

SECTION '2' – Applications meriting special consideration

Application No : 11/00149/FULL1

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 existing bungalow and erection of two storey five bedroom dwelling with accommodation in roofspace and double garage to side/rear.

Key designations:

Conservation Area: Farnborough Park

Flood Zone 2

Proposal

Planning permission is sought for the demolition of the existing dwelling, and the erection of a two storey five bedroom dwelling with accommodation in the roofspace and a double garage at the side/rear. An application for Conservation Area Consent to demolish the existing dwelling has been submitted under ref. 11/00148 and is also to be found on this agenda.

The full details of the proposal are as follows:

- neo Georgian design with portico, finished with stock brickwork and white render, with rendered concrete columns, balustrades and window detailing
- maximum width of 18m, depth of 12.1m and height of 8.5m
- maximum side space of approx. 2m to south-western flank boundary, and approx. 11m maintained to north-eastern flank boundary (with Birch Mead)
- detached double garage (with mini CHP plant room) located at rear (fronting Birch Mead) measuring approx. 6.4m by 9.2m and with a maximum height of 5.7m

The application is accompanied by a Flood Risk Assessment, an Arboricultural Report and a Planning Design and Access Statement.

Following comments received from the Environment Agency, a culvert survey has also been provided.

Location

The application property is located on the north-west of Sunnysdale, 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, and comments were received which can be summarised as follows:

- proposed dwelling much wider than existing bungalow
- new house will encroach upon visibility splay across Sunnysdale/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 also 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:

- quality of architectural design needs to be much improved
- design being urban classical is alien to the character of the Conservation Area and its park like setting and as a classical pastiche is poorly considered in its form and layout and detail
- proposal too close to adjacent buildings and overlarge in bulk
- proposal would not preserve or enhance the Conservation Area

Highways Drainage made no comment on the application.

Thames Water raises no objection with regard to water and sewerage infrastructure.

Environmental Health (pollution) recommend two informatives in the event of permission being granted.

The Environment Agency raise no objection to the proposal in light of the culvert survey, and advise that ground floor levels should be set a minimum of 300mm above the general ground level of the site.

Planning Considerations

The main policies of the Unitary Development Plan against which the application should be assessed are as follows:

BE1 Design of New Development
BE11 Conservation Areas
BE14 Trees in Conservation Areas
BE12 Demolition in Conservation Areas
H7 Housing Density and Design
H9 Side Space

Also of relevance is Planning Policy Statement 25: Development and Flood Risk.

With regard to trees, it is noted that the proposed replacement dwelling allows for the retention of the significant trees at the site.

Planning History

There is no recent planning history of relevance relating to the application site.

Conclusions

The existing bungalow on the site may be considered to make a neutral contribution to the character and appearance of the Conservation Area, and in principle no objection would be raised to its replacement with a suitable alternative.

The existing dwelling is of single storey construction, and therefore makes a relatively low impact within the street scene from this corner plot. Conversely, the proposed replacement dwelling of two storeys in height (and with accommodation in the roofspace) would be of significant scale, resulting in a considerable increase in the bulk of the built development on site. The neo-Georgian design of the dwelling (which would feature a portico and symmetrical façade) together with its height, would present an imposing built form, and given the corner siting of the plot, the proposal would be likely to appear unduly prominent, harmful to the visual amenities of the street scene and failing to preserve or enhance the character and appearance of the Conservation Area. While the existing bungalow appears to recognise the corner setting in its built form, featuring a curved wall containing the main entrance door opposite the eastern corner of the site, the proposed dwelling would provide a hard edge to this corner, with the façade of the building fronting Sunnydale further adding to the likely prominence of the built form.

In this case the visual harm would be compounded by the large double garage at the side/rear of the property, connected to the dwelling with a brick-built boundary wall, which would result in the built development appearing to cover an excessive amount of the site when viewed from both the Sunnydale and Birch Mead frontages. While it is noted that the existing property currently benefits from a detached garage in a similar location, it is the combination of the bulk and scale of the replacement dwelling, together with the garage (which would be of increased height) and their proximity to neighbouring buildings, that would lead to a somewhat cramped form of development on this prominent corner site.

Regarding the impact to neighbouring properties, it appears that the rear building line to 'Penhallow' to west of the site is set further back than the proposed dwelling, and accordingly it is not considered that an undue impact would be likely to result to this property as a result of the proposal. The dwelling would be a good distance from 'The Timbos' to the north on Birch Mead, and accordingly would be unlikely to result in an undue impact, while the separation may be considered to mitigate against any possible overlooking from windows on the first floor rear elevation of the dwelling. It is not considered that the detached garage, which would be sited adjacent to the boundary with the 'The Timbos' would be likely to result in an undue impact given its scale in relation to this adjacent dwelling.

Having regard to the above, Members may agree that the proposed replacement dwelling is of inappropriate form and scale for this prominent corner plot, and would in combination with the detached garage at the side/rear result in the overdevelopment of the site, which would fail to preserve or enhance the character and appearance of the Conservation Area.

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

RECOMMENDATION: PERMISSION BE REFUSED

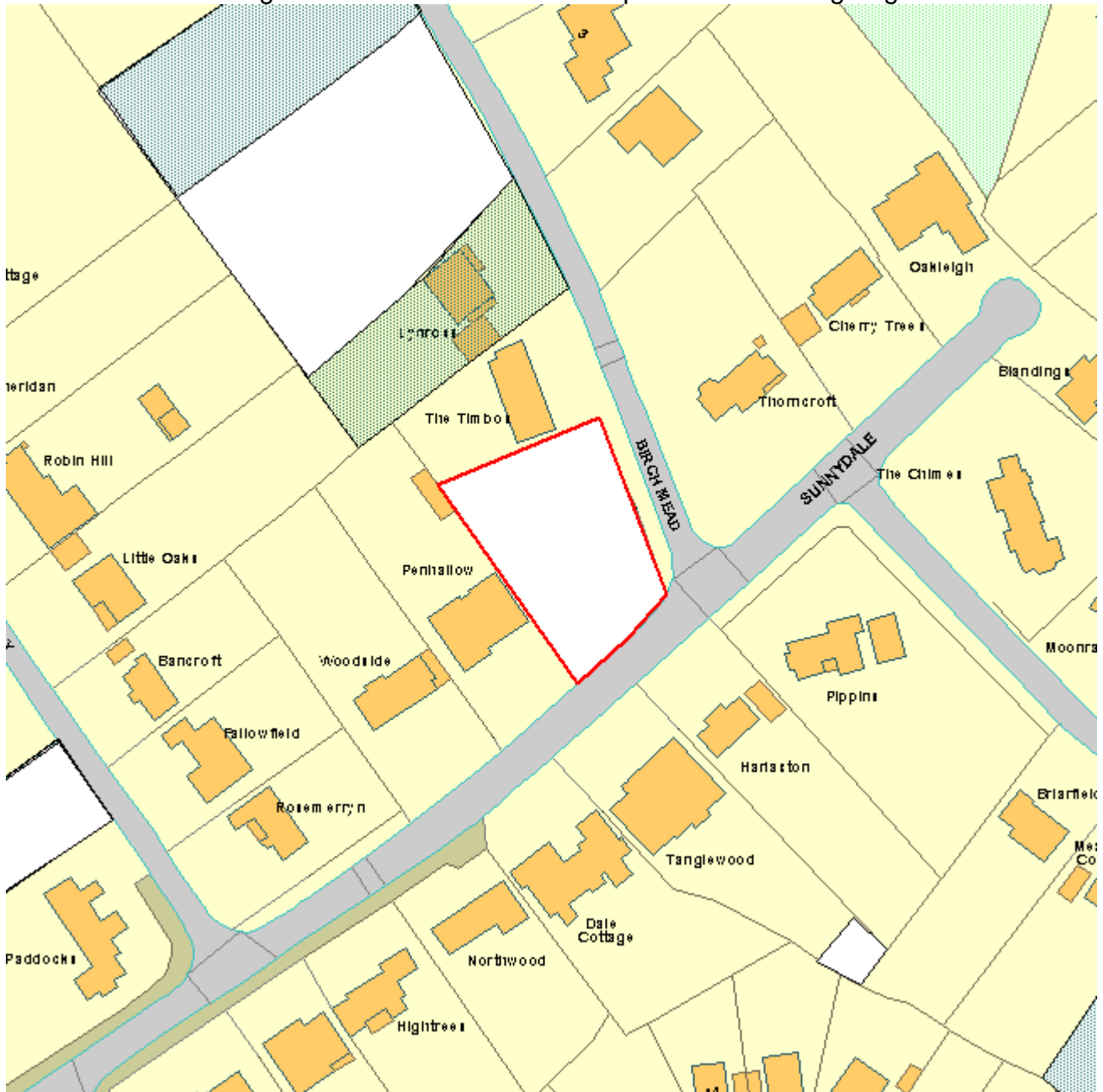
The reasons for refusal are:

- 1 The proposed dwelling would by reason of its bulk, scale and design, result in an unduly prominent development on this corner plot, and together with the proposed garage at the rear, would result in the overdevelopment of the site, which would be harmful to the visual amenities of the street scene and the character of the area, failing to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.

Reference: 11/00149/FULL1

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