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Agenda Section: 2

Application No: 09/03362 Ward: Farnborough and Crofton

Address: 11 The Glen, Orpington, Kent, BR6 8LP

OS Grid Ref: E: 543153 N: 165425

Applicant: Mr and Mrs Hill

Objections: Yes

Conservation Area: Yes

Description of Development:

Detached two storey five bedroom house with roofspace accommodation and integral garage.

Joint report with application ref. 09/03535

Proposal

- The proposed dwelling will occupy a similar footprint to the existing property, and generally maintain a 2.0m side space separation with the flank boundaries.
- The dwelling will rise to a maximum height of approximately 9.0m, although there will be a considerable reduction in the roof height along the north-western (front-facing) corner of the property, this element rising to a height of approximately 6.2m and incorporating a front dormer at first floor level. This corner of the property will also incorporate a self-contained one-bedroom annexe within its own staircase access from ground floor level.
- A single dormer will be incorporated within the main roof slope at the front and two dormers along the rear roof slope.

Location

The application site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years. They are generally of individual designs and are

constructed from a range of materials. A number of dwelling along The Glen have been redeveloped in recent years with replacement properties generally being more significant size in comparison to the original houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. No representations were received from adjoining residents. However, objections have been raised by Farnborough Estate Ltd which may be summarised as follows:

- this is a modern building of very good appearance;
- although built originally in the 1930s it was considerably redesigned and modernised some fifteen years ago;
- the present house makes a very positive contribution to the road scene, fitting in with the other, similar houses in The Glen;
- the constant demolition of very desirable properties causes disturbance to the park scene;
- various redevelopments have taken place or are proposed along The Glen
- few changes internally a possible extensions would provide all of the features offered by the proposed new house whilst preserving the appearance of the existing property

Any further representations will be reported verbally at the meeting.

Comments from Consultees

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the proposal contravenes all the principles set out in Paragraphs 3.21 of the Farnborough Park Supplementary Planning Guidance, and is therefore contrary to Policies BE1 and BE11 of the Unitary Development Plan.

No technical highways or drainage objections have been raised.

Any additional comments will be reported verbally at the meeting.

Planning Considerations

Relevant Unitary Development Plan Policies are BE1 (Design of New Development), BE11 (Conservation Areas), BE12 (Demolition in Conservation Areas), BE13 (Demolition Adjacent to a Conservation Area) H7 (Housing Design and Density); H9 (Side Space); NE7 (Development and Trees), T3 (Parking) and T18 Road Safety).

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

No objection is raised from a conservation perspective.

Planning History

Under planning reference 89/01907 a planning application for two storey front/side extensions on either side of the front wing was refused on the following ground:

The proposed extensions, in particular those on the south west elevation, represent an overdevelopment of the side and reduction of spatial standards. As such the proposals would not preserve or enhance the character and appearance of the Conservation Area...

The application was allowed at appeal, the Planning Inspector considering that the existing dwelling "appeared to be a somewhat insubstantial property when seen in relation to the size and scale of other houses in the vicinity." The Inspector did not consider that "the proposed forward extensions would have any material effect on the character of the existing house." The Inspector concluded that the "proposal would not represent an overdevelopment of the site."

A further application (ref. 89/03781) for a similar proposal was refused by the Council on similar grounds to the earlier planning application.

Conclusions

The main issues for consideration relate to the impact of the proposal on the streetscene and on the character and appearance of the wider Farnborough Park Conservation Area, as well as its impact on neighbouring amenity.

Whilst the application dwelling has been extended relatively recently, with its appearance having been significantly altered, Members should consider whether this lack of originality in itself justifies its demolition and replacement with a more modern property. The existing house incorporates a significant pitched roof and prominent gable along the front elevation and it is considered that it sits comfortably within The Glen street scene.

With regard to the proposed replacement dwelling, no specific concerns are raised: the replacement house will occupy a similar footprint to the existing building with the main difference being along its south western corner where the first floor element will project further back. However, given the dense screening and separation between the proposed dwelling and neighbouring houses, it is not considered that the proposal will significantly undermine neighbouring amenity. Its design is in itself considered acceptable given the variation in house designs associated with The Glen.

Although it may be considered that the existing property makes a positive contribution to the Conservation Area, its replacement is considered to preserve or enhance the visual amenities of the Conservation Area and therefore, permission is recommended.

Background papers referred to during production of this report comprise all correspondence on file refs: 89/01907, 09/03535 and 09/03362, excluding exempt information.

RECOMMENDATION: PERMISSION

- | | | |
|----|---|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 4 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 5 | ACB05 | Replacement tree(s) elsewhere on site |
| | ACB05R | Reason B05 |
| 6 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 7 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 8 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | Reason: In order to prevent an overdevelopment of the site, to safeguard the visual amenities of the Conservation Area and to comply with Policies H7, BE1 and BE11 of the Unitary Development Plan. | |
| 9 | ACI08 | Private vehicles only |
| | ACI08R | Reason I08 |
| 10 | ACI12 | Obscure glazing (1 insert) along the first floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 |
| 11 | ACI17 | No additional windows (2 inserts) first floor flank dwelling |
| | ACI17R | I17 reason (1 insert) BE1 |
| 12 | ACI18 | No additional hardstanding |
| | ACI18R | I18 reason |

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

BE11 Conservation Areas
BE12 Demolition in Conservation Areas
BE13 Demolition adjacent to a Conservation Area
H7 Housing Density and Design
NE7 Development and Trees
T3 Road Safety

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the Conservation 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.

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 If during works on site additional contamination is discovered, Environmental Health should be contacted immediately to discuss the actions necessary. Details of the additional contamination, and actions taken, should be contained in the remediation validation report
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.
- 3 You are advised to contact the Development Control Section at the Civic Centre in order to establish a suitable degree of obscurity for the obscure glazing in connection with the above planning condition as lower levels or added film or spray may not be appropriate. The addition of spray or film after insertion of the window is not likely to be adequate. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or e-mail: planning@bromley.gov.uk

Reference: 09/03362/FULL1

Address: 11 The Glen Orpington BR6 8LP

Proposal: Detached two storey five bedroom house with roofspace accommodation and integral garage.



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