

SECTION '2' – Applications meriting special consideration

Application No : 11/01484/FULL1

Ward:
Bickley

Address : 15 Ringmer Way Bickley Bromley BR1
2TY

OS Grid Ref: E: 542492 N: 167834

Applicant : Mr G Calladine-Smith

Objections : YES

Description of Development:

Single storey 3 bedroom dwelling with associated landscaping and access

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

- The proposal is for a detached single storey 3 bedroom dwelling attached to the existing garage within the curtilage of 15 Ringmer Way.
- The proposal also includes a carport to the side of 15 Ringmer Way with a turntable to the rear of the existing house.
- The property has a floor area of approximately 150 square metres with a further 34 square metres within the existing garage.
- The property is designed to incorporate a flat roof with planting to form a green roof. The external finish is proposed to be natural coloured render and timber boarding.
- The accommodation is comprised of living room, kitchen, cloakroom, hallway and three bedrooms all with en suite bathrooms.

Location

- The application site is located to the south of Ringmer Way and is a large corner plot with the property situated towards the eastern side of the plot.
- The properties in Ringmer Way are substantial, detached, family dwellings, built during the 1980s.
- The application site does not fall within a designated area.

Comments from Local Residents

Local residents were notified of the application and a number of representations have been received which can be summarised as follows:

- proposal bears no relation to surrounding properties
- feeling of enclosure
- increase in noise and pollution
- loss of privacy whilst property being constructed
- backland development
- loss of privacy when tending roof garden
- out of character
- insufficient space for additional cars
- similar applications been refused
- cramped development
- insufficient space for turning a car
- reversing cars dangerous
- increase in traffic
- very close to properties in Sibley Close
- harm to wildlife
- houses already tightly packed in – proposal would cause overcrowding
- overlooking
- effect on sewers and drains
- parking at existing property is inadequate for the size of the property
- manual turntable at 15 reduces rear garden
- boundary of new property too close to properties in Sibley Close
- loss of visual amenity
- loss of natural light
- overdevelopment – the site is only big enough for 1 house
- access is not big enough for lorries and could therefore damage properties.

Comments from Consultees

- The Highways engineers have commented that vehicles would need to reverse about 40m as it does not appear that there is adequate turning space.
- Thames Water has no objections to the proposal.
- The highways drainage engineers have commented that a soakage test is required to be carried out to determine whether the use of a soakaway is a suitable means to dispose of surface water.
- Waste services have commented that refuse and recycling should be left at the edge of curtilage.

Planning Considerations

The application is to be determined in accordance with the following policies within the Unitary Development Plan:

- BE1 Design of New Development
- H7 Housing Density and Design

T3 Parking
T18 Road Safety
NE7 Development and Trees

National Planning Policy Statement 3 - Housing

No significant trees will be affected by the proposal.

Planning History

Planning permission was granted for a single storey replacement garage in 2008 under ref. 08/02831.

An application for the demolition of the existing garage and erection of 4 bedroom two-storey detached dwelling with associated garage and landscaping was submitted in 2009 under ref. 09/03493 and was withdrawn.

Planning permission was refused for the demolition of the existing property and garage and the erection of 2 detached 4 bedroom dwellings with associated garages and landscaping in 2010 under ref. 10/01343.

Planning permission was refused for the demolition of the existing garage and the erection of a 4 bedroom two storey detached dwelling with associated garage and landscaping in 2010 under ref. 10/01344. This application was also dismissed at appeal.

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 and the impact on highway safety.

Two previous applications have been refused at the site for new dwellings, one of which was for the demolition of the existing garage at the site and the erection of 1 new dwelling within the curtilage of No. 15 Ringmer Way. This application was refused on the following grounds:

‘The proposal would constitute a cramped overdevelopment of this greenfield site, out of character with the locality, harmful to the visual amenities of the streetscene and contrary to Policies BE1 and H7 of the Unitary Development Plan and PPS3: Housing.

The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy, light and visual amenity to the occupiers of neighbouring properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposal would not provide a satisfactory turning area for vehicles and is therefore contrary to Policy T18 of the Unitary Development Plan.’

The application was also dismissed at appeal and the inspector commented that the development would not unduly affect the area's character and appearance, but it would result in unacceptable harm to neighbours' living conditions, and to safety. The inspector also commented that although the site is located within a sustainable urban location, this does not outweigh the objections.

The current proposal seeks to address the concerns raised by the inspector by reducing the height and bulk of the building, creating a single storey dwelling as opposed to a two storey house. The proposed dwelling will have a height of approximately 4 metres with planting to the top of the roof. It is anticipated that the green roof will soften the impact on the adjoining residents and have a lesser impact on their visual amenities.

Given the single storey nature of the building, it is considered that the impact in terms of overlooking and dominance is reduced when viewed from Sibley Close. However, the property projects approximately 17 metres beyond the rear of the adjacent property, No. 12 and whilst single storey is still likely to have a significant impact on visual amenity, especially taking into account the proximity to the flank boundary. Members may consider that the projection beyond No. 12 is likely to result in a harmful loss of light and visual amenity.

The design of the dwelling is not in keeping with the other properties in Ringmer Way. The proposed dwelling covers a much larger area and is in close proximity to three of the property boundaries. The dwelling is single storey with coloured render and timber boarding and a green roof. Members may consider that the proposal will be less obtrusive given its altered design. However, in designing a scheme which is less harmful in terms of dominance and overlooking, the proposal results in a property which is out of keeping with the surrounding properties and therefore harmful to the character and appearance of the area.

Concerns have been raised in relation to the impact on road safety and the increase in traffic around the site. Whilst it may be considered that sufficient parking has been offered at the proposed new property and a turntable is proposed to the rear of the existing dwelling, the turning space available for cars exiting the existing garage which serves the proposed dwelling is insufficient and would result in possible detriment to road users and the safety of pedestrians, with cars having to reverse for long distances to access the highway. Concerns have also been raised in relation to the loss of wildlife on the site and the loss of the garden space. Members are asked to consider whether the proposal is likely to have a detrimental impact on these factors and whether the development of a property with a green roof will overcome these concerns.

Members are asked to consider the impact on the visual amenities of the neighbouring property, No. 12 as well as the concerns raised in relation to vehicular access. Members may also consider that the proposal, given its large footprint over the existing garden of No. 15, results in overdevelopment of the site which is out of character with the surrounding area and harmful to the amenities of neighbouring residents and the streetscene. The private amenity space of the existing dwelling will be reduced, although this will result in a garden area which is

not significantly smaller than others in the area. However, Members may still consider that this site is not suitable for accommodating two properties.

Whilst it is acknowledged that efforts have been made to address the previous grounds of refusal and the concerns raised by the planning inspector, the proposal remains inappropriate by reason of the scale and design of the dwelling as well as the lack of suitable turning space for vehicles.

Members are asked to refuse the application on the basis that the current design is out of character and scale with surrounding properties and the proposal does not offer sufficient turning space for vehicles, thereby harmful to road safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02831, 09/03493, 10/01343, 10/01344 and 11/01484, excluding exempt information.

as amended by documents received on 30.06.2011

RECOMMENDATION: PERMISSION BE REFUSED

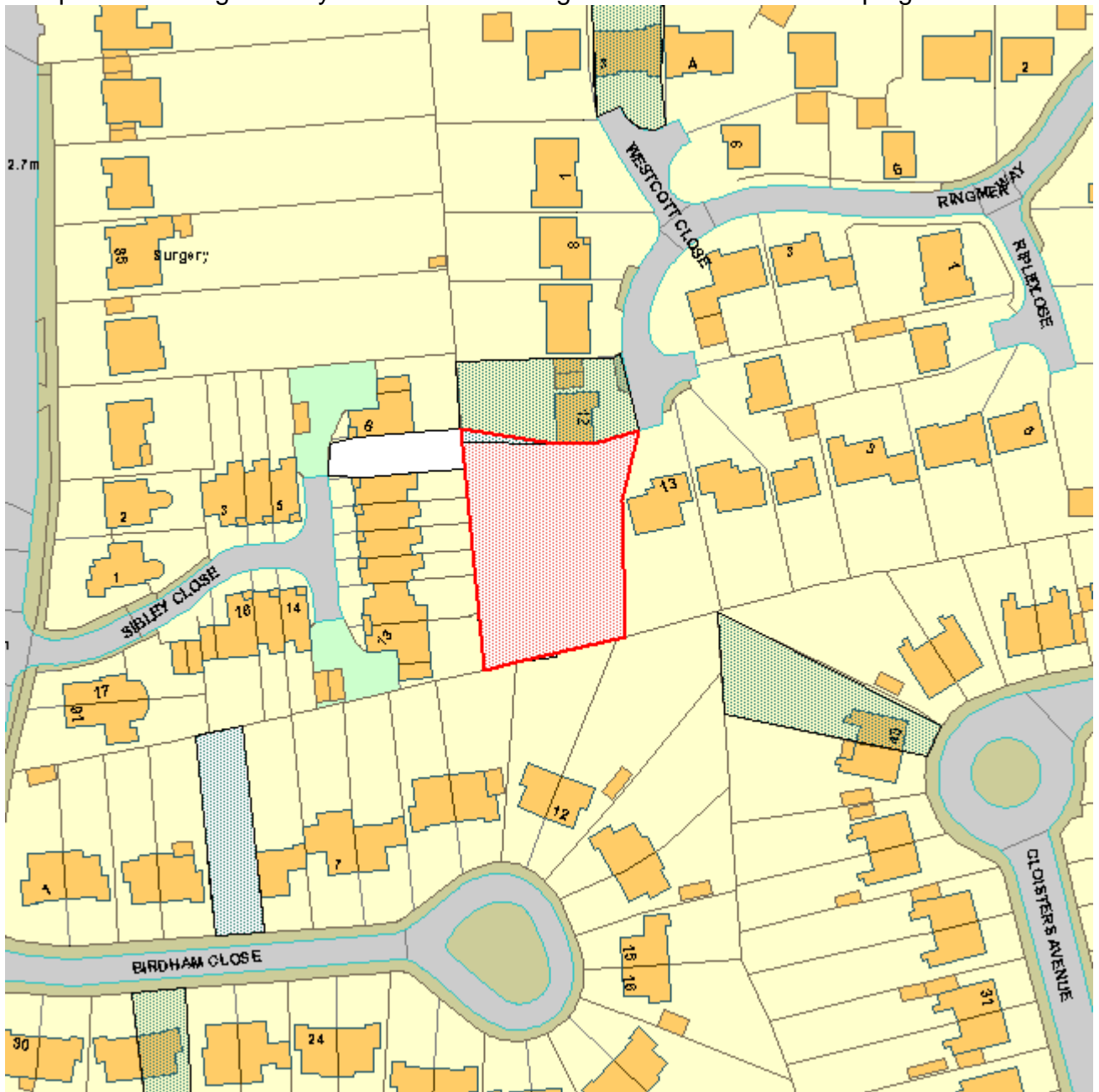
The reasons for refusal are:

- 1 The proposed new dwelling, by reason of its design and siting would be out of character with surrounding properties and is therefore harmful to the character and appearance of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.
- 2 The proposal would not provide a satisfactory turning area for vehicles and is therefore contrary to Policy T18 of the Unitary Development Plan.

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Proposal: Single storey 3 bedroom dwelling with associated landscaping and access



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