

SECTION '2' – Applications meriting special consideration

Application No : 11/01617/FULL1

Ward:
Bickley

Address : Blandings Sundridge Avenue Bromley
BR1 2QD

OS Grid Ref: E: 541989 N: 170021

Applicant : Mr Chris Allen

Objections : YES

Description of Development:

Replacement 2/3 storey five bedroom house with integral double garage

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Tree Preservation Order

Proposal

- Replacement 2/3 storey five bedroom detached house with basement double garage.
- The application proposes the demolition of the existing dwelling and the erection of a 2/3 storey detached 5 bedroom house with accommodation in the roof space.
- The dwelling will utilise the existing access to the south of the site. The applicant has confirmed that access rights for the future occupants will be allowed, provided that construction traffic uses the main entrance from Sundridge Avenue.
- The dwelling will be partially sunk into the ground to reduce the bulk of the appearance, with a double garage at lower ground level.
- The proposed dwelling will have a height of approx. 9.2m and a width of approx. 17.6m. The depth will be approx. 14.3m. The dwelling will be separated from the flank boundaries of No. 34 by almost 9m and separated from the recently permitted dwelling at Blandings by 15m.
- The site will be divided in half with the intention to construct this second dwelling following the grant of planning permission under ref. 10/03498 for a dwelling to the north on the same site.

Location

The site is located on the eastern side of Sundridge Avenue. The site is rectangular in shape and currently comprises of a large flat-roofed two storey detached dwelling. To the south is a small cul-de-sac with two dwellings which are located to the east of Blandings. The site is relatively large and rectangular in size, giving the site an unusually narrow depth. The rear garden possesses three protected trees, including a eucalyptus tree close to the existing building. The surrounding area is characterised by spacious detached dwellings in large plots. To the east is a locally listed building at Woodside.

Comments from Local Residents

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

- safeguarding of existing utilities across the site and utility rights of way should be achieved
- access rights should be protected
- access from side road would require using private land
- overlooking and loss of privacy
- covenant on the land prevents more than one dwelling being built on the site
- overdevelopment of the site
- impact on the character of the area
- access should be from the front only, not the side road at No. 36.

Comments from Consultees

No technical highways objections are raised, subject to standard conditions concerning parking layout and surface water drainage. The garage has less than the normally required 7.5m manoeuvring space in front of it but as it has a double width door manoeuvring should be possible.

No Thames Water or technical drainage objections are raised, subject to standard conditions and informatives.

Building Control and Environmental Health comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H7 (Housing Density and Design), H9 (Side Space), T18 (Road Safety) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

The London Plan (Policies)

4B.1 Design principles for a compact city
4B.8 Respect local context and communities

PPS3 Housing (2010)

Planning History

Planning history on the site includes refusals for 3 detached dwellings (ref. 00/02485) and 9 terraced dwellings (ref. 00/02486). Outline planning permission was granted under ref. 02/00946 for 2 detached dwellings on the site. This permission retained a generous space between and around the proposed dwelling, however this permitted proposal did not include consideration of details of scale.

Planning permissions were granted under refs. 03/02743 and 04/01936 for replacement dwellings on opposite sides of the site, resulting in the sub-division of the plot to provide two dwellings.

A planning application was withdrawn under ref. 08/02549 for a replacement two storey 5 bedroom detached house with basement triple garage and first floor annexe. This application consisted of a dwelling approximately 3m wider than the current proposal, with a separation to the northern flank boundary of approx. 2m.

Planning permission was granted under ref. 08/03243 for a replacement two storey 5 bedroom detached house with basement triple garage and first floor annexe on the centre of the site.

Planning permission was granted under ref. 10/03498 for a replacement 2/3 storey four bedroom detached house with basement double garage on the north side of the same plot at Blandings.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that the development would have on the amenities of the occupants of the surrounding residential properties, the impact on highway safety and the impact on protected trees. The impact on the nearby locally listed building is also a consideration.

The proposal seeks to demolish the existing dwelling, which occupies a large area of the site, and replace it with a dwelling at the south side of the site, sub-dividing the plot into two residential plots. This application follows from the recently permitted scheme for a new dwelling on the north side of the site and the access onto Sundridge Avenue will be shared for both dwellings.

The principle of building two dwellings on the site has been established under the previous planning history. It is acknowledged that PPS3 has been revised since the previous permissions on the site. When considering the application in respect to PPS3, underutilised land is potentially capable of being developed at a higher density, even if this land is currently a residential garden. PPS3 however also

states that this can enhance the character and quality of an area when well designed and crucially, when built in the right locations. It is considered that building in this location would respect the character of the area and would not seriously lower the established spatial standards of the area. Both resulting plots would be comparable in size to neighbouring plots in the area and would retain generous amenity areas.

In terms of impact on the amenities of neighbouring properties, the adjacent properties to the rear are sited on significantly higher ground than Blandings and are therefore not considered to be impacted upon significantly. The building to the rear will also be over 25m away. To the south, No. 34 will be separated by approx. 9m and this is considered a suitable distance to mitigate any impact from the proposed flank windows on the south flank elevation. To the north, the impact on the newly permitted dwelling will be minimal due to the 15m separation. This separation is considered sufficient to reduce overshadowing and loss of light to neighbouring properties. The flank windows will not overlook the properties surrounding should obscure glazing and suitable conditions be used. The relationships to other dwellings are considered to be typical for residential development and would not result in serious overlooking as to warrant a refusal. The separation is also considered adequate to prevent any serious loss of prospect from neighbouring properties, with the difference in land levels resulting in no significant loss of light or prospect from No. 36 to the rear of the site.

The proposal seeks to utilise the existing access to the south of the site, which serves Woodlands Cottage and Woodside. From a technical point of view, no objections are raised. The proposed turning area may not be easily useable and therefore standard conditions can be imposed to secure a suitable parking and access layout. A condition can also be imposed to prevent water drainage run-off onto the highway.

From a heritage and urban design point of view, the proposal is considered to retain an adequate separation to the nearby locally listed building in order to preserve the character and setting of this building and no objection is raised in this respect.

It is considered that the design and siting of the dwelling are largely determined by the topography and unusual shape of the site. The proposal has been amended from the previous applications and the dwelling retains a generous side space around the dwelling. Also a large and useable garden area will be provided to the front, side and rear (with an improved garden size created by the proposed second access to the south). The dwelling is considered to be a similar height to the previous cases and the dwelling will not impact harmfully on the character of the area, which is characterised by detached properties and generous plot sizes. The bulk of the proposed building is broken by steps down in site level and this is also considered to reduce the impact of the dwelling.

It should be noted by Members that the design of the dwelling provides a series of Juliet balconies to the front and rear elevations. From a design point of view, the resulting dwelling would be of a strong form, however this is not considered to be of harm to the street scene or the prevailing bulk of other buildings in the area. A

similar design was also permitted for the dwelling to the north of the site under ref. 10/03498.

On balance it is considered that the siting and design of the proposed dwelling is considered to be acceptable, in light of the planning history and alterations to PPS3. No significant changes in circumstances are considered to have occurred on the site or its surroundings since the previous permissions, which are a material consideration.

The proposal would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No impact on highway safety would result from the proposal. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02549, 10/03498 and 11/01617, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--------|---|--------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACB18 | Trees-Arboricultural Method Statement | |
| | ACB18R | Reason B18 | |
| 5 | ACB19 | Trees - App'ment of Arboricultural Super | |
| | ACB19R | Reason B19 | |
| 6 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 7 | ACD04 | Foul water drainage - no details submitt | |
| | ADD04R | Reason D04 | |
| 8 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 9 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 10 | ACI07 | Restrict to members of household (1 in) | hereby permitted |
| | ACI07R | Reason I07 | |
| 11 | ACI12 | Obscure glazing (1 insert) | in the first floor flank |
| | ACI12R | I12 reason (1 insert) | BE1 and H7 |
| 12 | ACI17 | No additional windows (2 inserts) | flank dwelling |
| | ACI17R | I17 reason (1 insert) | BE1 and H7 |
| 13 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |

Reasons for granting permission:

In granting planning 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
- H9 Side Space
- T18 Road Safety
- NE7 Development and Trees

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the impact on the setting of the neighbouring locally listed building
- (d) the impact on trees
- (e) the transport and highway safety policies of the development plan.

and having regard to all other matters raised.

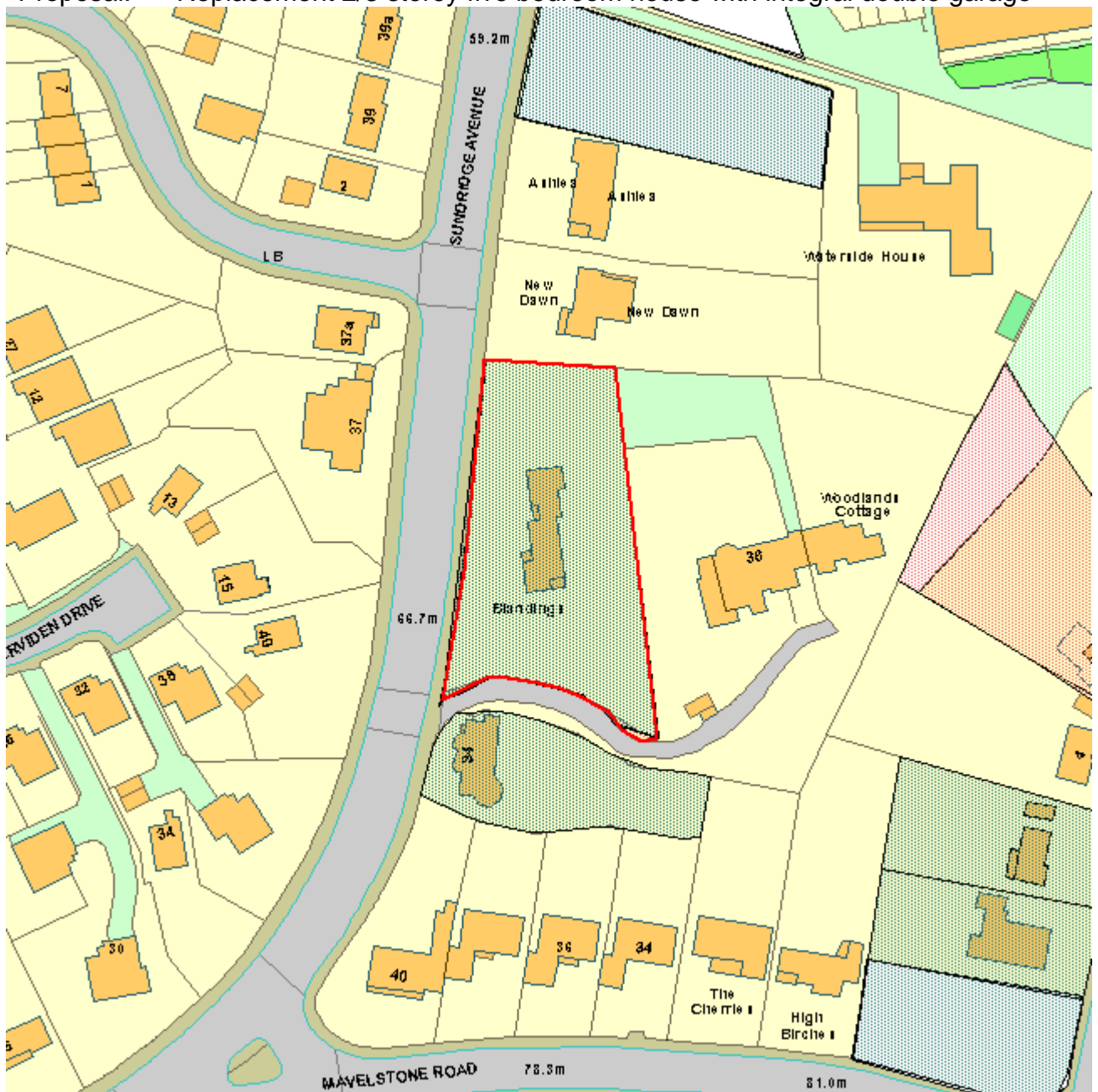
INFORMATIVE(S)

- 1 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.
- 2 Thames water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 If during works on site suspected contamination is encountered, Environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
- 4 Before the use commences, the applicant is advised to contact the Pollution team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental protection Act 1990.

Reference: 11/01617/FULL1

Address: Blandings Sundridge Avenue Bromley BR1 2QD

Proposal: Replacement 2/3 storey five bedroom house with integral double garage



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661