

SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/01337/FULL1

**Ward:
Farnborough And Crofton**

Address : 3 Meadow Way Orpington BR6 8LN

OS Grid Ref: E: 543058 N: 165242

Applicant : Mrs LESLEY LAY

Objections : YES

Description of Development:

Replacement detached four bedroom dwelling with integral garage of left room

Key designations:

Conservation Area: Farnborough Park

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Stat Routes

Proposal

- The application is for a four bedroom detached dwelling with integral garage.
- The property measures approximately 11.8 metres in width allowing a 2 metre side space to the south west and 2.8 metres to the north east.
- The property is two storeys with accommodation proposed in the roof space giving the property a total height of 8.5 metres.
- The total length of the property at ground floor is 20.6 metres with the garage projecting 1.8 metres beyond the front wall of the dwelling and the rear stepping away from the north eastern boundary.
- The first floor has a total length of 15.5 metres with the rear being stepped away from the north eastern boundary by approximately 8.6 metres and the front projecting over the garage.
- At first floor there are two windows facing south west and one facing north east. All of these windows serve en suite bathrooms.
- The property is of a traditional design.

Location

- The application site is located to the north west of Meadow Way and is a relatively large, chalet style detached dwelling with attached garage.

- The site falls within the Farnborough Park Conservation Area. Meadow Way is comprised of a number of different sized properties, some of which are original 1930's dwellings and others are more modern.
- The majority of properties are set back in the plot allowing open frontages, giving the road a park feel.
- The area is characterised by spatial plots with good separations between the dwellings.

Comments from Local Residents

- current house is unsightly
- in favour of replacement dwelling
- current house is attractive and could be brought to a reasonable condition
- current house will attract squatters
- current house allows light into property

Comments from Consultees

The Advisory Panel for Conservation Areas have commented that the proposal is an overdevelopment of poor design, detrimental to the character and appearance of the Conservation Area by reason of its scale and bulk.

Planning Considerations

The application is to be determined in accordance with the following policies within 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

From a heritage point of view, it is considered that the width and height of the proposal are in keeping with the conservation area. However, the depth of the dwelling remains excessive and therefore detrimental to the spatial standards of the conservation area. There are no objections from a Tree preservation point of view.

Planning History

Conservation Area Consent was refused in March 2011 for the demolition of the existing property under ref. 11/00026.

Planning permission was refused for the erection of a four bedroom detached dwelling with integral garage under ref. 11/00027.

Conclusions

The main issues of concern for this application are the impact the proposal is likely to have on the character and appearance of the Farnborough Park Conservation Area, the impact on the amenities of surrounding neighbours, the streetscene and the possible harm to the trees on the site.

The previous application was refused on the following ground:

'The proposed dwelling, by reason of its rearward projection behind No.5 would result in loss of light, overshadowing, loss of visual amenity and loss of prospect seriously detrimental to the amenities enjoyed by the residents of that property, contrary to Policies BE1 and H7 of the Unitary Development Plan.'

The current proposal is similar to the previous scheme but with a reduced first floor element to the rear. The two storey rearward projection at the property is now proposed to measure approximately 8.6 metres from the flank boundary with No. 5, with the single storey remaining approximately 2.8 metres from this boundary. Other than the reduction in the width of the two storey rearward projection, no other significant changes have been made to the proposal.

The proposed replacement dwelling is considerably larger than the existing property on the site in terms of floor area. However, a number of properties in Farnborough Park have been redeveloped to provide more substantial dwellings and this in itself is not considered to be unacceptable. The proposed new dwelling retains sufficient side space to both sides given the location within a conservation area and is considered to have an acceptable impact on the spatial standards of the area. The overall height of the dwelling is approximately 1 metre higher than the existing property and the new property would appear as a bulkier, two storey property when viewed from the front. Nevertheless, it may be considered that the view in the streetscene is unlikely to be unduly harmful given the width and height of the surrounding properties.

The two properties on both sides, and many others along this side of Meadow Way, whilst wide, are relatively shallow. The proposed property extends 8.5 metres at two storeys and 13.5 metres at ground floor beyond No. 5 and 2 metres at two storeys and 7 metres at ground floor beyond No. 1. Whilst the property is stepped away from No. 5, the projection beyond the rear of this neighbour is considered excessive. The two storey element has been moved further away from No. 5. However, the view from No. 5 will not be substantially different and the overall depth when viewed from this property remains the same as the previous proposal. Furthermore, the proposed dwelling is two storeys along the full flank wall at this side resulting in a much greater mass than the previous property. The scale and bulk of the property are still considered to have a significant impact on the prospect and outlook from No. 5. To the other side, the proposal is likely to result in some impact in terms of visual amenity. However, given the separation between the two properties, it may be considered that this impact would not be sufficient to warrant refusal.

There are a number of windows at ground floor. These are not considered to result in significant overlooking to either neighbouring property. There are flank windows

to the first floor, however these all serve en suite bathrooms and are not considered to result in a loss of privacy.

The design of the dwelling is considered to be in keeping with others in the surrounding area and is not considered to have a harmful impact on the character and appearance of the conservation area. However, it is considered that the previous ground of refusal has not been fully addressed and the overall depth, scale and bulk of the proposed dwelling are still considered to be detrimental to the light, visual amenity, prospect and outlook currently enjoyed by the neighbouring properties, contrary to Policies H7 and BE1.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00026, 11/00027, 11/01461 and 11/01337, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

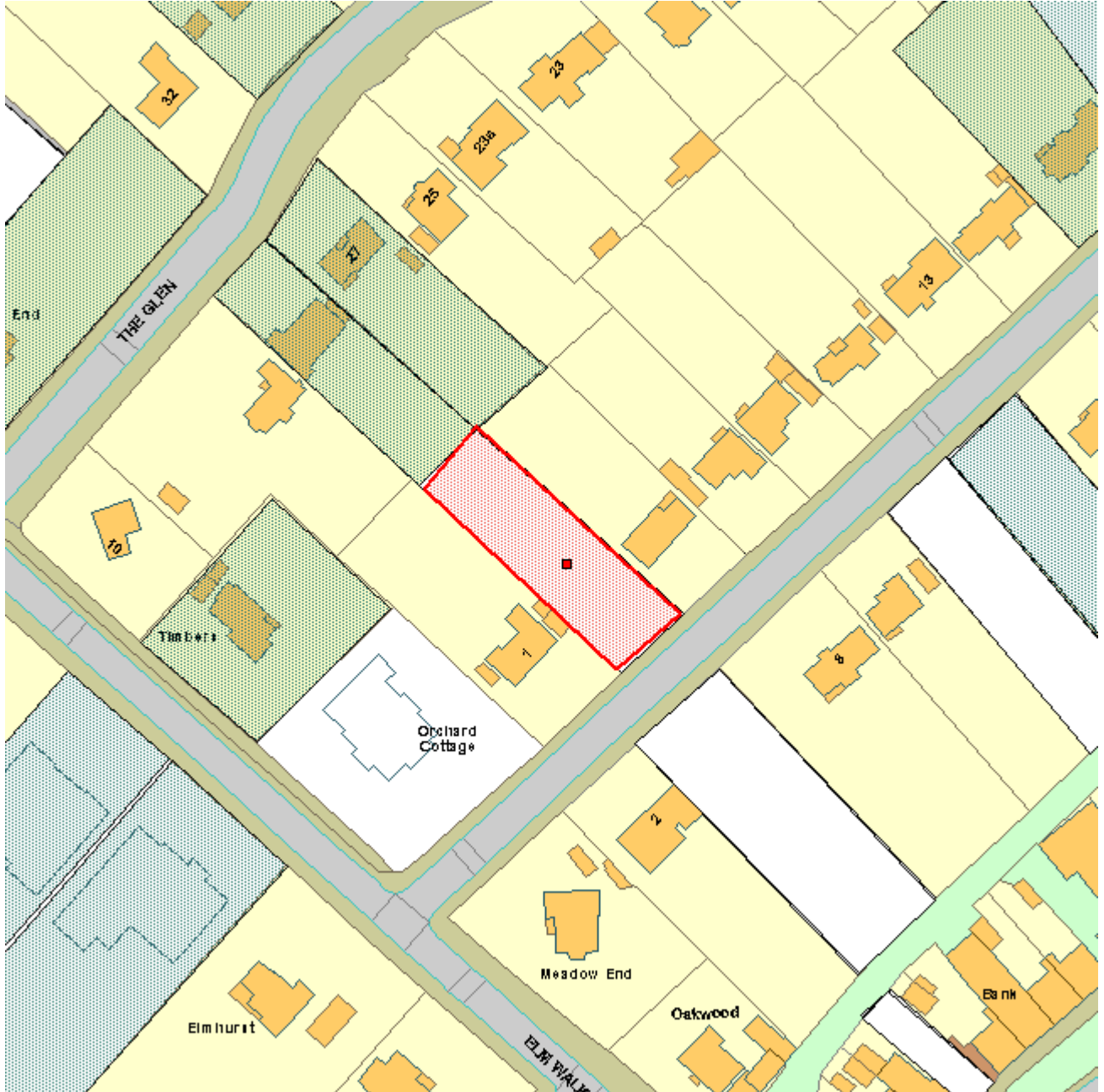
The reasons for refusal are:

- 1 The proposed dwelling, by reason of its rearward projection behind No.5 would result in loss of light, overshadowing, loss of visual amenity and loss of prospect seriously detrimental to the amenities enjoyed by the residents of that property, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Reference: 11/01337/FULL1

Address: 3 Meadow Way Orpington BR6 8LN

Proposal: Replacement detached four bedroom dwelling with integral garage of left room



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661