

SECTION '2' – Applications meriting special consideration

Application No : 11/00540/FULL1

Ward:
Farnborough And Crofton

Address : The Spinney 31 Park Avenue
Farnborough Orpington BR6 8LH

OS Grid Ref: E: 543250 N: 165734

Applicant :

Objections : NO

Description of Development:

Detached two storey 7 bedroom dwelling including accommodation in roof space with attached triple garage with accommodation above and attached single storey building for swimming pool/gym with associated parking and access road (Plot 1).

Key designations:

Green Belt

Proposal

- Plot 1 is located in the far north-eastern part of The Spinney site, adjacent to the rear boundaries of properties in Wood Way, and it is proposed to erect a revised design for a detached 7 bedroom dwelling which would include an attached triple garage with accommodation above, and an attached swimming pool building
- The main dwelling would be set further forward in the plot and would be re-aligned to greater reflect the orientation of the adjacent dwelling permitted on Plot 2 (which has not yet been built)
- The garage building would be moved from the eastern part of the site to the western side adjacent to the proposed garage building on Plot 2
- The cypress hedge adjacent to the north-eastern boundary with properties in Wood Way would be removed as part of the proposals, and replaced with a hornbeam hedge with an initial height of 2m, increasing to 4m when fully grown.

Location

The site of The Spinney is located to the rear of properties in Sunnydale and Wood Way, and is accessed via a long driveway from Park Avenue. The site lies immediately adjacent to Farnborough Park Conservation Area, whilst the north-

western half, which is heavily wooded, lies within the Green Belt and is covered by a woodland Tree Preservation Order.

Comments from Local Residents

No local objections have been received to the proposals to date.

Comments from Consultees

The Council's highway engineer has no concerns regarding the application.

No objections are raised by the Advisory Panel for Conservation Areas, subject to the use of quality materials.

Environmental Health recommend the inclusion of a standard condition restricting the noise level from the pool plant room, and informatives regarding compliance with the Control of Pollution Act.

There are no technical objections raised by the Council's Building Control Surveyor, while the Drainage Engineer comments that if a connection is required to the public surface water sewer, it should be restricted to a 100mm diameter pipe.

Planning Considerations

The application falls to be determined in accordance with 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
- NE7 Development and Trees
- NE9 Hedgerows and Development

Planning History

Permission was granted for 3 dwellings on the site of The Spinney in 2006 (ref.06/02875), but to date, work has only been undertaken on Plot 3 (which is nearing completion).

The current application relates to Plot 1, for which a later application (ref.07/04640) granted permission for second floor accommodation within the roof space, resulting in a 6 bedroom dwelling with an additional "granny annexe" over the garage.

More recently, permission was refused in March 2011 (ref.10/03005) for amendments to the landscaping scheme which entailed the removal of the cypress hedge adjacent to the eastern boundary of Plot 1, and which was originally shown to be retained on the landscaping plan approved under refs.06/02875 and 07/04640. The refusal grounds were as follows:

The removal of the cypress hedging would be premature without adequate replacement screening having been established, which would be detrimental to the amenities of neighbouring residents by reason of loss of privacy and outlook, thereby contrary to Policies BE1 and NE9 of the Unitary Development Plan.

No appeal has been lodged to date.

Conclusions

The main issues in this case are the impact of the revisions to the house proposed for Plot 1 on the amenities of nearby residents (and future residents of Plots 2 and 3) and on the character and appearance of the adjacent conservation area, and whether the removal of the existing cypress hedging would be ameliorated by the proposed replacement hedging and fence.

The changes to the design and position of the dwelling within the plot are considered to be an improvement over the permitted scheme, which would reduce the impact on neighbouring properties. The main two storey element of the dwelling would be set further forward and would thus be better aligned with the proposed dwelling on Plot 2. It would maintain the same height as the permitted scheme, and the main ridgeline would be approximately 0.8m lower than the adjacent dwelling on Plot 2.

With regard to the impact on properties in Wood Way which back onto the site, the mass of the building adjacent to the north-eastern boundary has been reduced by the relocation of the garage building to the western boundary with Plot 2 (adjacent to their garage annexe), and the rear swimming pool building has been designed with a curved roof which slopes down towards the boundary.

The eastern part of the dwelling would lie closer to the north-eastern flank boundary with Wood Way, which would necessitate the removal of the cypress hedging, and Members should bear in mind that permission was recently refused (under ref.10/03005) for the removal of this hedge on grounds of prematurity in the absence of adequate replacement screening having been established.

The current application includes a detailed landscaping scheme which proposes the planting of a hornbeam hedge closer to the boundary with Wood Way that would have an initial height of 2m, increasing to 4m when fully grown. It would grow slowly initially, but once established would grow faster (about 30-60cm a year). This type of hedging is deciduous, but the copper leaves stay on the branches throughout the winter, and would thereby maintain a visual screen throughout the year. A new timber fence with trellis above (giving a total height of 2.1m) would also be erected along the north-eastern boundary to give further privacy.

The revisions to the dwelling itself are considered acceptable, but Members will need to consider whether the proposed replacement hedging would provide an adequate screen to neighbouring properties, both in the short and long-term.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02875, 07/04640, 10/03005 and 11/00540, excluding exempt information.

as amended by documents received on 10.03.2011

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 3 ACA08 Boundary enclosures - implementation
ACA08R Reason A08
- 4 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 8 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 9 ACC03 Details of windows
ACC03R Reason C03
- 10 ACD03 Restricted 100mm outlet (drainage)
ADD03R Reason D03
- 11 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 12 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 13 ACI01 Restriction of all "pd" rights
ACI03R Reason I03
- 14 The noise level from the pool plant room in terms of dB(A) must remain at all times 5 decibels below the relevant minimum background noise level (LA90(15 mins)) measured at the curtilage of the property. Should the plant have a distinctive tonal or intermittent nature, the predicted noise of the plant shall be increased by a further 5dBA.

Reason: In order to safeguard the residential amenities of adjoining properties and to comply with Policy BE1 of the Unitary Development Plan.

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
NE7 Development and Trees
NE9 Hedgerows and Development

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

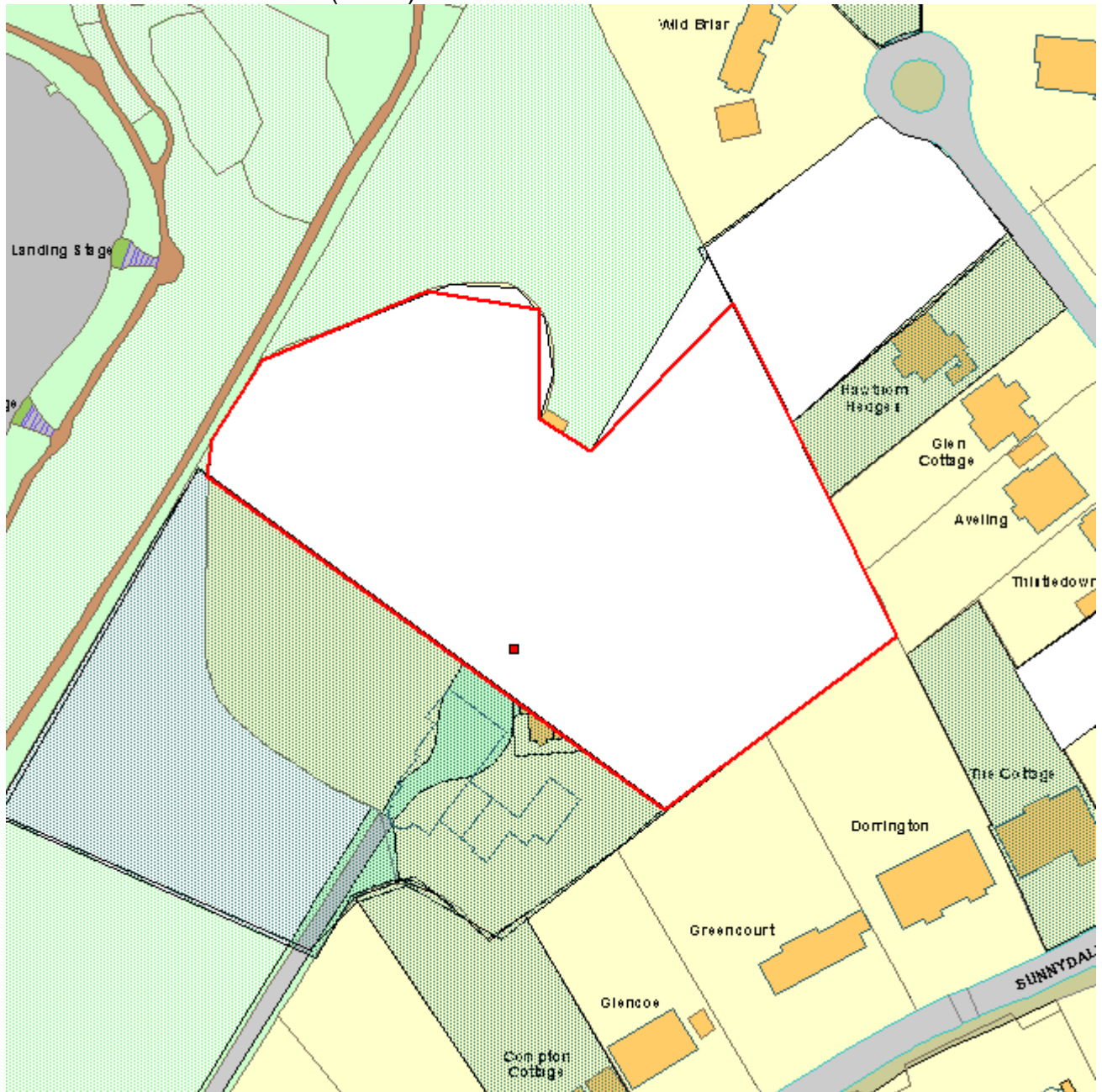
- (a) the visual impact on the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the relationship of the development to trees
- (d) the conservation policies of the development plan

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

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