

S3

Agenda Section: 2

Application No: 09/03544 **Ward: Farnborough and Crofton**

Address: 13 The Glen, Orpington, Kent, BR6 8LP

OS Grid Ref: E: 543138 N: 165409

Applicant: Mr H Atkinson

Objections: No

Conservation Area:Yes

Description of Development:

Detached four bedroom two storey dwelling with integral garage.

Joint report with application ref. 09/03545

Proposal

- The proposed replacement dwelling will occupy a footprint of approximately 17.0m (d) x 12.0m (w), and generally maintain a 2.0m side space separation with the flank boundaries.
- The house will be of conventional two storey height and rise to maximum height of approximately 9.0m with an integral garage incorporated within the ground floor.
- A separate application to demolish to existing dwelling has been submitted under ref. 09/03545.

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. These are generally of individual designs and are constructed from a range of materials. A number of dwellings 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 and no representations were received.

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 has been raised from a conservation perspective.

Planning History

There is no significant planning history concerning this property.

Members will be aware that planning applications to demolish and replace the neighbouring dwelling at No 11 are being considered in this same agenda (refs. 09/03362 and 09/03535).

Conclusions

The main issues for considerations 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.

The application site forms one of the narrower plots along The Glen with the existing dwelling set back approximately 15.0m behind the road frontage and appearing somewhat discreet behind a dense layer of foliage abutting the

boundary. Whilst the existing property forms one of the few relatively unaltered houses along The Glen and appears to have retained its original and integral features, it is of an understated design and is not considered to make an especially positive contribution to the character or appearance of the Farnborough Park Conservation Area. Accordingly, the demolition of the existing property is considered to be acceptable in principle.

Whilst the proposed dwelling would extend somewhat closer to the side boundaries than the existing dwelling, the degree of separation with the flank boundaries would remain significant and the front elevation would include a notable amount of relief. Consequently, it is not considered that the proposal would appear unduly large or significantly erode any sense of spaciousness. Whilst the dwelling would have a greater depth than the existing house, this would be similar in comparison to neighbouring properties and could be appreciated from few places. Members will note that on the basis that permission is granted to demolish and replace No. 11 The Glen, that neighbouring house will also project significantly further back at first floor level, similar to the depth proposed at No. 13.

With regard to the proposed replacement property, it is considered that this will respect surrounding spatial standards and will not significantly undermine neighbouring amenity. The proposed 2.0m side space separation with the flank boundaries will adhere to those associated with the neighbouring houses at Nos. 11 and 15 which, in their current form, represent changes to the original streetscene. Both neighbouring properties also project significantly further rearward than the existing dwelling at No. 13 and given the degree of separation between these houses, it is not considered that their amenities will be significantly affected. With regard to its height, the proposed dwelling would be similar to the neighbouring dwellings located along either side.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03544 and 09/03545, 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 | 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. submit		
	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 Design and Density
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 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;

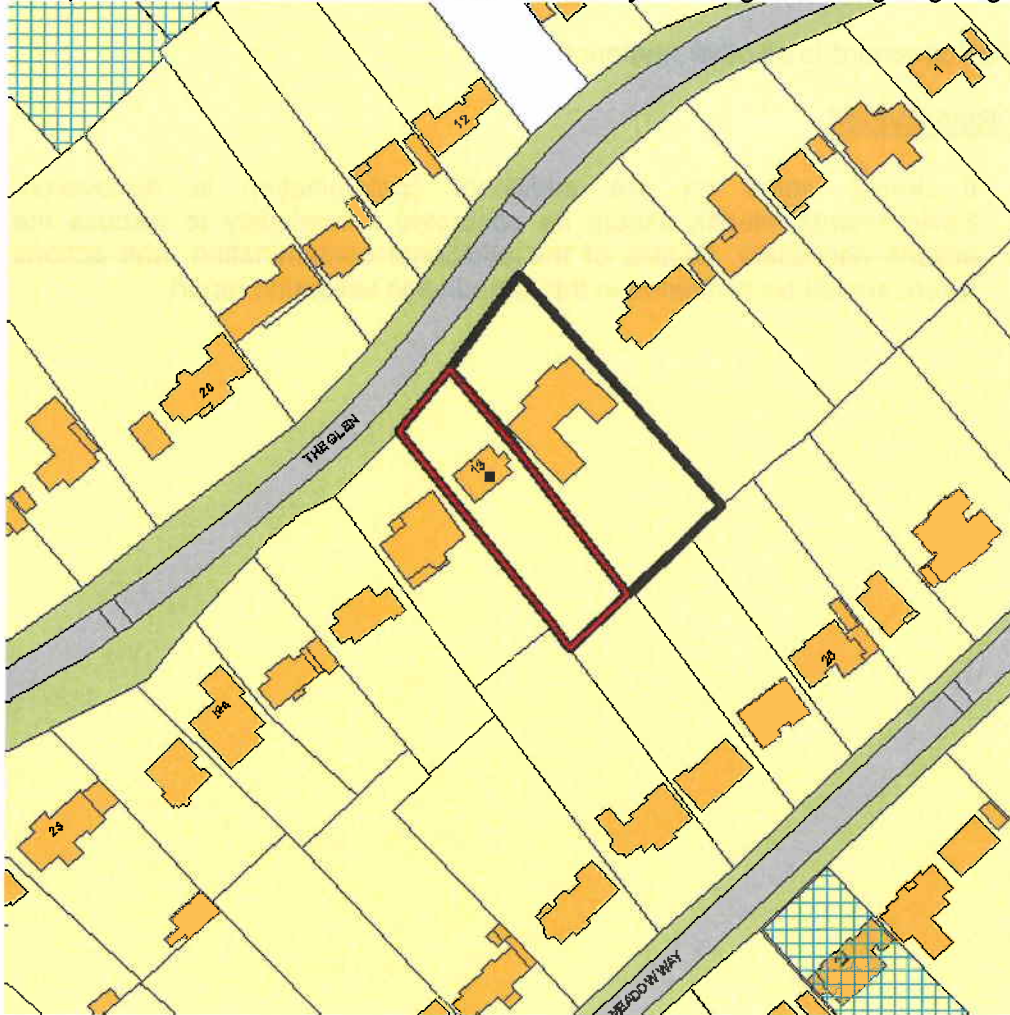
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

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.

Reference: 09/03544/FULL1
Address: 13 The Glen Orpington BR6 8LP
Proposal: Detached four bedroom two storey dwelling with integral garage.



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