The applicant should, therefore, also be advised that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil upon which Park Farm Road and Westbury Road are laid out.

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