

- the proposal is an overdevelopment of the site;
- the rear garden is exceedingly small and out of character with the area;
- concern that the house will be re-sited to the north-west;
- decrease market value of neighbouring properties.

Comments from Consultees

There are no objections from a Drainage point of view subject to appropriate conditions.

The Environment Agency and Thames Water were consulted and have no objections to this 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
 NE7 Development and Trees
 H7 Housing Density and Design
 T3 Parking
 T11 New Access
 T18 Road Safety

With regards to trees there is a mature Silver Birch which does contribute to the visual amenities of the area, however there are similar specimens nearby and therefore the loss of this tree is not considered to be sufficient to warrant a refusal on this basis alone.

Planning History

75/01160	Refused	1 Detached dwelling (OUTLINE)
76/01271	Refused & Dismissed at appeal	1 Detached Dwelling (OUTLINE)
78/02635	Refused	1 Detached dwelling (OUTLINE)
83/00038	Permission	Single storey rear extension
91/01963	Permission existing	Single storey side extension to garage
06/03806	Permission	Two bedroom chalet dwelling

Conclusions

This application is for an extension to the time limit to a previously permitted scheme. Although the proposal must be re-assessed with regard to current national and local policies, the permission previously granted for this scheme is a material consideration in assessing this application. At the time the application was first considered under planning ref: 06/03806 the main issues

relating to the application were whether the site is of sufficient area to accommodate a dwelling without detriment to neighbouring properties and whether the proposal would be so out of character with the existing pattern of development as to be unacceptable. Therefore Members must assess if there has been a significant change in circumstances to warrant taking a different view.

At the time the application was first considered, planning permission had been granted for front and rear dormers to provide first floor accommodation at Nos. 115 and 117. These permissions have since been completed and from the approved plans there are 2 bedrooms in each house which have windows in the rear elevation and 2 bathrooms. There appears to be minimum separation of approximately 19.5m between the windows in the first floor rear elevations of Nos. 115 and 117 to the proposed window at the above dwelling.

Given that permission has previously been granted for this proposal Members may therefore agree that the circumstances have not significantly altered to warrant a different decision and therefore permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/03806 and 09/03496, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|----------------------------|--|---------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | |
| 2 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 | |
| 3 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 | |
| 4 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 | |
| 5 | ACD05
ADD05R | No change to ground levels
Reason D05 | |
| 6 | ACH02
ACH02R | Satisfactory parking - no details submit
Reason H02 | |
| 7 | ACH04
ACH04R | Size of parking bays/garages
Reason H04 | |
| 8 | ACH12
3.3m 1m
ACH12R | Vis. splays (vehicular access) (2 in)
Reason H12 | 3.3m x 2.4m x |
| 9 | ACH32
ADH32R | Highway Drainage
Reason H32 | |
| 10 | ACI02 | Rest of "pd" Rights - Class A, B,C and E | |

Reason: In the interest of the amenities of the neighbouring properties and given the restricted nature of the site with regard to Policy BE1 of the Unitary Development Plan.

11 ACK01 Compliance with submitted plan

Reason: In order to ensure that the proposed dwelling is appropriately sited within the limited configuration of the severed plot.

12 A minimum rear garden separation of 3 metres shall be provided from the proposed rear south east wall of the dwelling.

Reason: In order to provide an adequate separation to the adjacent boundary.

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
NE7 Development and Trees
H7 Housing Density and Design
T3 Parking
T11 New Accesses
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 adjacent property;
- (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 loss of the Silver Birch Tree;

and having regard to all other matters raised.

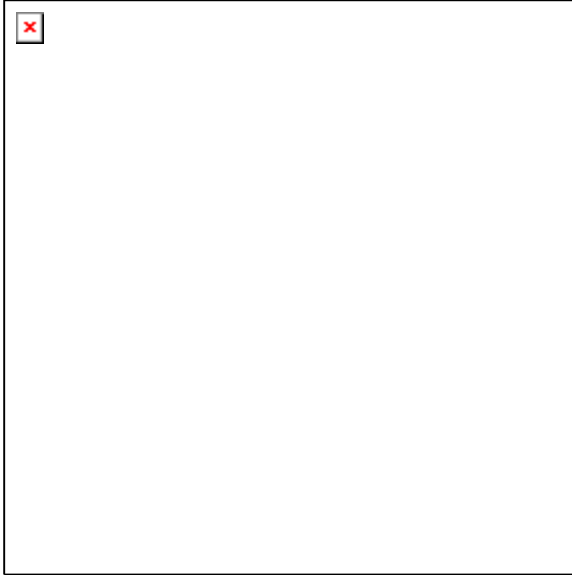
INFORMATIVE(S)

1 RDI03 Seek engineering advice
2 RDI16 Contact Highways. re. crossover

Reference: 09/03496/EXTEND

Address: 2 Pondfield Road Orpington BR6 8HJ

Proposal: Extension of time limit for implementation of permission reference DC/06/03806 granted for two bedroom chalet dwelling.



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