

Introduction - context

The site is located at the rear of No 10 Highland Road and is currently occupied with 9 redundant garages built in precast concrete panels.

The site has an area of 299m². The footprint area of the existing garages is 112m². The proposal is to build a single dwelling with a footprint of 81.50m².

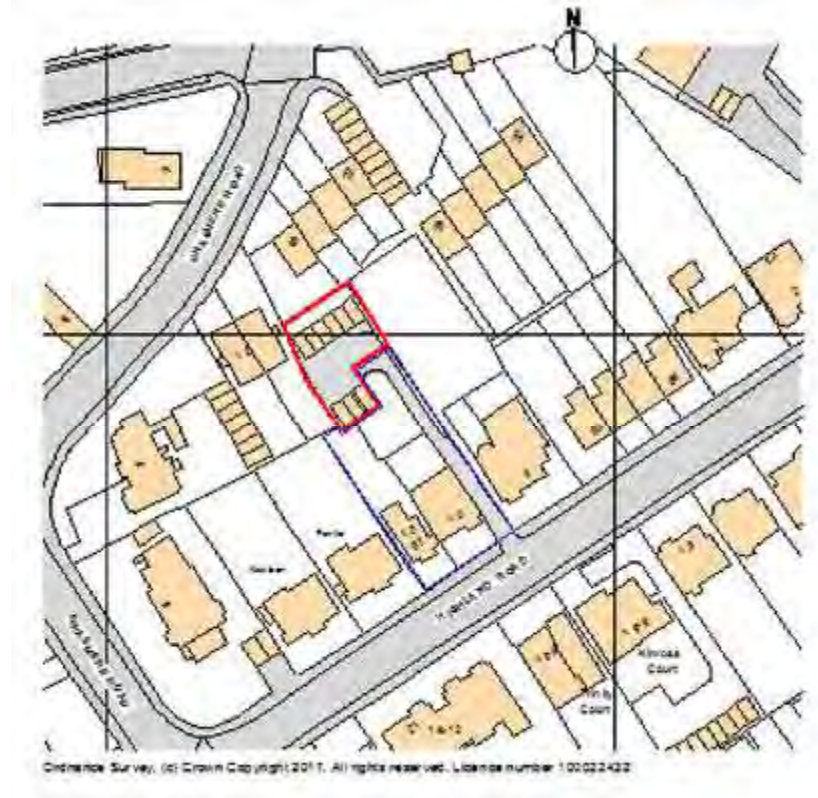
This proposal follows on from a previous planning application for 5 houses on this site and the adjoining rear garden of No 8 Highland Road (PA No DC/17/04981 refused on 14/01/2018)

The site is accessed through a private lane located between No 8 and No 10 Highland Road.

Highland Road is a fairly quiet street boarded with houses of various sizes and styles including some large early 20th century houses generally converted into flats. This is the case of No 10 which includes a surgery on the ground floor and flats above.

To the north side of the site there are clusters of 1960's or 1970's brick terraced houses; two to three-storey high, some with garages, accessible from Grasmere Road.

The site is fairly rundown with evidence of fly tipping at the edges of the site. The reasons for this, perhaps is that the site is in a cul-de-sac not accessed frequently and hidden from view.



LOCATION MAP

PHOTOGRAPHS OF SITE



ACCESS LANE FROM HIGHLAND ROAD



VIEW OF GARAGES SITE LOOKING WEST



VIEW OF LANE FROM SITE



VIEW OF GARAGES SITE LOOKING NORTH WEST



AERIAL VIEW

Planning History

- Planning permission ref. DC/06/00745/FULL1 was given on 24/04/2006 for the demolition of existing dwelling and erection 3 storey block at 8 Highland Road with new parking area and use of existing garages at the rear of 10 Highland Road. This project was never implemented but was followed by planning applications for the conversion of No 8 to flats.
- Planning refusal ref. DC/17/04981 on 14/01/2018 for a project of 5 terrace houses with associated parking and refuse store

Proposal

This project is to build a detached; single storey house with loft accommodation. The existing garages will be removed and the proposed house will be built in a central position on the site with the main elevations facing south east and north west.

The house will include:

On the ground floor; an open plan dining/lounge and kitchen, shower room and hallway to be accessed from a covered porch.
The upper floor will house 3 loft style bedrooms under the roof.

The house will be built to high environmental standards, with a timber frame structure, cavity walls with outer facing brick and timber boarding on the side and front elevations.

The house will be built to meet the London Plan standards and will aim to meet part M of the building regulations and be adaptable for future use.

The gross internal floor area is 114m² with 63.5m² for the ground floor and 51 m² for the upper floor



PROPOSED DEVELOPMENT - 3D VIEW

Scale of development , daylighting and privacy

Following concern expressed by occupants of neighbouring properties at Grasmere Road about potential daylighting obstruction and overshadowing of the previous scheme (ref. DC/17/04981), this proposal aims to address these concerns with this design which is for a small scale house, with eaves level at 3.5m. The house will be lower than the adjoining 1970's houses to the west.

The concern about privacy and overlooking will also be addressed by siting rear windows and doors only at ground floor level. Upper floor windows will be mainly facing south in the form of dormer windows. There will also be rooflights on the front and rear roof slopes. A dormer/bay window on the east elevation will have the side facing window obscured up to 1700 above floor level so as not to overlook the back garden of No 8 Highland Road.

These south facing windows will be away by at least 25m from the nearest windows at the rear of No 10 Highland Road flats.

The west flank wall of the proposed house will be facing the flank wall of No 14 Grasmere Road, which appears to have only an entrance door and a small window.

The house will be accessed from the lane through a gate and a paved area leading to a south facing entrance porch.



SECTION REAR OF SITE



TREES SCREENING HOUSES TO THE NORTH OF SITE

Access – Parking (quotes from EAS Transport Planning Ltd report)

The site is accessed through a narrow private lane, between 3.2m and 3.5m wide which currently serves the garages. The vehicle access to the site will remain as it is at present - considered suitable for the garages.

The site is relatively near to both Shortlands and Bromley North rail stations together with several bus routes and has a PTAL rating of 1b, but adjacent to areas with PTAL's of 3 and 4. There are also a number of schools within walking distance. The site is around 800m from Bromley town centre, with a wide range of retail and other services. There are also some shops on London Road nearby. Public transport to the area is available with several buses running along the Bromley Road including No 208 and No 320.

Parking provision:

2 car parking spaces will be provided on the paved area within the site. See turning circles diagram in Appendix 3.

Furthermore 2 bicycles can be located in the entrance porch. These bicycles can be secured to a floor mounted stand. This parking provision should be considered adequate for a 3 bed. House.

Fire Access:

The London Fire Brigade (LFB) requires that for single family dwelling houses there should be vehicle access for a pump appliance to within 45m of all points within the dwelling house with a 20m maximum reversing distance. Although the distance from Highland Road will be bigger than the recommended 45m maximum reversing distance, a fire appliance can still get to within 45m of all points of the development by travelling around 20m into the site access and would therefore be able to reverse from there. There is also shorter distance from Grasmere Road, with a parking space by the garages by 24 Grasmere Road.

As an additional safety feature the developer is intending to have a sprinkler system installed in the house.



SITE LAYOUT

Materials

Walls:

The walls will be built with red multi brick as red brick is used predominantly in the neighbourhood.

Part of the north east side and front walls will be boarded with pre-finished western red cedar.

Windows and doors:

To be timber framed with high thermal performance double glazing

Roof and dormers:

To be covered with a pre-patinated quartz zinc laid with standing seams

Fence:

The fence around the site will be a close boarded timber fence around 1.8m high



RED MULTI BRICK



TIMBER FENCE - TYPICAL



ZINC ROOF – TYPICAL



WESTERN RED CEDAR

trees (Refer to tree list and plan in Appendix 1)

An Arboricultural Impact Assessment was prepared for the previous scheme by Tree Craft Ltd, in October 2017. The previous scheme was for 5 houses on the site which included the back garden of No 8 Highland road. The summary below reflects the new site and design. An updated report will be submitted as part of meeting planning conditions if requested.

There are 5 trees located in the immediate vicinity of the site. These include:

T10. Common oak; on adjoining property to rear - No impact on development

T11 Common oak; by the rear boundary - Root protection area extends over north east part of the proposed building

T12 Sycamore; self-sown tree, proposed to be removed

T13 Common Yew; on adjoining property to rear - No impact on development

T14 Common Yew; on adjoining property to west - Root protection area over a small section of the south west of the proposed building

The report recommends that the Sycamore (T12) is removed and trees T11 and T14 have their crowns reduced slightly.

The other existing mature trees located along the access lane, to the rear of the site, and in the back garden of No 8 Highland Road will be preserved. Existing hedges and shrubberies towards the northern edge of the site will be preserved and integrated in the new private rear gardens.

The relevant recommendations of the report will be followed in this new scheme. These include:

Evaluation of the impact of trees on the amenity of the area:

Two of the defined Root Protection Zones (RPZs) will be affected directly by the currently proposed construction. A Construction Exclusion Zone (CEZ) will be set out on the site, the precise position of which will be finalised on site to reflect the particular site conditions.

The Construction Exclusion Zone (CEZ) includes the RPAs as required in BS 5837:2012

The proposed house will be built on piled foundations in order to limit the impact of the foundation on tree roots.

An arboricultural method statement with protection measures for trees will be supplied as part of meeting planning conditions. Guidance on protecting roots during construction will be followed as set out in section 3 of the original Tree Report. The planning condition can specify this requirement. An arboricultural method statement describing how the trees will be protected and managed during construction works will be made available on site. All tree protection measures would be checked confirmed and agreed prior to the development starting.

If the steps to be detailed in the arboricultural method statement on RPZs and the CEZ are followed, the development proposal will have no significant impact on the contribution of the trees to local amenity or character.

Landscaping

Part of the site (27% approx.) will be paved with permeable paving to allow for surface water to infiltrate the ground naturally, and limit any risk of flooding.

The remaining part of the site will be planted mainly with grass and herbaceous planting along the edges of the site. This will allow the maximum amount of daylight and sunlight to the house.



PERMEABLE PAVING

Refuse collection (refer to detail in drawing No 18104/03)

A bins store will be integrated to the house's ground floor, and will be accessible from the paved area to the north east.

The refuse store will have a capacity for at least 3 x 240 l wheeled bins for recycling and food.

These bins will be taken to the Highland Road pavement on day of collection.



HERBACEOUS BORDER

Flood risk (See Flood Map in Appendix 1)

The site is outside the Environment Agency flood risk zone

Sustainable development

Layout - orientation

The house is oriented South East – North West with the main windows oriented towards the south benefiting from sunlight a good part of the day. Rooflights to the front and rear will let sunlight and daylight through and will also allow ventilation.

Passive architectural design measures:

- Use of natural cross ventilation and natural lighting, will contribute to minimising CO2 emissions, and reducing demand for cooling.

Strategy appropriate to this small-scale scheme

- Insulation to higher standards than 2013 Building Regulations achieving Code for sustainable development Level 4
- Use of energy efficient materials and accredited construction details
- Energy efficient LED lighting,
- Ability to absorb stormwater and release it slowly over a time
- Better integration into environment

Future proof house – Compliance with Part M

Entrance level approach – threshold with level access to ground floor

Corridors minimum width: 900 mm

Internal doors minimum width 800mm

WC on ground floor level

Possible conversion of ground floor to accommodate impaired mobility user

Bathroom with 1500mm turning circle for wheelchair

Possible hoist in bathroom

Glazed external doors and low windows

Accessible services controls

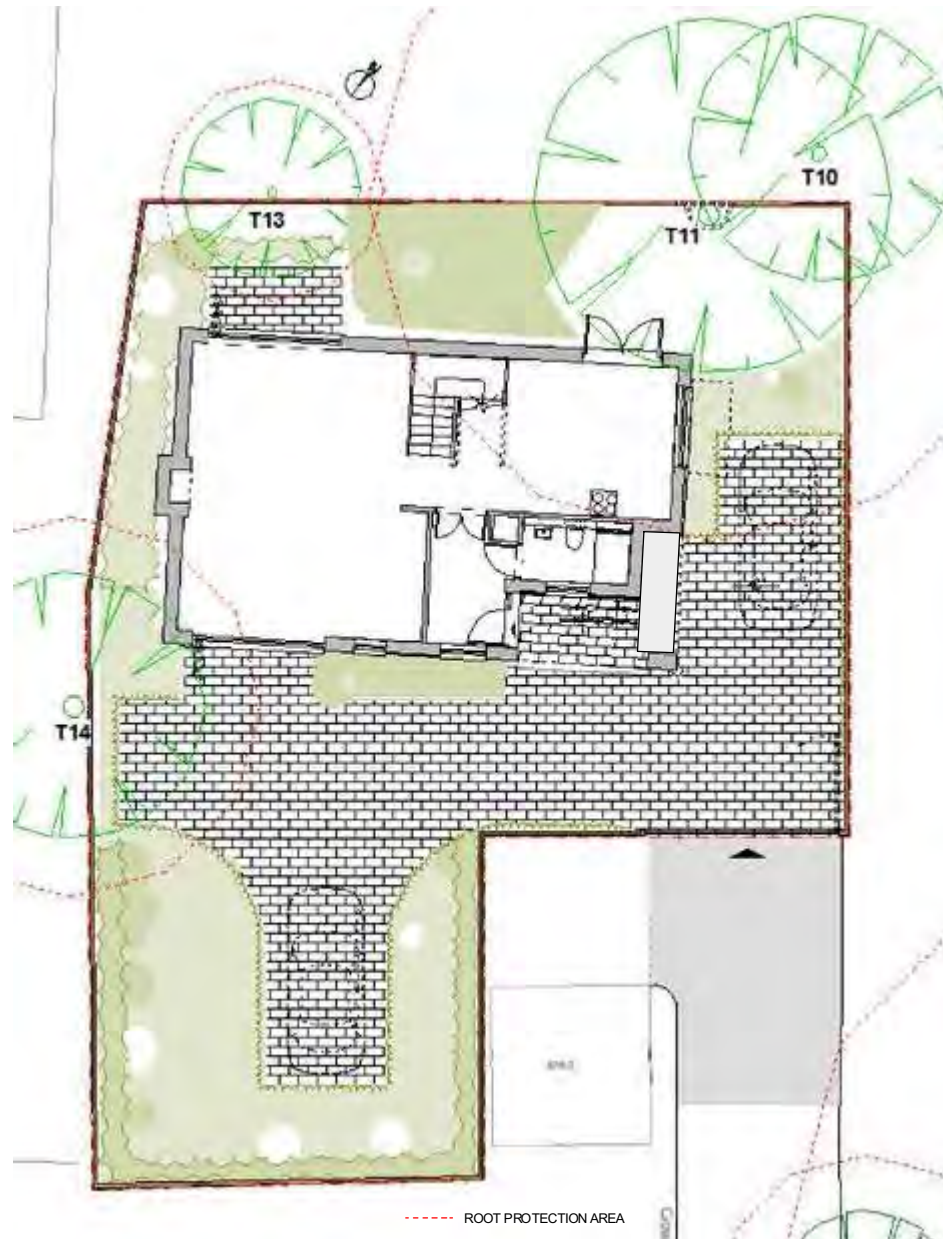
Conclusions

This project makes use of a disused and neglected site, and aims to turn it into residential site providing a quality living environment

The proposal is the result of careful consideration of the existing environment and neighbouring properties.

The proposed house is modest in scale but will provide comfortable accommodation with ample private garden and amenity space.

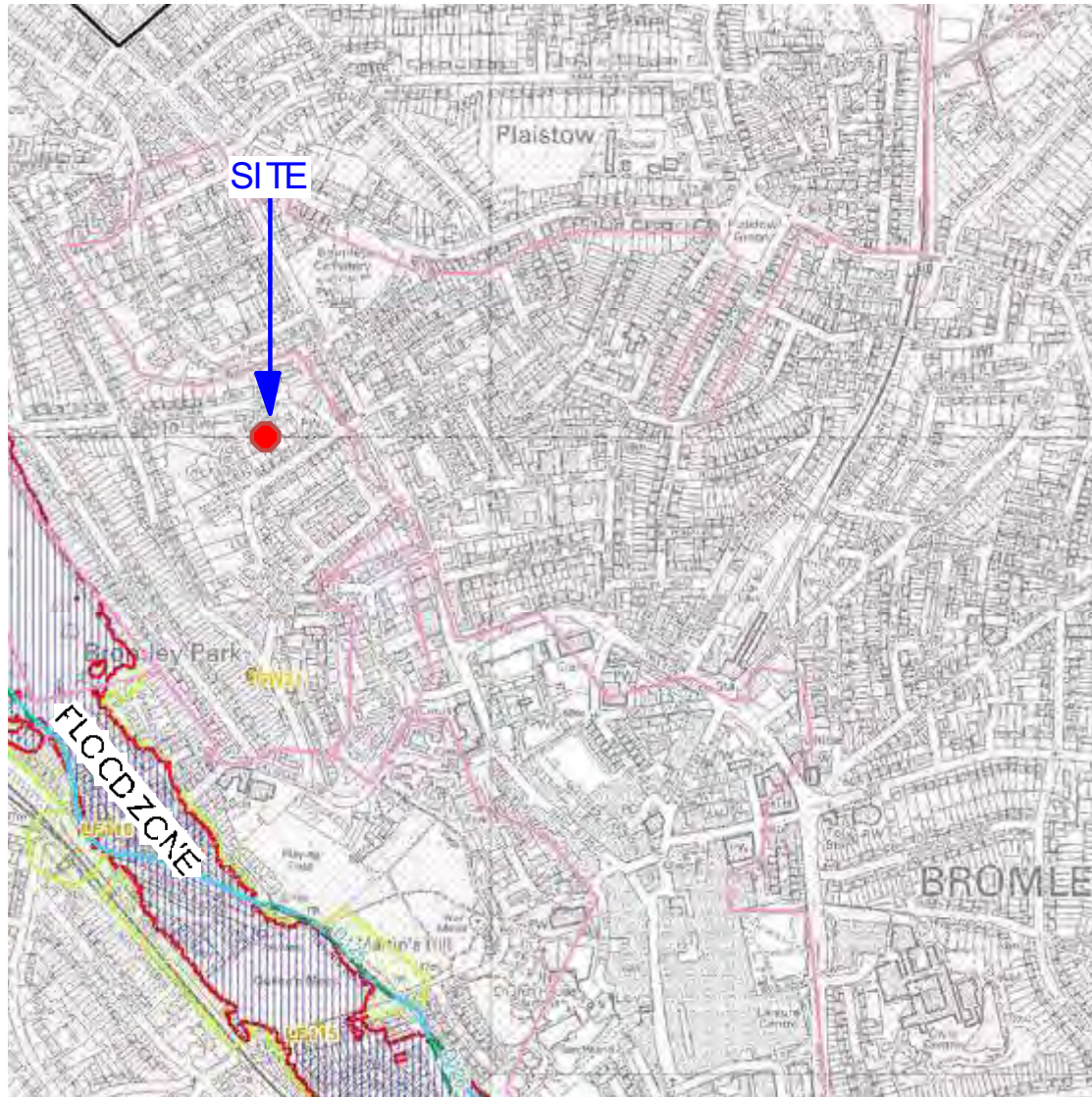
Appendix 1 TREE IMPACT ASSESSMENT (based on TREE CRAFT SURVEY)



PLAN SHOWING TREES AND ASSESSED ROOT PROTECTION AREAS

TREE SURVEY AND RECOMMENDATIONS (TREE CRAFT SURVEY)

Tree ID	Tree Type	Life stage	Height (m)	Height to first branch (m)	Number of Stems	Diameter (mm)	Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Crown clearance (m)	Phys Condition	Structural condition	Category	Life Expectancy	Comments	Recommendations
7	Sycamore	SM	11	4E	1	280	5	5	5	2	3	F	F	C1	20-40	Forms part of group as screen to boundary.	Erect temporary fencing. Reduce crown by 2m in height and width.
8	Sycamore	SM	11	4S	1	250	5	2	4	2	3	F	F	C1	20-40	Forms part of group as screen to boundary.	Erect temporary fencing. Reduce crown by 2m in height and width.
9	Sycamore	SM	11	4W	1	260	4	2	3	4	5	F	Ivy	C1	20-40	Forms part of group as screen to boundary.	Erect temporary fencing. Reduce crown by 2m in height and width.
10	Common Oak	SM	7	4N	1	310	6	2	2	2	4	P	F	U	<10	Tree located on adjacent property	No action
11	Common Oak	SM	6		1	620	4	2	4	4	2	F	Ivy	C1	>40	Extensive ivy on trunk and throughout crown	Remove ivy. Laterally reduce crown over development by 2m.
12	Sycamore	Y	5		2	200	1	2	2	1	2	P	P	U	10-20	Self-sown tree.	Remove
13	Common Yew	Y	4	1N	1	200	3	2	2	2	1	F	Ivy	C1	40>	Tree located on adjacent property	Laterally reduce crown back from development by 2m.
14	Common Beech	Y	8	4E	6	140	3	3	3	3	1	F	F	C1	40>	Tree located on adjacent property	Laterally reduce crown back from development by 2m.



Appendix 3

PARKING – CAR TURNING CIRCLE

