

- additional damage caused to access road from construction works
- construction works would cause noise and disturbance to nearby residents
- there should be lighting along the access road
- vehicular access should be from Foxbury Drive, and the access to Daleside Close closed off
- no need for further housing in the area

Comments from Consultees

The Council's highway engineer considers that the use of the narrow private access road to serve a further two dwellings is acceptable in highways terms, as is the provision of 2 car parking spaces per dwelling which is in line with the maximum parking standards. As the access road and turning area for the proposed dwellings are not within the site area, confirmation is required that the applicant has rights of access over this land. Members will be updated at the meeting.

The London Fire and Emergency Planning Authority raise no objections to the proposals subject to compliance with the fire consultants report regarding the provision of a sprinkler system and enhanced fire detection system.

Environmental Health request a condition be attached requiring the submission of a contaminated land assessment and remedial strategy where necessary prior to the commencement of works.

The Council's drainage engineer comments that as the nearest public foul sewer is at the head of Daleside Close, a condition should be attached requiring the submission of details of the proposed foul water drainage connection.

Thames Water raise no objections to the proposals in principle, whilst Waste Services comment that refuse should be placed at the edge of curtilage.

Planning Considerations

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

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

Planning History

Permission was granted in 1991 (ref. 91/01954) for the erection of 2 semi-detached dwellings to the rear of Nos.13 and 15 Daleside Close which are

now known as Nos.17 and 19 Daleside Close, and lie adjacent to the current application site.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of the surrounding area, the amenities of neighbouring residential properties in terms of any loss of light, privacy and outlook, and on parking/access arrangements within the close vicinity.

The use of this area of land for residential purposes, served via the access road from Daleside Close has already been established by the granting of permission for the two dwellings adjacent at Nos.17 and 19, and would not, therefore, be out of character with the surrounding area in principle. Furthermore, the Council's highway engineer has raised no objection to extending the existing private access road to serve two additional dwellings.

The area of the site would be slightly less than the site occupied by Nos.17 and 19, and the size of Plot 2 is modest compared to the general vicinity. However, 1m separations are provided in accordance with side space policy and Members may consider that the dwellings would have adequate sized garden areas. The dwellings would be built slightly into the slope to reduce their impact in the street scene, and have been designed with low-level roofs, particularly in the case of Plot 2. The proposals are not, therefore, considered to be out of character with the surrounding area, and would not appear overdominant or unduly cramped within the street scene.

With regard to the impact on neighbouring properties, the dwellings would be situated a reasonable distance from residential properties in Foxbury Drive and Windsor Drive, and in relation to the latter, the new dwellings would be angled away from their rear elevations in order to reduce any likelihood of overlooking, with no windows proposed in the side elevations.

The proposed dwelling closest to No.19 Daleside Close would be situated 1m away from the side boundary, and would not project further to the rear of the adjoining dwelling. It would not, therefore, result in any loss of light to or prospect from this dwelling.

With regard to the issue raised by local residents in relation to rights of access to the rear of Windsor Drive properties, the applicant has confirmed that there are no legal rights for residents to pass over the site, and this would, in any case, be a private legal matter.

On balance, the proposals are not considered to have a detrimental impact on the character and appearance of the surrounding area, nor on the amenities of nearby residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 91/01954 and 09/03167, excluding exempt information.

as amended by documents received on 05.01.2010

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 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 6 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 7 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 9 ACH27 Arrangements for construction period
 ACH27R Reason H27
- 10 ACI02 Rest of "pd" Rights - Class A, B,C and E
 ACI03R Reason I03
- 11 ACI13 No windows (2 inserts) side dwellings
 ACI13R I13 reason (1 insert) BE1
- 12 ACI21 Secured By Design
 ACI21R I21 reason
- 13 ACK05 Slab levels - no details submitted
 ACK05R K05 reason
- 14 ACK09 Soil survey - contaminated land
 ACK09R K09 reason
- 15 A side space of 1 metre shall be provided between the flank walls of
 the dwellings hereby permitted and their respective side boundaries.
 ACI09R Reason I09
- 16 The development hereby permitted shall be carried out in accordance
 with the recommendations of the fire consultants report submitted with
 the application in regard to the provision of a sprinkler system and
 enhanced fire detection system.

Reason: In order to provide a satisfactory form of development which complies with Fire Safety regulations.

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 Housing Density and Design
H9 Side Space
T3 Parking
T18 Road Safety

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

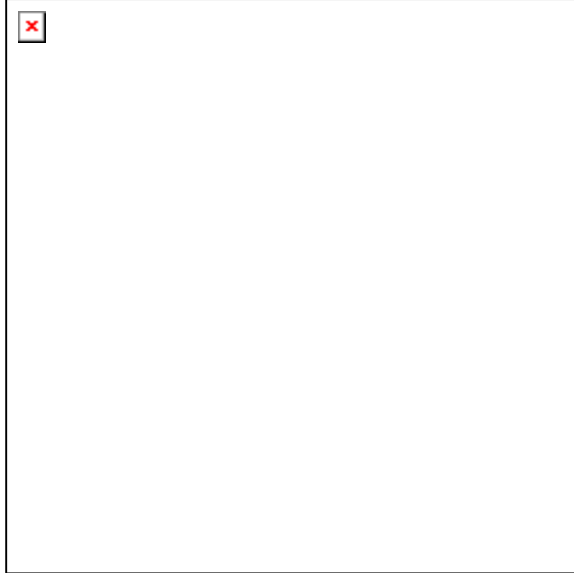
- (a) the visual impact on the street scene
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of nearby residential properties
- (d) the transport policies of the development plan

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

Reference: 09/03167/FULL1

Address: Land Rear Of 104-108 Windsor Drive Daleside Close Orpington

Proposal: Two detached two storey three bedroom dwellings with 4 car parking spaces and cycle store on land adjacent to 19 Daleside Close



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