

SECTION '2' – Applications meriting special consideration

Application No : 10/02386/FULL1

Ward:
Cray Valley West

Address : Land Adjacent 3 Lullingstone Close
Orpington

OS Grid Ref: E: 546613 N: 170411

Applicant : Mrs R Khanom

Objections : NO

Description of Development:

Detached two storey three bedroom dwelling on land adjacent to No.3 Lullingstone Close.

Proposal

This application was deferred from the meeting on 17th February 2011 in order to await the outcome of the appeal for a similar proposal on the nearby site adjacent to Nos.4 and 5 Lullingstone Close (ref.10/02783). The appeal on that site has now been dismissed, and I repeat the report, suitably updated.

It is proposed to construct a detached two storey 3 bedroom dwelling on this site with provision for the parking of 2 vehicles

The plot is rectangular in shape (approximately 22.4m wide and 11-12m deep), and the dwelling would be located within the northern part adjacent to No.3 Lullingstone Close, with the main amenity space located to the side adjacent to No.2.

Location

This disused site is located in the corner of a cul-de-sac currently containing 3 pairs of semi-detached dwellings, and was previously occupied by two blocks of garages which were demolished some time ago. The site is located between Nos.2 and 3 Lullingstone Close, and is set behind the dwellings.

A similar vacant site, previously occupied by garages, is situated between Nos.4 and 5 Lullingstone Close.

Comments from Local Residents

No objections have been received to the proposals from local residents.

Comments from Consultees

The Council's highway engineer raises no objections to the proposals, so long as the doors to the parking area would not encroach outside the site when opened or closed.

No objections are raised from a drainage viewpoint, and the floor layouts of the proposed dwelling meet Environmental Health standards.

Thames Water raise no objections, and the provision for refuse storage is acceptable.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density & Design
H9 Side Space
T3 Parking

Planning History

A previous application for a three bedroom dwelling on this site (ref.10/00272) was withdrawn prior to determination.

An application for a two storey dwelling on land between Nos.4 and 5 Lullingstone Close (ref.10/02783) was refused in November 2010 on the following grounds:

The proposal would result in a cramped overdevelopment of the site lacking in adequate amenity area for future occupants and would be detrimental to the character of the area, resulting in a retrograde lowering of the spatial standards of the area, and if permitted, would set a precedent for similar undesirable development in the locality, contrary to Policies BE1 and H7 of the Unitary Development Plan.

An appeal against the refusal has recently been dismissed on grounds relating to the adverse impact of the development on the character and appearance of the immediate surroundings.

Conclusions

The main issues in this case are the effect of the proposals on the character of the surrounding area, and on the amenities of the occupants of nearby residential properties.

The garaging was demolished some time ago and the site is in disuse. However, given that permission for a dwelling on land between Nos.4 and 5 was recently refused and dismissed on appeal due to its adverse impact on the character and

appearance of the surrounding area, Members will need to carefully consider the size and form of development currently proposed for this site.

In dismissing the appeal on the nearby site, the Inspector did accept that the site is suitable in principle for residential use as it comprises previously developed land situated between existing blocks of semi-detached houses.

The proposed dwelling would be of a similar size as nearby dwellings (albeit detached rather than semi-detached) and would have a pitched roof. Although the rear garden depth would be only 3.5m, there would be a reasonable amount of amenity space to the side of the building adjacent to the parking space in order to meet the needs of the development, and to prevent a cramped setting.

In comparison, the proposals for the site adjacent to Nos.4 and 5 Lullingstone Close were for a larger dwelling located within the middle of the site and at an oblique angle to adjacent dwellings, and included more hard surfacing and less amenity space (although the Inspector did consider the amount of amenity space provided to be adequate). The Inspector commented that the plot was set at the rearmost edge of the developed land, adjacent to a nature reserve within the Green Belt, and considered that the siting of the proposed dwelling would not relate well to the existing houses which are set closer to the cul-de-sac.

Under the current scheme, the proposed dwelling would be set closer to the adjacent dwellings and, in this respect, would more comfortably address the cul-de-sac. It is also currently a less open site as it backs onto the rear gardens of Nos.12 and 14 The Avenue, and the spaciousness of the cul-de-sac would therefore be less affected by the current proposals.

With regard to the impact on neighbouring properties, the proposed dwelling would be close to its rear boundary, but there would still be a back-to-back separation of approximately 31m. It is also proposed to erect tree screening along the rear boundary which should ensure adequate levels of privacy to neighbouring properties. The proposals have been revised since originally submitted in order to replace the rear-facing bedroom window with a high-level roof light which would prevent undue overlooking.

In conclusion, Members will need to consider whether the differences between this scheme and that dismissed at appeal (adjacent to No.4) are sufficient to warrant the grant of planning permission. The proposals are not considered to appear unduly cramped within the street scene and, on the basis of the amended design, would not result in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00272, 10/02386 and 10/02783, excluding exempt information.

as amended by documents received on 10.01.2011 04.11.2010

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 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 5 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 6 ACH32 Highway Drainage
 ADH32R Reason H32
- 7 ACI02 Rest of "pd" Rights - Class A, B,C and E
 ACI03R Reason I03
- 8 ACI13 No windows (2 inserts) first floor flank dwelling
 ACI13R I13 reason (1 insert) BE1
- 9 The gates to the parking spaces hereby permitted shall not open out over
 land outside the application site.

Reason: In the interests of public safety.

Reasons for 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 Housing Density and Design
- H9 Side Space
- T3 Parking

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

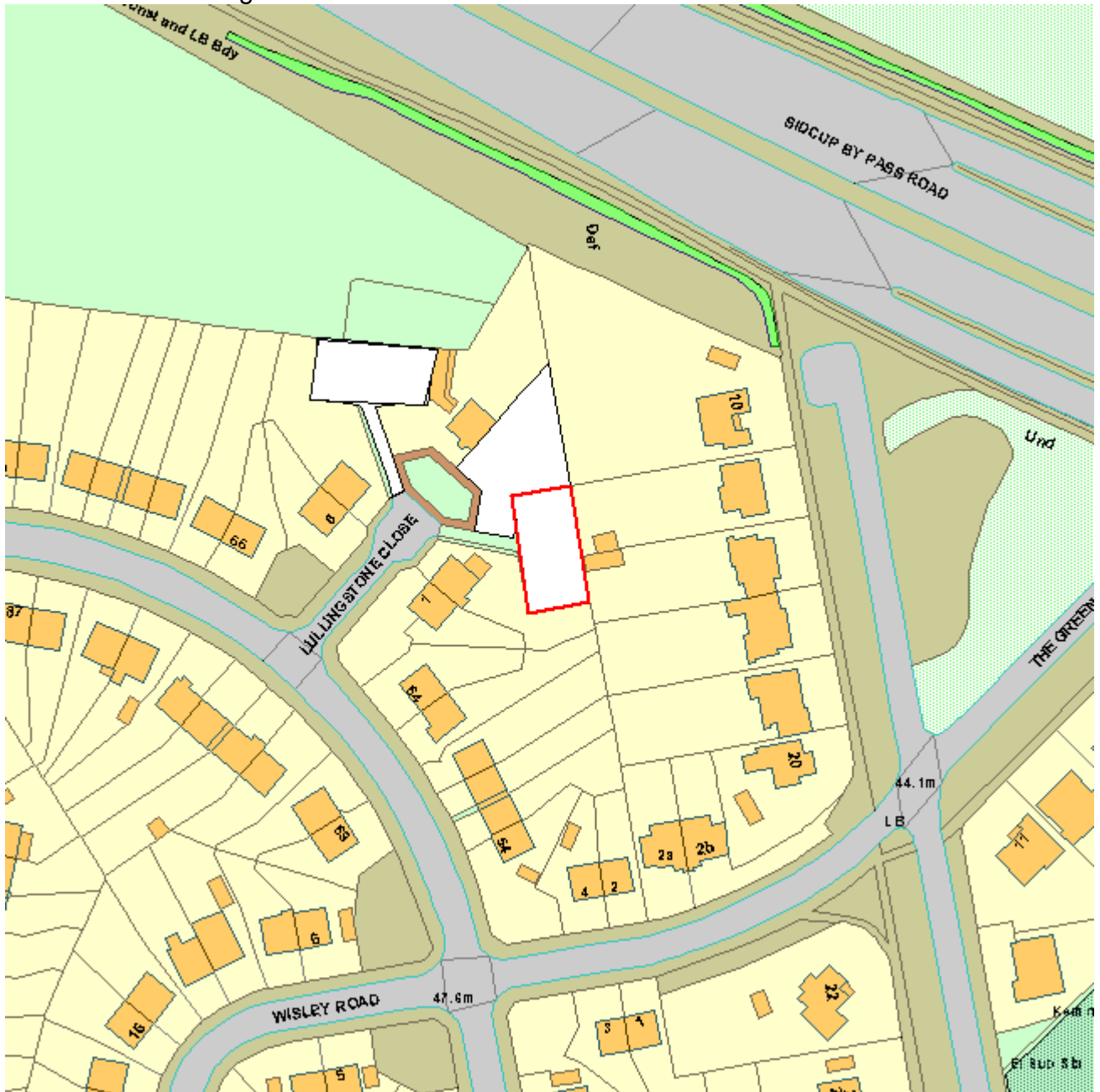
- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties,

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

Reference: 10/02386/FULL1

Address: Land Adjacent 3 Lullingstone Close Orpington

Proposal: Detached two storey three bedroom dwelling on land adjacent to No.3 Lullingstone Close.



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