

SECTION '2' – Applications meriting special consideration

Application No : 11/00148/CAC

Ward:
Farnborough And Crofton

Address : Fiddlers Furze Sunnydale Orpington
BR6 8LY

OS Grid Ref: E: 543489 N: 165802

Applicant : Mr Brijesh Patel

Objections : YES

Description of Development:

Demolition of the existing dwelling
CONSERVATION AREA CONSENT

Key designations:
Conservation Area: Farnborough Park
Flood Zone 2

Proposal

It is proposed to demolish the existing bungalow on the site. A planning application for the erection of a two storey five bedroom dwelling with accommodation in the roofspace and a double garage at the side/rear has been submitted under ref. 11/00149 and is to be found on this agenda.

Location

The application property is located on the north-west of Sunnydale, and comprises a corner plot at the junction with Birch Mead. The site falls within the Farnborough Park Conservation Area, and is located within Flood Zone 2.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. No comments were received directly in response to the application, although comments were received in connection with the application for the proposed replacement dwelling which can be summarised as follows:

- proposed dwelling much wider than existing bungalow
- new house will encroach upon visibility splay across Sunnydale/Birch Mead and be very imposing
- all other houses on corner plots within Farnborough Park are set at an angle to maintain the feeling of space to the front of houses

- style not in keeping with previous bungalow nor predominant arts and crafts style in the park

Comments were received on behalf of the directors of Farnborough Park Estate Ltd which can be summarised as follows:

- proposed development sited too close to the adjacent property bearing in mind the recommended minimum side space within the Conservation Area is usually 2m or more
- floorspace figures quoted do not take account of the mass the proposed three storey building will form on a corner site
- while existing bungalow follows curve of plot the proposed dwelling does not all will have greater impact on the street scene not only from its position but its scale and bulk
- existing bungalow forms a significant contribution to the Conservation Area and until a more suitable proposal is submitted the Council should refuse permission for both applications

Comments from Consultees

The application was referred to the Advisory Panel for Conservation Areas (APCA) who commented as follows:

- building makes a positive contribution being original in design and materials, and designed to complement the park like setting and the corner position

The application was also referred to English Heritage, who advise that the application should be determined in accordance with national and local policy guidance.

Environmental Health recommends an informative regarding demolition.

Planning Considerations

The main planning policies of relevance to this application is as follows:

BE11 Conservation Areas
BE12 Demolition in Conservation Areas

Planning History

There is no recent planning history of relevance to this application.

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the Conservation Area.

The application property is a modest bungalow appearing to be of inter-war construction. The property is not considered to be of particular architectural merit

and makes a neutral contribution to the Conservation Area. However, the dwelling proposed under application ref. 11/00149 is not considered to be an acceptable replacement and therefore the demolition is considered to be premature.

Members may consider that in light of the lack of a proposal for a suitable replacement dwelling, the demolition of the existing building would detract from the character of the Farnborough Park Conservation Area.

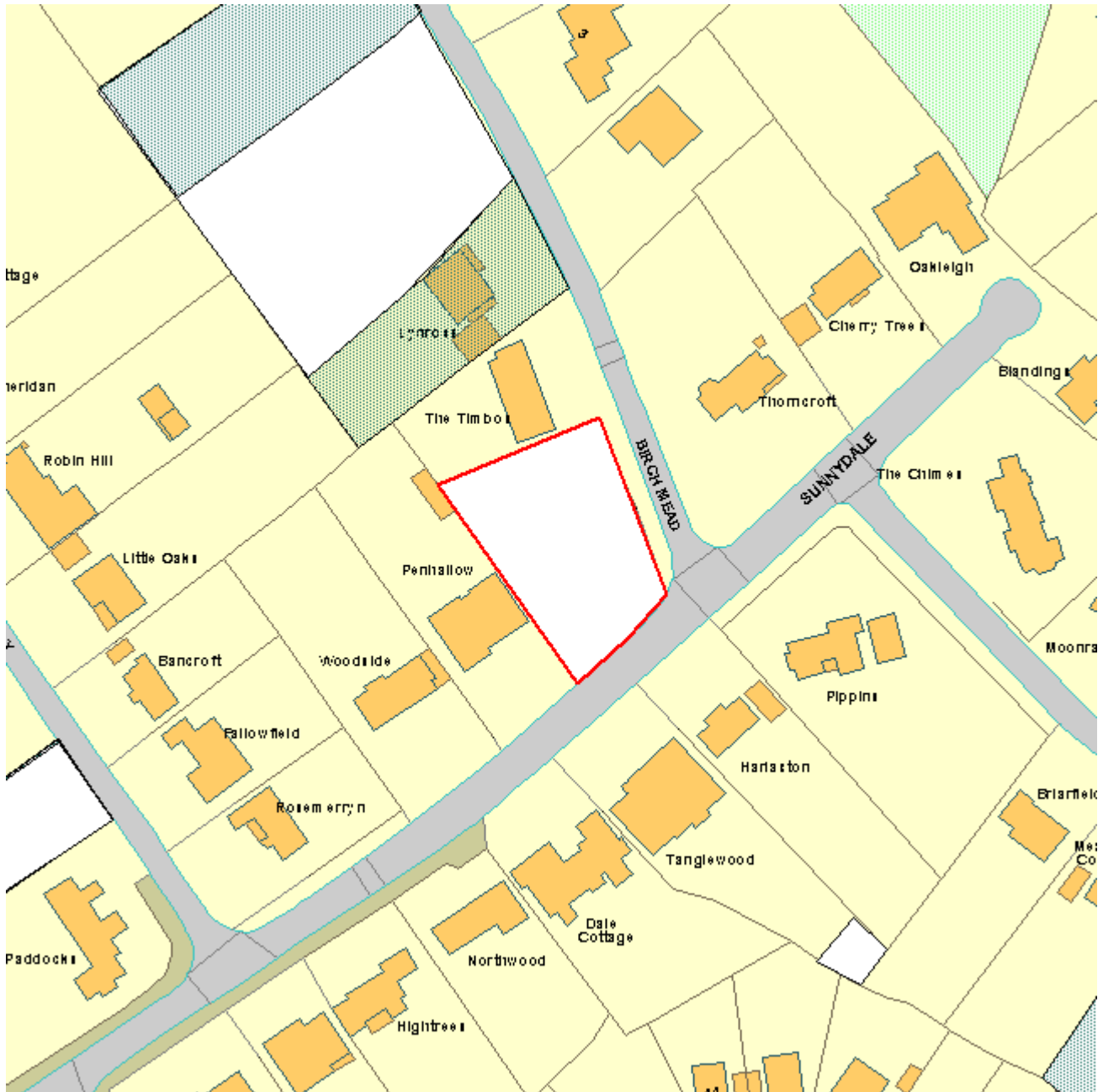
Background papers referred to during production of this report comprise all correspondence on files refs. 11/00148 and 11/00149, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan.

Reference: 11/00148/CAC
Address: Fiddlers Furze Sunnysdale Orpington BR6 8LY
Proposal: Demolition of the existing dwelling
CONSERVATION AREA CONSENT



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