

SECTION '2' – Applications meriting special consideration

**Application No :** 10/03474/FULL1

**Ward:**  
**Farnborough And Crofton**

**Address :** 132 Crofton Road Orpington BR6 8JD

**OS Grid Ref:** E: 544562 N: 165881

**Applicant :** Mr M Lynch

**Objections :** YES

**Description of Development:**

Demolition of existing house and erection of three 4 bedroom detached houses with integral garages and access on to Crofton Lane

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Stat Routes

**Proposal**

- The proposal comprises of the demolition of the existing dwelling and the erection of 3 two storey dwellings.
- The dwellings will be 8.2m in height will hipped side roofs and gabled front and rear roof sections.
- The dwellings will be 8.1m in width and 10.2m in depth.
- A 1m side space will be retained to all flank boundaries, including the spaces between the dwellings. To the eastern corner of the site, a side space of 15m will be retained to the junction of Crofton Road and Crofton Lane.
- Access to the site will be via the existing access on Crofton Lane. 6 car parking spaces will be provided on the front hardstanding, with each dwelling possessing an integral garage. A gated entrance is proposed, with the gate sited 5m back from the highway.
- Landscaping to the scheme will include rear gardens of between 5m and 23m in length, with the smallest garden including a 15m side garden in addition.

**Location**

The application site is adjacent to the junction of Crofton Road and Crofton Lane. The site currently comprises a large detached two storey dwelling. The area is characterised by a mix of housing, including detached and semi-detached

dwellings, with a mix of plot sizes. The current dwelling is served by a vehicular access from Crofton Lane.

### **Comments from Local Residents**

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

- excessive height
- overshadowing and loss of light
- loss of privacy/overlooking
- visual impact and loss of outlook
- highway safety compromised
- overcrowding of local infrastructure/schools
- existing hedging is excessively tall and the building will match this height
- noise and disturbance
- overdevelopment of the site, out of context with surroundings

The Crofton Residents Association has objected on the grounds of overdevelopment, loss of trees and traffic congestion.

### **Comments from Consultees**

Technical highways comments have been received stating that a suitable sightline and car parking arrangement that would possess better manoeuvring space should be requested. Amended plans have been requested and any additional highways comments will be reported verbally at the meeting.

No Thames Water objections are raised, subject to an informative.

No technical drainage comments have been made.

At the time of writing the report, no Crime Prevention Officer or Waste Services comments had been received. Further comments will be reported verbally at the meeting.

### **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development), H7 (Housing Density And Design), H9 (Side Space), NE7 (Development And Trees), T3 (Parking) and T18 Road Safety of the adopted Unitary Development Plan.

London Plan Policy 4A. 14 and PPS25 (Development And Flood Risk) are also considerations.

### **Planning History**

Planning permission was refused under ref 07/03870 for the demolition of existing house and erection of a building comprising ground, first and part second floor to provide 6 two bedroom and 2 one bedroom flats.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the impact on trees and the impact on highway safety.

The proposal will replace the existing dwelling with three smaller detached houses on this prominent corner site. The current house has a height of 7m and a width of over 25m. This prominent dwelling is sited in a position that makes it clearly visible when approaching from Crofton Lane. The proposed development sets the dwellings back from the Crofton Lane frontage to an extent that is considered to reduce the visual impact. Although the easterly most dwelling will be sited on currently open garden space, an ample side space to the corner is retained and suitable landscaping will not result in this dwelling appearing overly conspicuous or intrusive within the street scene. The height of the dwellings at 8.2m will be approximately 1.2m taller than the existing dwelling. It is acknowledged that there are bungalows on both sides of Crofton Lane near to the junction, however the height and bulk of the proposed houses are not considered to be out of character or inconsistent with the prevailing residential character in the area, and two storey development is very common in the locality. A height of 8.2m is not considered to be excessive for two storey houses which do not have proposed accommodation within the roof space. A minimum 1m side space will be retained between the dwellings, however this is considered to be consistent with the suburban nature of the vicinity and the staggered layout of the three houses will follow the curve of the road to prevent the dwellings from standing out or appearing too cramped. Although the rear of the houses will face Crofton Road, which is unusual, the established building line of Crofton Road will not be broken significantly and the rear gardens will be provided with 2m boundary fencing facing Crofton Road to replace the existing hedging. This can be considered to improve the openness of the site.

It is considered that the layout of the dwellings provides an open buffer to both frontages, and provided that no outbuildings or extensions are constructed in the future, these areas will remain undeveloped in order to set the development away from the roads. A condition removing permitted development rights can be imposed to ensure this.

The sub-division of the plot into three houses will intensify the use of the site. It is considered that although the plot is currently generous in size, the area is comprised by a mix of housing types and plot sizes. The proposal will provide a suitable area of amenity for future occupants and will not be out of character in respect to the area, with a resulting housing density that is similar to that opposite on the southern side of Crofton Road.

When considering the application in respect to PPS3, underutilised land is potentially capable of being developed at a higher density, even if this land is currently a residential garden. PPS3 however also states that this can enhance the character and quality of an area when well designed and crucially, when built in the right locations. It is considered that building in this location would, for the reasons given above, respect the character of the area and would be consistent with the density and spatial standards that are established in the area.

With respect to the amenities of neighbouring properties, the most affected property will be No. 1 Crofton Lane. The outlook from the side of this property currently looks onto the rear of No. 132. It is considered that the layout of the proposal, although bringing one dwelling closer to the flank boundary, would reduce the visual impact and mass of development currently viewed. On balance, this relationship is not considered to be worse than the current arrangement and subject to boundary landscaping and obscure flank windows, no serious loss of amenity would result. Indeed, the resulting development would remove first floor clear glazed windows facing No. 1 Crofton Lane. The nearest dwelling to No. 1 Crofton Lane would be approximately 18m from the side wall of No. 1 Crofton Lane. This separation is considered to be large enough to prevent any serious visual impact although windows at No. 1 Crofton Lane face the site. Some loss of light to the garden will be experienced, however this is also not considered to be worse than the current arrangement, with very tall trees along this boundary and a public footpath providing further separation. These trees are proposed to be removed and this may result in a less oppressive outlook for No. 1 Crofton Lane. It is noted that this hedging may be considered tall, however the replacement of this with the dwellings proposed would have an acceptable relationship for these reasons and no objection is raised from the Council's Tree Officer. A suitable landscaping scheme to this boundary would ensure that the amenities of this neighbouring dwelling are protected.

The western proposed dwelling will also be closer to No. 132A Crofton Road than the current dwelling. This dwelling will retain a 15m separation and will only be obliquely visible from the front windows. As No. 132A is sited to the west, loss of light and overshadowing is not considered to be prolonged or to a serious degree as a result of the siting of the dwellings.

The site currently comprises a dense screen of coniferous trees which surrounds the site. An arboricultural survey has been submitted and this concludes that much of the rear hedging and prominent front hedging will be removed as part of the development. The trees at the junction of the two roads will be retained and these are considered to soften the visual impact of the development. No objection is raised to the removal of the hedging, however a suitable replacement landscaping should be put in place in the interest of the visual amenities of the neighbouring properties and this can be conditioned accordingly.

Vehicular access will be provided using the existing access on Crofton Lane. This access will be used at a significantly higher density than the existing situation, however it is considered that this access is suitably distanced from the busy junction in order to provide a safe entry and exit point. Visibility at this access was considered unsuitable on the original plans and amended plans have been

requested. Further highways views will be reported verbally at the meeting. There is sufficient turning area on site to facilities forward exit from the site and car parking spaces are considered to be suitable in this location. Vehicles accessing the site will be able to enter and stop off the road when using the proposed front gate, the details of which may be covered by a boundary condition.

From a drainage point of view, the large area of hardstanding to the front will be constructed with brick on top of sand and this can be easily made permeable to water. A landscaping condition can also be used to control these materials in order to ensure that the large area at the front is adequately drained.

Having had regard to the above it was considered 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. No serious harm to trees would result and the proposal would not impact on highway safety in the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03474, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACA04        Landscaping Scheme - full app no details  
      ACA04R      Reason A04
- 3     ACA07        Boundary enclosure - no detail submitted  
      ACA07R      Reason A07
- 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     ACB16        Trees - no excavation  
      ACB16R      Reason B16
- 9     ACC04        Matching materials  
      ACC04R      Reason C04
- 10    ACI02        Rest of "pd" Rights - Class A, B,C and E  
**Reason:** In order to prevent the overdevelopment of the site.
- 11    ACI12        Obscure glazing (1 insert)    in the first floor flank elevations  
      ACI12R      I12 reason (1 insert)    BE1 and H7
- 12    ACI17        No additional windows (2 inserts) first floor flank dwellings  
      ACI17R      I17 reason (1 insert)    BE1 and H7

**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
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

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

- (a) the impact on the character of the surrounding area
- (b) the standard of accommodation and the housing policies of the UDP
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the spatial standards to which the area is at present developed
- (e) the impact on highway safety and the transport policies of the UDP
- (f) the impact on trees

and having regard to all other matters raised.

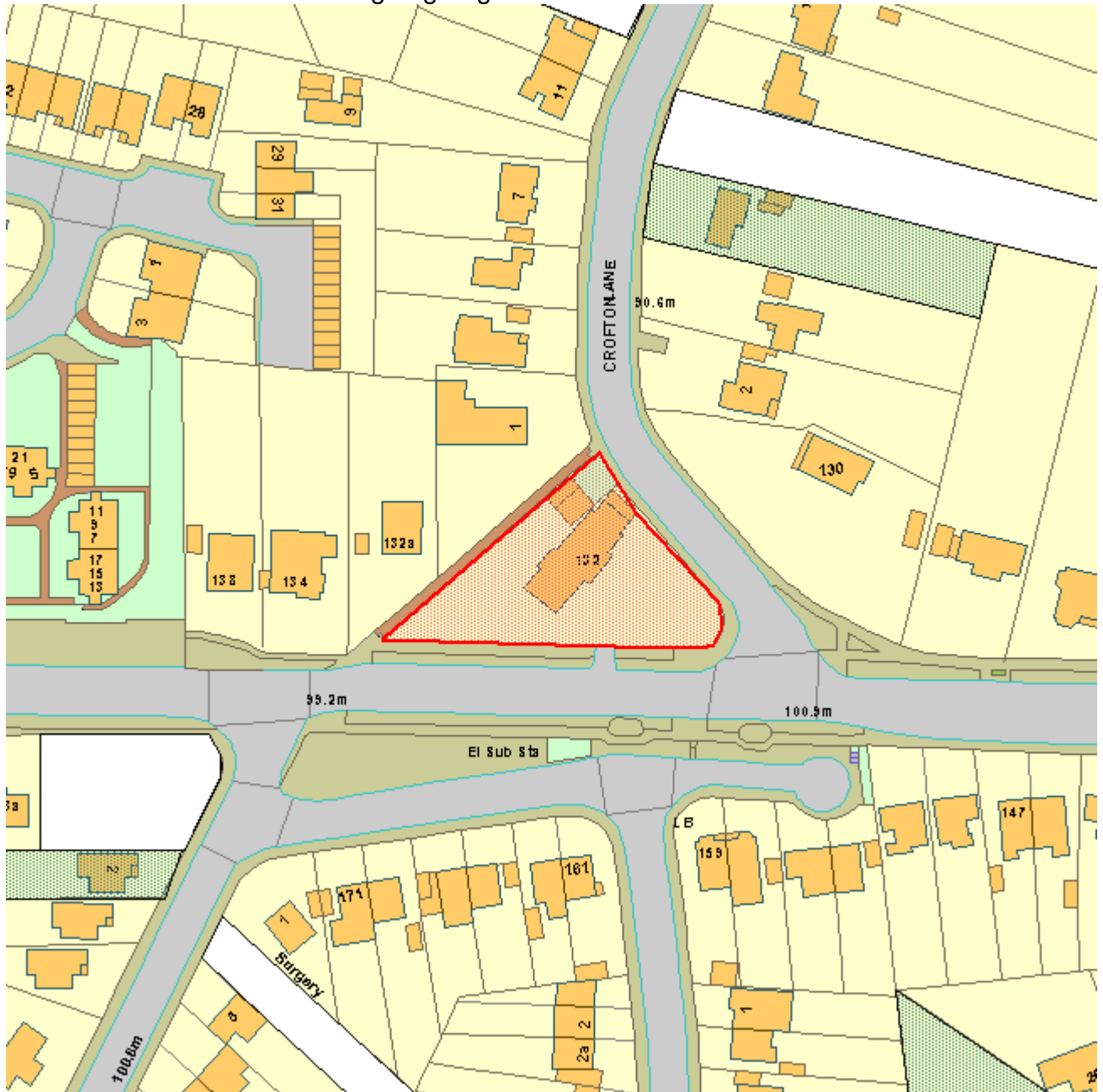
#### INFORMATIVE(S)

- 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.

Reference: 10/03474/FULL1

Address: 132 Crofton Road Orpington BR6 8JD

Proposal: Demolition of existing house and erection of three 4 bedroom detached houses with integral garages and access on to Crofton Lane



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