

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00441/FULL1

Ward:
West Wickham

Address : 138 Hayes Chase West Wickham BR4
0JE

OS Grid Ref: E: 538935 N: 167107

Applicant : P.J. Supplies Construction

Objections : YES

Description of Development:

Erection of a 6 bedroom two storey detached house including accommodation within the roof space and integral garage

Key designations:

Flood Zone 2

Proposal

This application was deferred without prejudice from Plans-Sub Committee No.4 on 26th May 2011 to seek more detailed drainage comments, to receive Environment Agency comments and to take into account the London Plan policies. The three updates for Members are as follows:

- The Agent has submitted details of soakage tests and a plan to show how the surface water drain would be diverted. The Council's drainage consultant does not raised any objections to the proposed soakaways, although resilience measures have been suggested which have also been suggested by the EA. However this does not appear to be a statutory requirement for the developer to undertake.
- The Environment Agency has confirmed that the part of the site to be developed falls outside of a flood zone and an FRA is not required
- The London Plan policies which Members previously made reference to are 4A.12 (Flooding) and 4A.13 (Flood Risk Management). The policies state that for development in areas at risk of flooding (flood zones) the provisions of PPS25 should be taken into account. Para. 4.37 states that e developers should determine in consultation with the EA or relevant borough whether their development is at flood risk. Members will note that the EA have stated that the part of the site falls outside the flood zone 2.

The previous report is repeated below:

Planning permission is sought for the erection of a detached house. The proposed property would have six bedrooms (including two bedrooms in the roofspace) and have an integral garage. A side space of 1m would be retained to the boundary with No.138 and 1.4m to the boundary with No.136. There is one window on the first floor facing No.136 which would serve the proposed bathroom. There are two solar panels proposed to the southern roof slope,

Location

The application site currently forms part of the garden of No.138 and at present there is a single storey double garage site. The site is located at the junction of West Way. The surrounding area is characterised by two storey semi-detached and detached properties. The lower part of this site falls within Flood Zone 2. To the rear of the site is Langley Park Golf Course.

Comments from Local Residents

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

- culvert underneath No.138 takes away large amount of water that flows down Water Way in heavy rain
- until Thames Water unblocked culvert in 2009 garages on this side of the road flooded
- to develop land is likely to exacerbate flooding problems
- junction of West Way and Hayes Chase is bust with restricted visibility
- will lead to more on-street parking
- highway safety issues
- land designated Flood Zone 2
- disturbance of diversion works
- impact on light and privacy to No.136
- prefabricated building on site is used for business purposes
- covenant attached restricting use of land as garden and garage
- building is too large
- impact on outlook
- concerns over when surface water drain will be diverted to
- potential of localised flooding
- no flood risk assessment has been submitted

Comments from Consultees

Thames Water do not raise objections to the proposed house and an informative has been suggested.

The Council's Drainage advisor does not raise objections to the scheme.

The Council's Highways engineer no objections are raised in principle (subject to relevant conditions).

The Council's Waste advisor has stated that the refuse and recycling should be left at the edge of the curtilage.

The Environment Agency advises to look at the standing advice.

Planning Considerations

In considering the application the main policies are H1, H7, H9, BE1, T3 and T18 of the Unitary Development Plan. These concern the housing supply and design of new housing/new development, side space, the provision of adequate car parking and new accesses and road safety.

Policy H1 (v) seeks to make most effective use of land. Policy H7 aims to ensure that new residential development respects the existing built and natural environment, is of appropriate density and respects the spatial standards of the area as well as amenities adjacent occupiers, and allows adequate light penetration into and between buildings.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy T3 seeks to ensure that off street parking provisions for new development are to approved standards. Policy T18 requires that issues of road safety are considered in determining planning applications.

Government guidance in the form of PPS3 "Housing", while emphasises the role of good design and layout to achieve the objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas, but without compromising the quality of the environment.

Planning History

Planning permission was granted under ref. 98/00551 for a double garage and for a two storey side extension under ref. 91/01597.

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to layout and design of the proposed scheme.

It is not considered that the redevelopment of the site would be unacceptable in principle as planning permission has the size of the resultant plot would comparable to the surrounding sites an the local area is characterised by residential developments.

In terms of form and scale, the proposed height of the proposed house would be comparable with the properties along Hayes Chase. The proposed building would be set back from the front boundary and would be in-line with the front building lines of Nos.136 and No.138. Some soft landscaping could be provided to the front of the site and adequate amenity spaces are proposed at the rear. Members may consider that the site will be redeveloped in an adequate manner.

With regard to the proposed design of the building, the house would be of traditional design with a pitched roof. The building would have a slightly staggered frontage which adds visual interest to the design and breaks up the massing of the building.

The proposed dwelling does maintain a minimum separation of 1m to the southern boundary (adj. No.138), a minimum separation of 1.4m to the northern boundary (adjacent to No.136) when scaled from the submitted drawings. The application in this respect would accord with Policy H9 in that a minimum 1m separation is retained to the adjoining boundaries.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, the proposed dwelling is set at reasonable distances away from the adjoining properties. The window proposed on the upper northern flank is indicated to serve a bathroom and a condition may be added to ensure these windows are obscure glazed.

A number of objections have been received from local residents regarding local flooding issues and have noted that there is a Thames Water surface water drain running under the site. The applicant is aware of this and has been in consultation with Thames Water to agree the diversion of this drain. The Applicant also proposes to use soakaways at the site which is considered acceptable in this case subject to relevant testing being carried out. Part of the lower rear garden of the site is sited within an area designated as Flood Zone 2, however the proposed dwelling would not be sited within this area.

In terms of proposed parking, there are no technical highways objections regarding to the number of spaces proposed and the layout should be agreed as condition.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00441, excluding exempt information.

as amended by documents received on 07.03.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACA04 ACA04R | Landscaping Scheme - full app no details Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |

- | | | | |
|----|--------|--|--|
| | ACA07R | Reason A07 | |
| 4 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 6 | ACH01 | Details of access layout (2 insert) | |
| | ACH01R | Reason H01 | |
| 7 | ACH02 | Satisfactory parking - no details submit | |
| | ACH02R | Reason H02 | |
| 8 | ACH05 | Size of garage | |
| | ACH05R | Reason H05 | |
| 9 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 10 | ACH27 | Arrangements for construction period | |
| | ACH27R | Reason H27 | |
| 11 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 12 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |
| 13 | ACI02 | Rest of "pd" Rights - Class A, B,C and E | |
| | ACI03R | Reason I03 | |
| 14 | ACI12 | Obscure glazing (1 insert) in the first floor northern flank elevation | |
| | ACI12R | I12 reason (1 insert) BE1 | |
| 15 | ACI17 | No additional windows (2 inserts) first floor flank dwelling | |
| | ACI17R | I17 reason (1 insert) BE1 | |
| 16 | | No loose materials shall be used for the surfacing of the parking and turning area hereby permitted. | |

Reason: In the interest of highway safety.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (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
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of building and the spaces around them
- (i) accessibility to the building
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan
- (l) the transport policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 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.

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