

SECTION '2' – Applications meriting special consideration

Application No : 11/01165/FULL1

Ward:
Bromley Common And
Keston

Address : 8 Beech Dell Keston BR2 6EP

OS Grid Ref: E: 542717 N: 164688

Applicant : Mr And Mrs Paye

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of a detached part one / two storey 6 bedroom dwelling with accommodation in the roof space, attached double garage and basement swimming pool and games room

- Key designations:
- Conservation Area: Keston Park
- Biggin Hill Safeguarding Birds
- Biggin Hill Safeguarding Area
- London City Airport Safeguarding
- Proposed World Heritage Site

Proposal

The proposal seeks consent for a replacement detached part one/two storey 6 bedroom dwelling with accommodation in the roofspace, attached double garage, basement indoor swimming pool and games room.

The proposed dwelling would have a maximum width of around 18.5 metres, a depth of around 29.5 metres and a maximum height of around 8.8 metres when viewed from the front elevation. Members may recall a previous application for a replacement dwelling was presented to committee and subsequently refused. The grounds of refusal are detailed within the planning history section of this report.

To attempt to address the previous grounds of refusal the replacement dwelling has been reduced in terms of its overall footprint and height. The rearward pool extension has been removed and this accommodation is now contained within a basement area. The width of the proposed dwelling has been reduced by around 2.5 metres to accommodate a greater separation between its flank wall and the boundary with 6 Beech Dell. The overall height of the proposed dwelling has also been reduced by around 400mm.

The replacement dwelling is to be located in a similar position to that of the existing dwelling with the increase in floor area as a result of the new dwelling being located towards the rear and western boundaries.

Location

The site is some 0.24 hectares in size and is located at the eastern end of Beech Dell close to its junction with Holwood Park Avenue.

The existing property is set within a mature garden with tree screening around its boundaries. There is a group of mature trees located within the front garden and to the south of the site. There is an existing modern two storey extension to the front and side of the property which is of an unsympathetic design and scale. The property is one of the remaining Arts and Craft style houses constructed circa. 1930 and is considered to make a positive contribution to the conservation area.

Consultations

Comments from Local Residents

Nearby owners/neighbours were notified of the proposal and the following representations were made:

- The existing property makes a positive contribution to the character and appearance of the area and is of historical and architectural merit.
- The footprint and size of the dwelling is excessive and out of character
- The proposed new dwelling will be visually prominent
- The dwelling would result in overlooking and loss of privacy
- A full levels survey should be submitted as there is a significant rise and fall of land levels in and around the site.
- The proposal neither preserves nor enhances the area

The full text of this correspondence is available to view on file.

Comments from Consultees

From a Heritage and Urban Design perspective, the existing dwelling makes a positive contribution to the area on the basis of its architectural and historical merit. The property is a fine example of a house constructed during the early phases of the development of Keston Park. The structure has an unusual informal design on an L plan with an interesting projecting jetty at first floor level with half timbering detail. Tall chimney stacks, rendered wall and original metal windows also add to the Arts and Craft character.

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

The proposal is an overdevelopment with a detrimental impact on the character and appearance of the Conservation Area.

With regards to trees and landscaping issues, there may be post development pressure for undesirable pruning of some of the trees as a result of this proposal.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan and London Plan are further considerations:

BE1 Design of New Development
BE11 Conservation Areas
H1 (Housing Supply)
H7 (Housing Density and Design)
H9 (Side Space)
T3 (Parking)
T18 (Road Safety)

The supplementary Planning Guidance for the Keston Park Conservation Area is a further consideration here.

It also falls to be considered under policies 3A.3 (Maximising the Potential Of Sites), 4A.3 (Sustainable Design and Construction), 4B.1 (Design principles for a compact city), 4B.8 (Respect local context and communities) of The London Plan (Consolidated with Alterations since 2004)

Government guidance, including PPS3, requires Councils to maximise the best use of urban land without compromising the quality of the environment, but also to retain development that makes a positive contribution to an area.

Planning History

Under planning application reference 10/03044 planning permission was refused for the demolition of existing dwelling and erection of a detached part one/two storey six bedroom dwelling with accommodation in the roof space, attached double garage, indoor swimming pool and landscaping details. Planning permission was refused by decision notice dated 22nd March 2011 on the following grounds.

“The proposed dwelling, by reason of its bulk, size and design, would harm the character and appearance of this part of the Keston Park Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.”

“The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of No.6 Beech Dell, contrary to Policy BE1 of the Unitary Development Plan.”

An appeal has been submitted against the refusal of this planning application and this is currently pending consideration.

Under application reference 10/03047 conservation area consent was granted for the demolition of the existing dwelling.

Conclusions

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and whether the development would preserve or enhance the character and appearance of the conservation area and the street scene in general, particularly with regard to the loss of the existing building.

Policies H7 and BE1 draws attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale.

The proposed dwelling has been reduced in size and scale but still results in a significant increase in the overall built footprint of the site. Members will therefore need to consider taking into account the changes made since the refused application whether the overall bulk, size and design of the new dwelling is now in keeping with the character and appearance of the conservation area.

The layout of the site allows for the provision of a private rear garden area with the majority of tree and shrub screening remaining to the existing boundaries of the site. A full tree survey has not yet been submitted but the applicant has confirmed a survey is being undertaken and is due to be submitted shortly. However, the previous application which included a full survey did not result in any significant harm to existing trees. Any comments concerning the survey will be reported verbally at the meeting.

In terms of the amenity of the local residents, the proposed dwelling has been repositioned within the site. A side space of a minimum of 3.8 metres towards the eastern boundary and around 10.350 metres towards the western boundary adjacent to number 6 has now been provided. This results in an increase in the distance towards the western side boundary adjacent to number 6 Beech Dell by around 2.5 metres. This repositioning has reduced the impact in terms of potential overlooking and loss of privacy, particularly with regard to the rear garden and flank wall of 6 Beech Dell.

Careful consideration will therefore need to be given as to whether the changes made result in more adequate distances between the surrounding properties and reduce the impact on the immediate neighbours, and character and appearance of the conservation area in general given the general pattern of development within this location. The position of the houses and the design allows existing trees to be

retained in part providing appropriate boundary screening and obscuring any views from the adjacent properties.

PPS3 'Housing' seeks more efficient use of land whilst at the same time not compromising the quality of the environment. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider in light of the planning history whether the current replacement property would make a positive contribution to the character and appearance of the conservation area compliant to Policies BE1 and BE11 of the Unitary Development Plan and satisfactorily address the grounds of refusal of the previous application.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/10/03044 10/03047/1CAC, and 11/01329 excluding exempt information.

Recommendation:

MEMBERS VIEWS ARE REQUESTED

- 0D00002 If Members are minded to grant planning
1ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
2ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
3ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
4ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
5ACC03 Details of windows
ACC03R Reason C03
6ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason In order to comply with Policy BE11 of the Unitary Development Plan
 to preserve the character of conservation area and to respect the layout,
 scale, form and materials of existing buildings in the area.
7. Before the development hereby permitted is first occupied, the proposed window(s) on the first floor side flank wall of the western side elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
- Reason. In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.
- 8ACI17 No additional windows (2 inserts) either side property
ACI17R I17 reason (1 insert) BE1
9ACK01 Compliance with submitted plan
Reason. In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.
- 10ACK05 Slab levels - no details submitted

ACK05R K05 reason

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies:-

The relevant policies of the London Borough of Bromley Unitary Development Plan (2006) are BE1, BE11, H7 and H9.

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

- (a) The impact of the development on the character and appearance of the Conservation Area
- (b) The relationship of the development to adjacent property and the street scene;
- (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;

and having regard to all other matters raised.

If members are minded to refuse planning permission the following grounds are suggested:

The proposed dwelling, by reason of its bulk, size and design, would harm the character and appearance of this part of the Keston Park Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of No.6 Beech Dell, contrary to Policy BE1 of the Unitary Development Plan.

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