

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

**Application No : 11/00880/FULL1**

**Ward:  
Bickley**

**Address : The Birches Westbury Road Bromley  
BR1 2QB**

**OS Grid Ref: E: 541804 N: 169639**

**Applicant : Mrs C Frogbrook**

**Objections : YES**

**Description of Development:**

Three bedroom detached dwelling (on land rear of The Birches fronting Park Farm Road)

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 erection of a three bedroom detached two storey dwelling, on land at the rear of The Birches, fronting onto Park Farm Road. The proposed dwelling would have a maximum height of approx. 9.4m, a width of approx. 13.3m and a depth of approx. 9.8m, being set approx. 6m back from the front boundary.

The proposed dwelling would be of a traditional appearance, constructed from facing brickwork with plain tiles and timber framed windows.

**Location**

The application site is located on the northern side of Park Farm Road, and comprises a portion of the existing rear garden to The Birches, Westbury Road.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application. One letter of objection was received from the Sundridge Residents Association, which can be summarised as follows:

- projection ahead of building line is harmful to residential amenities
- restricted rear garden depth inadequate for property of this size
- similar development recently refused at The Priory

### **Comments from Consultees**

Highways raise no objections to the proposal.

Highways Drainage advise that the applicant is required to consult with Thames Water regarding the capacity of the sewers.

Thames Water raise 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  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Road Safety  
NE7 Development and Trees

With regard to trees no objections are raised.

### **Planning History**

Under ref. 09/01371, planning permission was granted for a detached two storey dwelling on the site at appeal. The current application seeks permission for a dwelling in a similar location, although with a larger footprint and set within a wider plot (with a greater proportion of the rear garden to 'The Birches' being given over to the development).

### **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.

The principle of a detached two storey dwelling at the rear of 'The Birches' was established with the grant of outline planning permission at appeal under ref. 09/01371. The current proposal seeks full planning permission for a detached two storey dwelling, set within a slightly larger site and with a greater footprint and a single storey garage attached to the side. Although the proposal would result in a

slightly smaller garden being retained at 'The Birches' than the previous scheme, this property would continue to have adequate amenity space and it is not considered that the spatial standards of the area would be compromised.

Regarding the impact of the proposed dwelling to the character and appearance of the area, good separation would be retained to the flank boundaries while the height and scale of the building would be similar to its neighbours. Accordingly it is considered that the dwelling would sit comfortably within the street scene in this part of Park Farm Road.

Turning to the impact of the proposal to the amenities of neighbouring residents, the dwelling would be sited in a similar position in relation to No. 20 Park Farm Road (being sited further forward within its plot), although would have a slightly greater depth at ground and first floor levels. As with the previous scheme however, the dwelling would have good separation to its neighbour, and indeed it is not considered that the increase in depth would result in a significant detrimental impact to the amenities of this property over and above that of the appeal scheme.

Having had regard to the above, and bearing in mind the grant of outline planning permission for a dwelling at the site under ref. 09/01371/OUT (at appeal), Members may agree 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00880 and 09/01371, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 3 | ACA04  | Landscaping Scheme - full app no details |
|   | ACA04R | Reason A04                               |
| 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 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 9 | ACK06  | Slab levels - compliance                 |
|   | ACK06R | K06 reason                               |

10 ACI02 Rest of "pd" Rights - Class A, B,C and E

**Reason:** In order to prevent the overdevelopment of the site and in the interests of the amenities of neighbouring residents, to comply with Policy BE1 of the Unitary Development Plan.

11 ACH03 Satisfactory parking - full application

ACH03R Reason H03

12 ACH26 Repair to damaged roads

ACH26R Reason H26

13 ACD03 Restricted 100mm outlet (drainage)

**Reason:** To secure a satisfactory means of surface water drainage and to accord with PPS 25.

### **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

H7 Housing Density and Design

H9 Side Space

T3 Parking

T18 Road Safety

NE7 Development and Trees

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
- (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

and having regard to all other matters raised.

### INFORMATIVE(S)

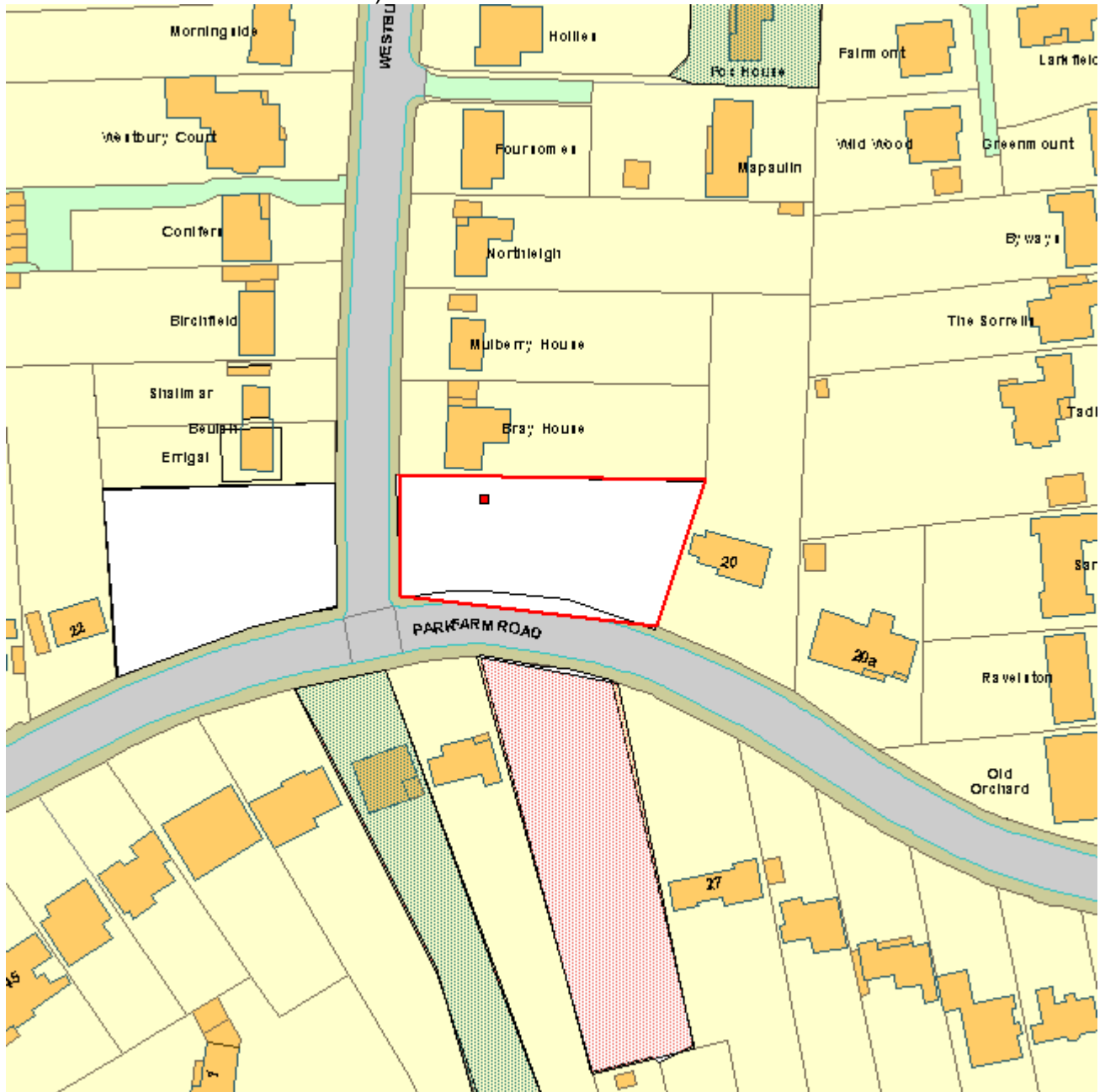
1 The applicant is advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of the development, be at least commensurate with that which existed prior to commencement of the development. The applicant should, therefore, also be advised, that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain agreement of the owner(s) of the sub-soil upon which Park Farm Road is laid out.

2 RD110 Consult Land Charges/Street Numbering

Reference: 11/00880/FULL1

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Proposal: Three bedroom detached dwelling (on land rear of The Birches fronting Park Farm Road)



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