

SECTION '2' – Applications meriting special consideration

Application No : 10/03540/DET

Ward:
Plaistow And Sundridge

Address : Land Adj Wyndways 45 Garden Road
Bromley

OS Grid Ref: E: 541040 N: 170678

Applicant : Graham Barrington Ltd

Objections : YES

Description of Development:

Details pursuant to outline permission reference 10/00504 for a detached six bedroom house and garage.

AMENDED SITING PLAN RECEIVED

Key designations:

Green Chain
Metropolitan Open Land

Update

Members may recall this application was deferred from Plans Sub Committee No2 on the 3rd March 2011 to move the building line back and reduce the bulk to match other houses in the locality.

The amended plans show that the location of the garages have been integrated into the main body of the house and the house has been set back to follow the building line this side of Garden Road

Proposal

This proposal seeks permission for a detached two storey dwelling house with habitable accommodation in the roof space and attached double garage with access drive

Location

The application site is located on the northern side of Garden Road and comprises of land adjacent Wyndways 45 Garden Road Bromley and abutting the boundary of Sundridge Park Golf Course. The access to the property is from the un-adopted portion of Garden Road

The wider surrounding area is characterised by detached development.

Comments from Local Residents

- objection is raised the proposed dwelling, is not in line with the outline planning building line the outline application Ref 07/01725. The design statement submitted with application 10/00504 stated that “any design would respect the existing building line”
- the 43% increase in the size of the house from the original outline application, has now been reduced to 40% larger
- the previous outline permission was for a property adjacent to Wyndways following the building
- the number of cars will be an issue due the proposed house with parking onto a single track road.
- the property will be a dominant feature at the bottom of Garden Road.
- fully support the application it is in keeping with similar properties: in location, size and appearance.
- it is noted that significant amendments have been introduced: the revision moves the property so it is now behind the building line along this side of the road; The front projection has been deleted and the garages made integral; The siting has been slightly changed to render it more consistent with the siting approved under the outline planning permission. Having considered the amendments

Comments from Consultees

From a Highways perspective the access arrangement is from Garden Road, fronting a portion of the road which is un-adopted. This is acceptable in principle. The parking, cycle storage & visibility splays are satisfactory.

In terms of the impact the development would have on trees there would be no objections to the proposal.

Thames Water has no objections to the application.

Highway Authority - Drainage - Restrictions relating to discharge of surface water apply. Impose standard condition.

The Waste Advisor has requested that refuse and recycling is to be left at the edge of the cartilage.

The Bromley Crime Advisor requires a condition be put on any permission to the effect that the development achieves a Secure by Design certification.

Planning Considerations

The London Plan and Policies BE1, H7, H9, T3, T11 and T18 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and

safeguard the amenities of neighbouring properties and the visual amenities of the area.

(H7 Housing Design, H9 Side Space, T3 Parking, T11 New Accesses and T18 Road Safety)

National Guidance:
Planning Policy Statement 1
Planning Policy Statement 3

All other material considerations shall also be taken into account.

Planning History

Outline planning permission was first granted in 1976 for a detached dwelling and double garage under ref. 76/02070, and outline permission had been renewed every three years until application ref. 10/00504.

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.

As stated previously the proposal is for detached two storey dwelling house with habitable accommodation in the roof space and attached double garage with access drive. The site is located within a primarily residential area therefore in principle the use of the site for residential development is acceptable. However the suitability of the site in terms of its constraints and potential to accommodate an extra dwelling are assessed as follows.

The redevelopment of existing residential areas by making effective use of land is encouraged in PPS3; however, this should only be where the development is acceptable to the locality in its design, siting and layout without detriment to the local character and appearance.

Policy H7 Paragraph 4.35 of the UDP (2006) states:

Scope for further housing development occurs mainly on "infill" sites, or redevelopment of older, low-density property, and through the redevelopment of large non residential sites. The Council's primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development.

With regard to the above statements 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.

In regard to the character of the immediate area, this is comprised of detached dwellings including some significantly sized dwellings. It could be considered that given the existence of other relatively large dwellings, the replacement dwelling would not be out character with others that presently exists in the locality. However due to the prominent location of the plot at the end of this section of Edward Road, the size and sitting of the proposed dwelling has to be considered relation to neighbouring plots and whether the development would be detriment to local visual and residential amenity.

Members are asked to consider the impact on the visual amenities of the neighbouring properties as well as the impact on the amenities enjoyed by surrounding dwellings.

It is clear that there will be an impact on the street scene and local amenities as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the revised plans that have been submitted for this site and comments made by residents during the consultation period.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01725, 10/00504 and 10/03540, excluding exempt information.

as amended by documents received on 28.04.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 5 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | ACI03R | Reason I03 |
| 6 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 7 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 8 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

- | | |
|-----|----------------------------|
| BE1 | Design of New Development |
| H7 | Housing Density and Design |
| H9 | Side Space |
| T3 | Parking |

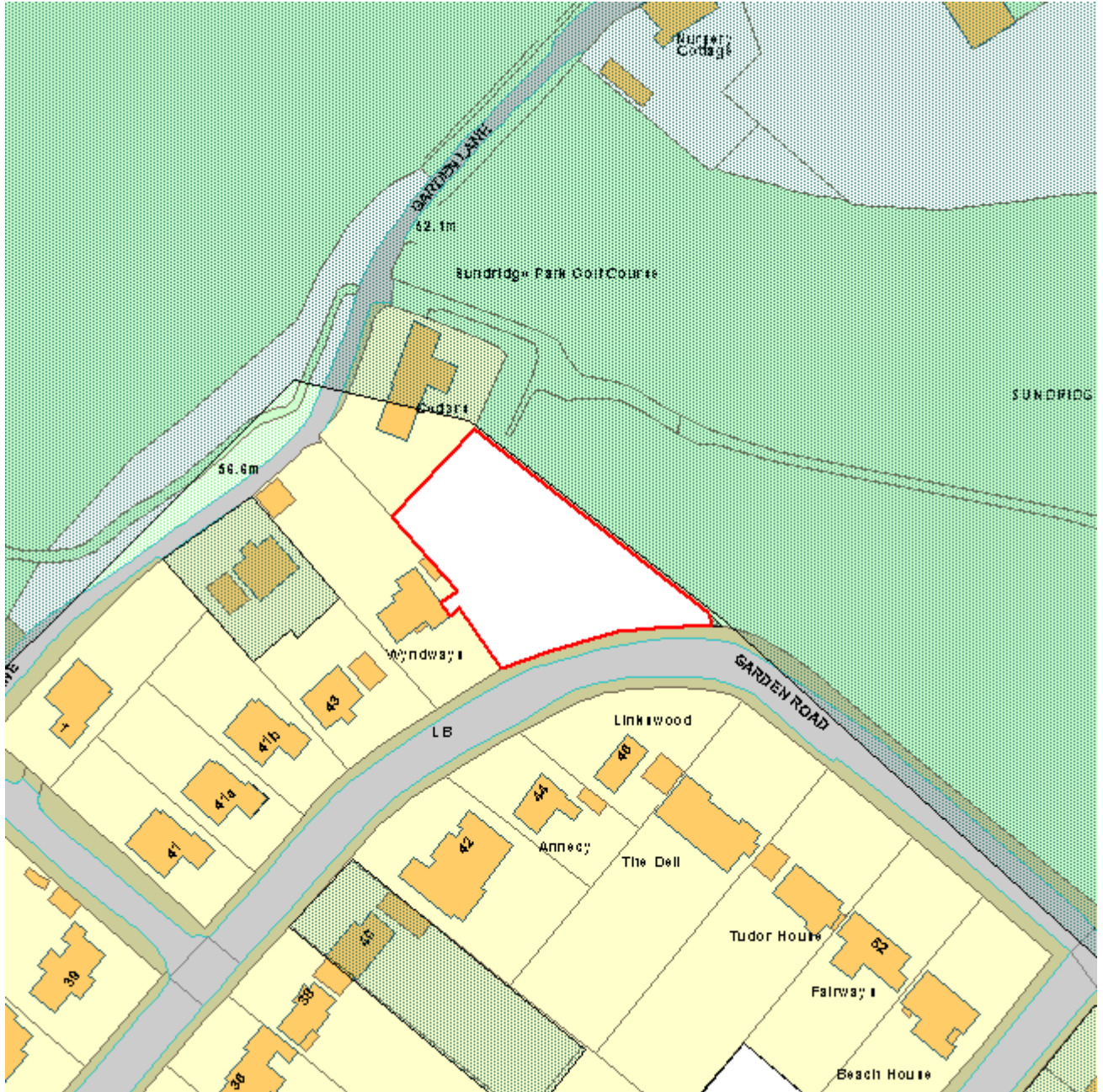
T11 New Accesses

T18 Road Safety

INFORMATIVE(S)

- 1 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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