

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

Application No : 11/01107/FULL6

Ward:
Farnborough And Crofton

Address : 3 Park Avenue Farnborough Orpington
BR6 8LJ

OS Grid Ref: E: 542785 N: 165357

Applicant : Mr R Moores

Objections : YES

Description of Development:

Detached single storey pool house to rear

Key designations:

Conservation Area: Farnborough Park

Adj Area of Special Res. Character

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Proposal

- The pool house will be sited at the rear corner of the garden, with dimensions of 7m by approx 13m.
- The roof will be hipped with a height of 4.2m and an eaves level of 2.3m. The roof will be fully hipped.

Location

The application site is on the north western side of Park Avenue. The site comprises a detached two storey family dwelling in an area characterised by similar detached houses within the Farnborough Park Conservation Area.

Comments from local residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- impact on trees
- possible flood risk
- excessive bulk and scale

- impact on the character of the conservation area
- visual impact and loss of boundary screening
- loss of privacy
- overdevelopment

Farnborough Park Estate Ltd has also objected to the proposal.

Comments from Consultees

APCA objects to the proposal on the basis of overdevelopment, loss of trees and impact on the character of the conservation area.

Thames Water has suggested informatives and a condition.

No technical drainage comments have been made.

No Environmental Health comments have been received requesting details of the predicted noise levels and technical specification of the plant room equipment. These details have been requested from the applicant and further Environmental Health comments will be verbally reported at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE11 (Conservation Areas) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is a consideration.

London Plan Policy 4A.14 and PPS 25 (Development And Flood Risk) are also considerations.

Planning History

Planning permission was granted under ref. 10/03178 for the demolition of existing dwelling and erection of a six bedroom two storey dwelling with room in the roof space. This development has not been implemented.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Farnborough Park Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The visual impact of the building is considered to be acceptable given the distance from neighbouring properties (approx. 15m from No. 5 and 25m from No. 1A). The properties surrounding will be screened by existing vegetation, and this separation is considered to be suitable to prevent serious loss of outlook or light. The modest eaves height of 2.3m and hipped roof reduces bulk to a level that is not considered

to be significantly harmful to visual amenities. No windows will face either neighbouring property and this prevents loss of privacy.

Large areas of the existing rear garden and trees have been retained and it is not considered that the development harms the spacious characteristics of the area or results in an overdevelopment. The development at the rear is the preferred location in line with guidance from the Supplementary Planning Guidance for the conservation area. The materials to be used are considered to be suitable for the conservation area, with timber boarding and clay tiles.

The proposed outbuilding houses a plant room for the swimming pool. It is considered that this is also a significant distance from neighbouring properties so as not to result in a serious impact on amenities by reason of noise output and disturbance. Noise output can be controlled by way of a condition.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it will not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Farnborough Park Conservation Area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03178 and 11/01107, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 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 The swimming pool hereby permitted shall only be emptied overnight and in dry periods only. The discharge rate of pool emptying shall be controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

Reason: In order to comply with PPS25 and in order to prevent the risk of flooding or surcharging.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- NE7 Development and Trees

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

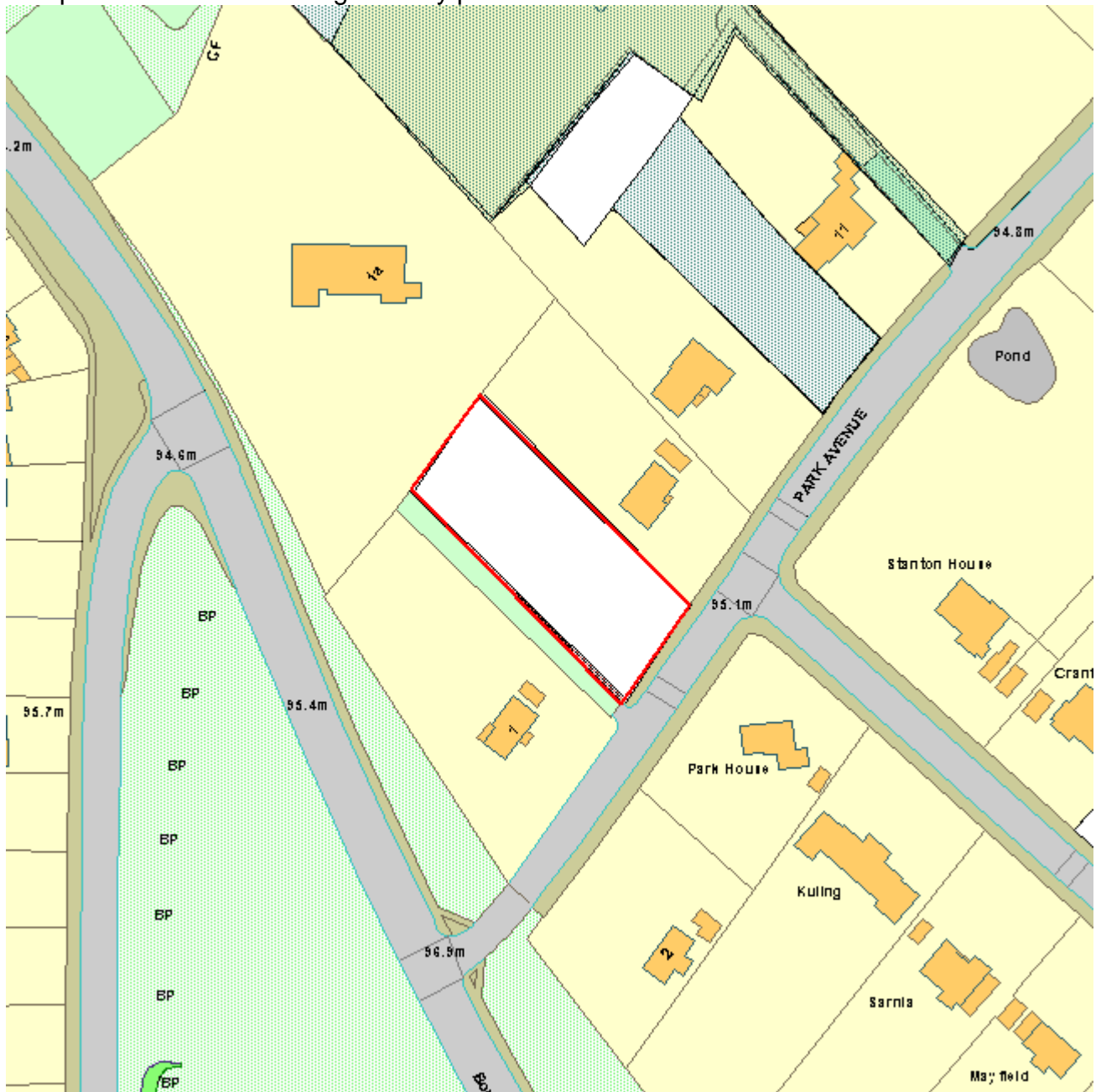
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the conservation area is at present developed
- (d) the impact on trees

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 Any property involving a swimming pool with a volume exceeding 10 cubic metres of water will need metering. The Applicant should contact Thames water on 0845 9200 800.

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