

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

Application No : 11/01412/FULL1

Ward:
Biggin Hill

Address : 49 Sunningvale Avenue Biggin Hill TN16
3BX

OS Grid Ref: E: 541558 N: 159490

Applicant : Viola Properties Ltd

Objections : YES

Description of Development:

Erection of terrace of three 2 bedroom houses and a six semi-detached 3 bedroom houses, ancillary car parking, bin storage and new access from Sunningvale Close.

Key designations:

Biggin Hill Noise Contours
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

- This proposal relates to the erection of nine residential dwellings comprising three pairs of semi detached two/three storey 3 bedroom houses, and a terrace of three two storey 2 bedroom houses.
- The semis (plots 1-6) will be sited toward the western part of the site and incorporate an overall footprint measuring approximately 33m x 10m. These properties will incorporate roofspace accommodation at second floor level with dormers added along the rear (western) elevation. Given the sloping nature of the site, these houses will appear as two storey properties from the front elevation (8.2m in height) and three storeys (10.3m) at the rear – facing Sunningvale Avenue. On average, the rear gardens will measure 11m in depth.
- The terrace of three (plots 7-9) will be sited to the east of plots 1-6. These will be built to a conventional 2 storey height up to 8.0m in height, and will incorporate an overall footprint measuring approximately 18m x 9m. The rear gardens will measure up to 8m in depth. These three houses formed part of the scheme submitted under ref. 10/00909 and allowed at appeal.
- The access road will be built off Sunningvale Close, approximately 60m away from the junction with Sunningvale Avenue. This will project northwards with the proposed houses fronting this road.

- Fourteen off-street parking spaces will be provided, mainly in front of the proposed houses, whilst a turning head will be added off the new access road. The submitted plans indicate that the access road could be expanded to serve any future development at the adjoining site at No 41 Sunningvale Avenue.

Location

The application site forms an irregular shaped plot measuring 0.26ha in area and is situated to the east of Sunningvale Avenue, and adjoins Sunningvale Close along its southern boundary. The site rises steeply from west to east. To the rear of the site is a large steep bank which is densely wooded with mature landscaping. The north of the site adjoins the residential curtilage of No 41 Sunningvale Avenue which originally formed part of a larger development site incorporating the land at Nos. 41 and 49. This site does not form part of the current application. The area of land fronting Sunningvale Avenue which originally formed part of the curtilage of No 49 (within which 6 dwellings were originally proposed, but dismissed at appeal) no longer forms part of the current proposals. This area contains a substantial group of trees and will form a wedge between the proposed terrace of six and Sunningvale Avenue.

The site contains a number of mature trees and hedges which are described in an accompanying arboricultural report and is the subject of a Tree Preservation Orders 73 and 1517. The land to the east of the site is Urban Open Space, which is also a Site of Interest of Nature Conservation in the Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. Representations have been received which may be summarised as follows:

- work has commended on site with clearance
- development may be extended to adjoining site in the future
- concern as to protection of protected trees
- area is characterised by abundance of trees
- detrimental impact on wildlife
- loss of privacy
- increase in road traffic
- proposal is more in character with surrounding area
- no communal area provided as in the case of previous proposals

Comments from Consultees

No technical Highways objections have been raised, subject to appropriate conditions.

No objection has been raised by the Tree Officer, subject to appropriate conditions being added to any permission.

No technical Drainage or Environmental Health objections have been raised.

No objection has been raised by Thames Water.

Planning Considerations

Policies Unitary Development Plan Policies are BE1 (Design of New Development), H7 (Housing), NE3 (Development and Nature Conservation Sites), NE7 (Development and Trees), T3 (Parking) and T18 (Road Safety).

Conclusions

In effect this proposal is an amendment to the 2010 application for 9 houses allowed at appeal (ref. 10/00909). The main difference concerns the three pairs of semis which replace the terrace of six which would have occupied much of this area. The key consideration therefore relates to these three pairs of semis in comparison the terrace earlier proposed. The principle of constructing nine houses on this site has been accepted at appeal, together with the access arrangements and the level of parking proposed. As noted above the terrace of three has been approved as part of an earlier application.

It is considered that the provision of three pairs of semis in lieu of a terrace of six represents a more appropriate form of development given the characteristics of the surrounding area and that these, on the whole, will appear less cramped. In terms of neighbouring amenity, given the siting of the proposed semis and their separation from surrounding properties, it is not considered that the amenities of surrounding properties will be adversely affected. Accordingly it is considered that planning permission should be granted subject to conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/00522, 05/02385, 06/04524, 10/00909, 10/02850 and 11/01412, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 No development shall commence until a scheme for the making up of Sunningvale Close to adoptable standard has been submitted to and approved in writing by the Local Planning Authority and the making-up is completed in accordance with those details. Any damage to the road shall be repaired to the satisfaction of the LPA before any dwelling hereby permitted is occupied.
 ACH26R Reason H26
- 3 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 4 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07

- 5 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 6 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: To prevent an overdevelopment of the site and in the interest of residential amenity and the visual amenities of the area, in accordance with Policies BE1 and H7 of the Unitary Development Plan.
- 7 ACI08 Private vehicles only
ACI08R Reason I08
- 8 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 9 No tree felling, demolition or site clearance shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.
ACB18R Reason B18
- 10 ACB19 Trees - App'ment of Arboricultural Super
ACB19R Reason B19
- 11 ACB20 Woodland Management Plan
ACB20R Reason B20
- 12 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 13 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 14 ACH10 Provision of sight line (3 inserts) 43m x 2.4m x 43m the
junction of Sunningvale Close with Sunningvale Avenue 1m
ACH10R Reason H10
- 15 ACH17 Materials for estate road
ACH17R Reason H17
- 16 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 17 ACH26 Repair to damaged roads
ACH26R Reason H26
- 18 ACH29 Construction Management Plan
ACH29R Reason H29
- 19 ACH32 Highway Drainage
ADH32R Reason H32
- 20 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 21 Notwithstanding the details shown on the approved drawings, details of the proposed slab levels of the buildings and existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed in accordance with the approved details.
ACK06R K06 reason
- 22 ACN04 Badgers-superv'sn of works close to sett
ACN04R Reason N04
- 23 At least four bat boxes shall be erected on trees to be retained before any work commences on site.
ACN05R Reason N05

- 24 Before any dwelling is first occupied, details of a scheme for the management of any land on site outside the curtilage of any dwelling shall have been submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be in operation.
ACB06R Reason B06
- 25 No dwelling shall be occupied until integrated solar electric and thermal hot water systems have been installed on each dwelling and are operational in accordance with the sustainable and energy efficient development statement submitted with the application.
ADL01R Reason L01
- 26 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 27 ACI18 No additional hardstanding
ACI18R I18 reason

Reasons for permission:

In granting 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
NE7 Development and Trees
T3 Parking
T18 Road Safety

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (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 impact of the development on surrounding trees
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties.

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 RDI18 Commencement – notify Development Control
- 3 RDI03 Seek Engineering Advice
- 4 The applicant is advised that any increase in the number of units or an expansion of the development site may result in a requirement for the provision of affordable housing.
- 5 If during works on site contamination is discovered, Environmental Health should be contacted immediately to discuss the actions necessary. Details

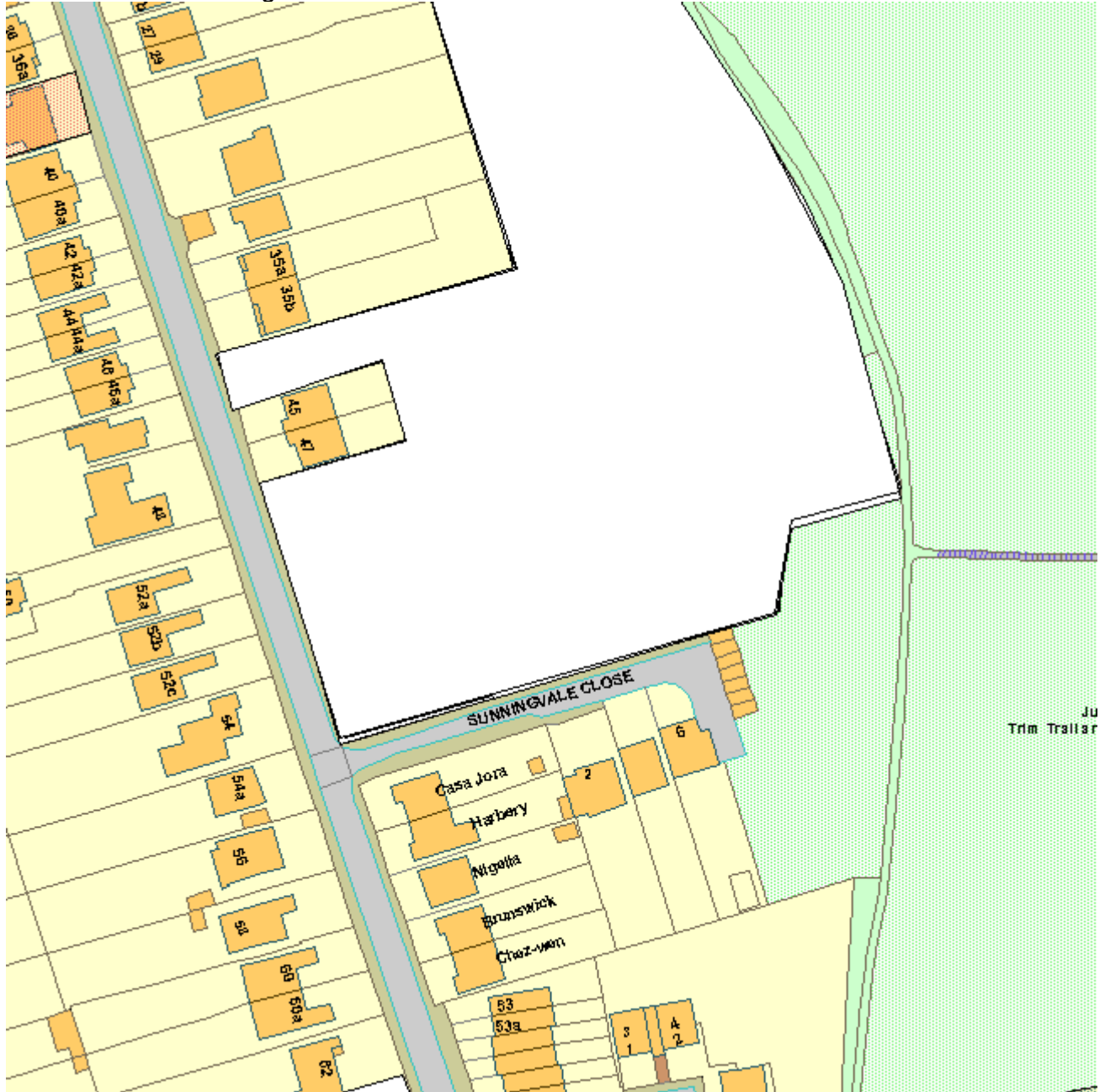
of the contamination, and actions taken, should be contained in the remediation validation report.

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