

**SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No : 11/00327/FULL1**

**Ward:  
Bickley**

**Address : 4 Mount Close Bromley BR1 2PH**

**OS Grid Ref: E: 542076 N: 169822**

**Applicant : Mr And Mrs Gissing**

**Objections : YES**

**Description of Development:**

Demolition of existing dwelling and erection of two storey five bedroom replacement dwelling with accomodation in roof space

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

Planning permission is sought for the demolition of the existing dwelling on the site and the construction of a two storey five bedroom replacement dwelling with accommodation in roof space. The details of the proposal are as follows:

- to be sited in similar position on site as existing dwelling
- approx. 22.9m in width, 12.1m in depth and with a maximum height of approx. 8.5m
- minimum side space of 2.523m and 1.392 maintained to flank boundaries
- to feature hipped roof design, with forward facing gabled section and subservient two storey wing with integral garage and forward facing gable at first floor level
- to feature small dormer windows to rear roof slope
- to be finished with neutral render and weatherboarding and red brickwork, with a brown plain tile for the roof
- white windows and timber doors

The proposal would also involve new hard and soft landscaping works to include a new retaining wall in the rear garden. It does not appear that any trees would be removed as part of these works.

Amended plans have been received showing a reduction in the bulk of the roof of the dwelling adjacent to the south-western flank boundary (with the introduction of a catslide roof) and the setting-back of this element from the front of the dwelling and the provision of a greater separation to the flank boundary.

## **Location**

The application site is located at the end of the cul-de-sac in Mount Close, which comprises a cluster of 4 dwellings leading off Mavelstone Road. At present, the site is host to a one/two storey dwelling of little architectural merit which features white weatherboarding at first floor level. The immediate surrounding area is mixed in character. The other dwellings in Mount Close are detached and typically of two storey height and vary in form and character, while in the wider context the area comprises a mix of single dwellings set within generous plots and more substantial properties which have been sub-divided to form flatted accommodation.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application (and in addition with regard to the amended plans received) and representations were received which can be summarised as follows:

- no objection in principle provided the access roads from Logs Hill to Mount Close are repaired sufficiently to carry heavy trucks if needed during construction
- further concerns regarding construction vehicles damaging Mount Close, together with noise and disturbance as a result of demolition
- concerns regarding increase in height and width of building on site, resulting in dramatically more prominent front elevation which would be too large for the site and would dominate the road
- overdevelopment of the site
- concerns regarding height and loss of outlook
- new dwelling will be visible from neighbouring properties at Wildcroft and Woodhouse Ridge, will result in overlooking to these gardens and properties and give rise to loss of view
- swimming pool at Woodhouse Ridge will be overlooked
- shadow will be cast over rear garden to Wildcroft
- concern regarding re-positioning of eastern element of house by 2.5m
- undue noise
- question over parking on site and works traffic
- landscaping and boundary treatment should be jointly discussed

With respect to the amended plans submitted, further comments received can be summarised as follows:

- reiterate previous concerns
- plans do not properly depict the footprint of 'Wildcroft'
- side elevation of proposed dwelling should include oblique view of rear elevation as viewed from 'Wildcroft'

- loss of outlook and overshadowing
- proposal totally out of keeping with the Close
- slight reduction in height makes no difference to the elevation facing 'Wildcroft'

Comments were also received on behalf of the Sundridge Residents Association which can be summarised as follows:

- existing property already larger (footprint) than others in Mount Close
- significant overdevelopment of the site
- harmful to the amenity of the adjoining Mavelstone Road CA
- removal of boundary screening would open up unattractive vistas
- Mount Close is backland development, new development should not be permitted to dominate other housing or detract from the character of the CA
- resultant design of dwelling would be satisfactory but would urge that mass, bulk height and footprint be significantly reduced and alignment on the plot re-considered

With particular regard to the amended plans received the Sundridge RA made the following comments:

- alteration does not materially alter the excessive mass and bulk of the proposed dwelling
- offset alignment of building remains awkward
- proposal would still have an adverse effect on the amenity of adjacent properties including the adjoining Conservation Area

### **Comments from Consultees**

Highways Drainage made no comment on the application

Thames Water raised no objection to the proposal.

### **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  
 BE13 Development Adjacent to a Conservation Area  
 H7 Housing Density and Design  
 H9 Side Space

### **Planning History**

There is no recent planning history of relevance to this application.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. A further consideration is the impact to the adjacent Conservation Area.

The proposed replacement dwelling would result in a larger and more substantial building on the site in relative terms. However, the proposed dwelling is not considered to be excessive in terms of its height and scale, and incorporates a number of features (including the forward facing gable, hipped roof design and subservient two storey 'garage wing') which may be considered to break up the bulk of the built form. The palette of materials to be used would be similar to those of the existing dwelling, including the use of weatherboarding, and may be considered to soften the visual impact of the built form in this case.

The proposed replacement dwelling would be sited in a similar position to the existing dwelling, and would be of a similar width overall, although would have a greater depth and maximum height (increasing from one/two storeys to two storeys with accommodation in the roofspace). Regarding side space, the minimum provision would exceed the minimum requirement of 1m to the flank boundaries, while the maximum provision would appear to be more than adequate having regard to the character of Mount Close. In addition, the amended plans received, indicating a catslide roof to the western side of the dwelling and a greater separation to the flank boundary, provide a greater sense of space about the building to this part of the site, and may be considered to provide a more satisfactory relationship with the adjacent dwelling at No. 3 Mount Close in terms of the visual amenities of the street scene and the character of the area.

Having regard to the above, and the fact that other dwellings in Mount Close are of two storey construction, it may be considered that the proposed replacement dwelling would not unduly harm the character of the area.

The application site is bounded by the Mavelstone Road Conservation Area to the north however Mount Close appears somewhat distinct in character and is not highly visible from within Mavelstone Road itself, although views of the proposed replacement dwelling would be possible from neighbouring properties fronting Mavelstone Road. While the outlook from some of these properties would be likely to change as a result of the increase in the scale of built development on the site, this is more of a residential amenity issue, and the change is not considered to be significant enough to unduly harm or detract from views into or out of the Conservation Area in a general sense. As a result it is considered that the setting of the Conservation Area would be preserved.

Turning to the impact to the amenities of neighbouring dwellings, the property would be orientated (as the existing dwelling) at approx. 90 degrees to the adjacent dwelling at No. 3 Mount Close and is sited broadly to the north. In addition, the amended plans indicate a greater separation to No. 3, with the nearest part of the dwelling now being set slightly further back within the plot. As a result, it is not considered that a significant loss of amenity would result to this property. With regard to properties adjoining the site to the north, east and west fronting Mavelstone Road (including Wildcroft, Woodhouse Ridge and Mount Lodge), it is

considered that adequate separation would be retained to ensure that any impact as a result of the increased scale of the built development on the site and accommodation in the roofspace (with rear facing dormers) would be limited. Any views afforded would primarily be towards amenity space, while windows nearest the boundary with these properties would appear to serve non-habitable rooms and could be obscurely glazed, to prevent any direct overlooking.

Having regard to the above it is 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 of the area, and would preserve the setting of the adjacent Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00327, excluding exempt information.

as amended by documents received on 06.04.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
         ACA01R      A01 Reason 3 years
- 2      ACA05      Landscaping scheme - implementation  
         ACA05R      Reason A05
- 3      ACC07      Materials as set out in application  
         ACC07R      Reason C07
- 4      Before the development hereby permitted is first occupied, the proposed window(s) serving the dressing rooms and bathrooms in the rear elevation of the dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
         ACI12R      I12 reason (1 insert)      BE1
- 5      ACI13      No windows (2 inserts)      first floor flank      dwelling  
         ACI13R      I13 reason (1 insert)      BE1
- 6      ACK06      Slab levels - compliance  
         ACK06R      K06 reason

### **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
- BE13    Development Adjacent to a Conservation Area
- H7      Housing Density and Design
- H9      Side Space

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

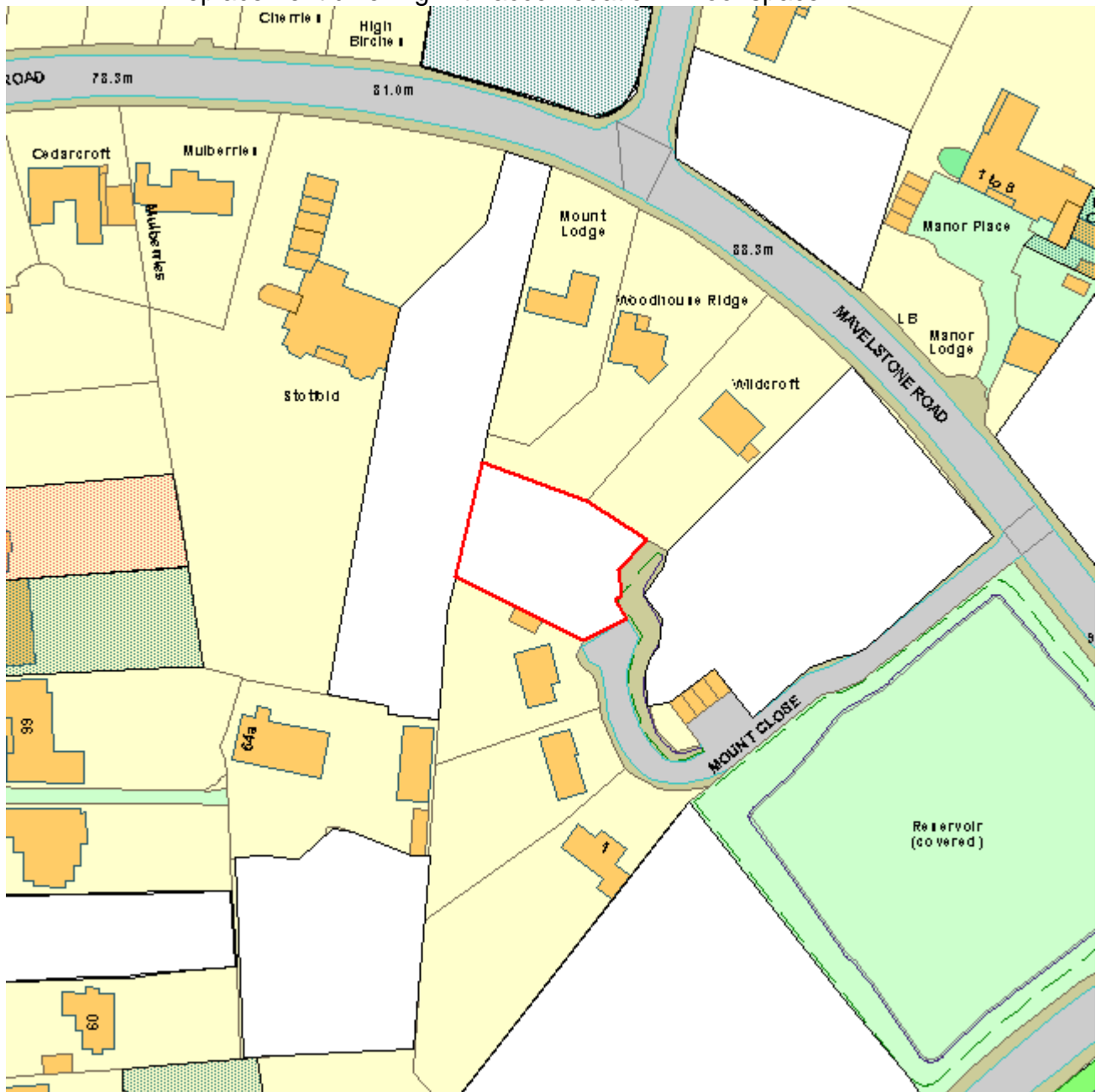
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area and its impact to the adjacent Conservation Area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan
- (h) the amended plans received during the consideration of the application

and having regard to all other matters raised.

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