

PLANNING AND DESIGN STATEMENT

Land at 63 Parsonage Lane, Sidcup

Demolition of buildings and construction of a new bungalow (minor change to approved 23/01808 and to replace this earlier consent)

Greenhayes Planning Ltd

INTRODUCTION

1. This statement is submitted in support of a planning application to seek a minor change to the approved development, 23/1808, which granted the demolition of the existing stable building and replacement with a new dwelling within the building line at land adjacent to 63 Parsonage Lane, Sidcup, DA14 5EZ. The new dwelling will replace an existing building and will sit within an infill location within the street scene and will deliver a new home within an established residential area along with amenity space, access and parking.
2. Following the submission and subsequent approval, the applicant has decided to undertake a slight amendment of the approved site position to create a greater gap between the new proposed bungalow and no.61. This will create a more spacious site in order to create a greater gap between neighbouring properties, including that of no.61 and the property to the east at no.63 (which is to be replaced by a new property). This will create a more spacious site as well as a better access point and landscaping, whilst retaining the same scale, design, layout, benefits and principles of the earlier application which the council deemed to be an acceptable infill development.
3. The approved consent, attached at **Appendix 1**, essentially confirms the principle of the development on the site and whilst a new application has been submitted to take account of the better site position, the application can be seen as an improvement to that already approved by the council. Furthermore, In order to frontload the application, this application also includes all the information that was imposed as conditions on the previous consent, including information on materials, landscaping and biodiversity, parking and turning, construction management and electric charging points information. These details further demonstrate the sustainable nature of the scheme.
4. As set out in the earlier approval and committee report, the development can be seen to be an appropriate infill development on account of being located within the linear development pattern that stretches out along Parsonage Lane and which includes new housing to the east. The site is within a developed context which contains a former

equestrian building which currently has an impact on the openness of the Green Belt due to its position to the rear and beyond the building line. Thus, it is considered there are benefits to the Green Belt through its removal and replacement with a similar sized building that will sit within the established residential pattern. The plans that forms part of this application demonstrate that the development can be accommodated on this site in a manner that will have no greater impact on the openness of the Green Belt. This point was accepted in the 2023 approval.

5. As the plans essentially mirror that approved under 23/01808, albeit with a slightly different boundary and thus greater spacing between neighbouring properties, it is anticipated that the council will remain supportive of the similar proposals.
6. The development is considered to be acceptable and a positive planning case can be advanced based upon the following reasons;
 - (1) The site is a developed site and can be considered to be appropriate development through its limited infilling of a developed site and also its infill location within a developed context. Thus, the redevelopment of the site can be considered acceptable having regard to Paragraph 149 of the NPPF and it also accords with the purposes of the Green Belt as set out in Paragraph 138 namely; to assist in urban regeneration by encouraging the recycling of derelict land and improving the openness of these landscapes.
 - (2) The approval will replace an existing approval and will create an improved layout in respect of this extant consent by the increase to gaps between neighbouring buildings.
 - (3) The current building to be demolished is out of character, beyond the building line and there will be an improvement in openness by its removal and its replacement within an infill location.
 - (4) The dwelling will be of a modest size, reflecting other development in the wider area.
 - (5) The dwelling and other recent developments will remain less than that which has historically existed at the site when kennels and cattery were in place.

- (6) The previous appeal on the land to the east, confirmed an urban and developed context to the area and the new dwelling will effectively reflect an infill location between no.63 and no.61.
 - (7) For the above reasons, the new development will have no greater impact on the Green Belt than the existing development or upon the purposes of including land within the Green Belt. In fact, the development will have benefits to the Green Belt by the removal of development beyond the urban grain and replacement within the existing settlement pattern.
 - (8) The development would make efficient use of this brownfield site in accordance with Paragraph 124 of the NPPF. This aspects lend further support to the redevelopment of the site.
 - (9) In respect of other issues, the site is located within the physical envelope of the settlement and linear pattern of Parsonage Lane and will not encroach into the wider countryside.
 - (10)The hedgerow has been subject to an assessment by an arboricultural consultant who confirms the hedgerow is of poor quality. However, the scheme will allow the retention of some of this hedgerow and the applicant is happy to replant and supplement this where necessary
 - (11)The scheme will deliver an adaptable and accessible dwelling which is a type of home which has been identified as being in severe demand within the Borough. The scheme will therefore address the need for elderly and accessible homes which is arising as result of the ageing population.
7. In summary, as the development can be considered to represent sustainable development. It will deliver a high quality new home, within an infill location in a residential area. The extent of built form will remain similar and will be consolidated through the redevelopment of brownfield land, in an infill location which is within an established residential area. It can be considered as one of the exceptions to new development within the Green Belt as it will be an appropriate redevelopment of brownfield land which will have no greater impact on the openness of the Green Belt.

8. This statement and accompanying plans clearly demonstrate a low profile housing development which will replace the existing building and can achieve a design which is consistent with the wider character. In short it will deliver wider benefits which will fall within the economic, social and environment purposes of the planning system. In line with Paragraph 11, part (c) and (d), the presumption in favour principle applies and there are no adverse effects that would outweigh the many benefits that would arise from this development.

9. This statement will describe the site and its surroundings, the planning history of the local area, the planning context before setting out the planning case for the development. The statement will conclude with the presumption in favour of sustainable development being applied to the development and that the development is acceptable in planning terms.

THE SITE AND ITS SURROUNDINGS

10. The site consists of land between no.61 and no.63 which can be seen as an infill location and will retain further land between the site and no.61. The land extends to the south where there is block of masonry stables, which is somewhat of an anomaly due to its location set behind the prevailing building line. The building has an external footprint of 78.2sqm and a volume of 278m³. There is a hedge to the north of the land, on the boundary with Parsonage Lane and mobile home on the land on the site in the position where the new dwelling is proposed.

11. No.63 was subject to a new replacement dwelling which approved under 21/03514 and this is due to start later this year and maybe subject to amendment/extension if necessary due to personal circumstances. At present the existing bungalow remains in place. Thus, for completeness the plans show the proposed bungalow in both the existing consent.

12. The site lies within the residential area known as Parsonage Lane and the area to the south is mainly open countryside with services and public transport available to the north and west. New infill housing development has taken place to the east of the site.

APPLICATION PROPOSALS

10. It is proposed to demolish the existing former stable building and replace with a single storey residential dwelling. The mobile home would also be removed (albeit it is notable this is any a temporary building), all of which will create benefits to the site and the wider Green Belt area.

11. The new property will sit back into the plot, to align with the neighbouring properties, with its parking and turning to the front of the property and a greater gap will be retained with no.61. In line with arboricultural advice, part of the existing hedgerow and tree line will be retained to the front boundary, where possible, with a central new access point to Parsonage Lane. New landscaping will be undertaken to the front and boundaries of the site along with new trees and biodiversity enhancements to the rear of the bungalow. The stables will be demolished and that land will be returned to grass to match the adjacent land.

12. The property is designed to be accessible in nature and which will meet the relevant design and amenity standards. The property will have two bedrooms, living/kitchen space and bathroom. The site will have adequate bin and cycle storage and electric charging point.

RELEVANT PLANNING POLICIES

13. The Development Plan for the area is the Bexley Local Plan dated 2023 which includes the strategic and detailed development management policies. The relevant policies include SP1 (achieving sustainable development), SP2 (Meeting Bexley's housing requirements), DP1 (Providing a supply of housing), DP2 (infill sites) SP5 (Placemaking through good

design), SP8 (Green infrastructure including designated Green Belt), DP11 (Achieving high quality design), DP20 (Biodiversity and geodiversity in developments), DP22 (Sustainable transport), DP23 (Parking management), DP26 (Waste management in new development), SP14 (Mitigating and adapting to climate change), DP30 (Mitigating climate change) DP33 (Sustainable drainage systems)

14. The National Planning Policy Framework (NPPF) is a material consideration in decision making and is relevant to this application as this is capable of being a material consideration in the appeal. The NPPF states the role of the planning system should be the delivery of sustainable development which is made up of three distinct strands which are mutually dependent on one another. Planning should play a number of roles to deliver sustainable development which include economic, social and environmental roles which should be addressed together to deliver sustainable solutions through the planning system.

15. Paragraph 11 sets out that there is a presumption in favour of sustainable development and states that where development accords with the development plan planning permission should be granted without delay. The housing policies of the NPPF set out a positive policy structure to deliver the homes the country needs and states housing applications should be considered in accordance with the presumption in favour principle. Section 13 of the NPPF sets out the up to date approach of green belt policy and confirms that the redevelopment of previously developed land and limited infilling within villages would be acceptable subject to no greater impact on the openness of the Green Belt.

16. This statement will advance the case that the proposals are sustainable development as defined by the NPPF and the Local Plan as the site is located in a sustainable residential location. The proposals will represent an appropriate redevelopment of previously developed land and will also represent an infill housing site that will secure an accessible unit and will follow the broader character of the area. As accepted by the extant permission, the plans show the site can accommodate a property in a manner that promotes good design and which will meet the relevant local and national standards. The

scheme will meet the relevant green belt policies and other relevant planning considerations.

DETAILED CONSIDERATIONS

Principle (including green belt)

17. As acknowledged in the previous committee report and the extant consent, the land is within the Green Belt and the earlier approval has essentially confirmed the principle of replacing the stable building with a modest single storey dwelling on the site. In short due to the minor change to the approved scheme, the principle and justification for the site remains in place. Indeed, the changes have made a more spacious setting to the new bungalow as well as other benefits, which includes a better position for the access and biodiversity and additional landscaping.

18. In line with the approval, it is considered this amended development can be considered against the part g of Paragraph 149 which states that the redevelopment of developed land through infilling would not be inappropriate development within the Green Belt. In this case the former stable building (within the domestic environs of the site) will be removed along with the mobile home.

19. The principle of redevelopment is strongly supported by local and national policy and represents one of the core principles of the Planning System, a position that has been strengthened in recent times. The NPPF also place greater need to increase the efficiency of such redevelopment and the framework also emphasises the value of making efficient use of brownfield land for business space within settlements. Paragraph 124 states;

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate*

opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lockups and railway infrastructure);

20. Paragraph 124 is particularly relevant to the application site, as it will deliver a new home in an area constrained by the Green Belt and will enable a new home to be delivered within the existing settlement pattern and will encourage multiple benefits as set out in this statement. On this basis the scheme will fully accord with the aims of Paragraph 124 and Section 11 of the NPPF as a whole.

10. The site lies within an existing settlement along Parsonage Lane which an inspector in 2018 remarked the following about the area when he allowed the construction of 3 dwellings in replacement of former commercial buildings.

‘This site already has a built up, urbanised appearance. It bears no qualities that would ordinarily be regarded as rural, or otherwise make any positive contribution to the landscape quality of the heritage land.’

21. The existing consent and the above policy presents a positive position in respect of the development. Indeed, the former stable building is 278m³ in volume and is 78sqm in footprint and will be replaced by a single building of 87sqm in footprint which is a reduction in comparison to these existing structure and will fall within an infill location within the building line. As the site is a developed site, the scheme can be considered positively against Part (g) of Paragraph 149, which allows for infilling does not have a greater impact on the Green Belt than the existing development and that it does not undermine the purposes of including land within such areas.

22. As mentioned above, the building to the east has consent to be redeveloped and the applicant has been deemed to be a developed site which occupies an infill position. As well as being an infill of a developed site, the removal of the stable building, beyond the development pattern and the consolidation of this within an infill location within the wider development pattern can be considered positively against Part G.
23. For the above reasons, the development will meet part (g) of Paragraph 149 on the basis it is a brownfield site and its redevelopment will have no greater impact on the openness of the Green Belt than the existing development nor the purposes for allocating land within such areas.

Housing need

24. The council's SHMA indicates that there is higher than average elderly population in Bexley than in other boroughs, a proportion which is only going to increase in the future as well as persons with mobility issues. The SHMA extract states;

Bexley is projected to experience a 30% increase in the number of people aged 65 or more between 2012 and 2032. This is the lowest rate of growth in the sub-region, but as indicated above, the borough starts from a higher base position than all other boroughs except Bromley. More significantly from the viewpoint of housing and service requirements, a 92% increase is projected in the population aged 85 or more, the highest in the sub-region. Reflecting the age profile of the population, Bexley has a higher than average projected increase in the number of older people with mobility difficulties (12%) but a lower than average projected increase in the number of working age people with serious physical disabilities. Current unmet wheelchair housing need stands at 411 households.

25. The above demographical background to the borough is relevant to the application as the new dwelling will represent an accessible and adaptable home, including accommodation laid out over a single level, with level access between internal and external areas, wider

door widths and circulation space. Thus, in light in the current and future needs, the type of dwelling that is proposed provides further weight in favour of the development.

Design and type of unit.

26. The proposals seek to reflect the design that is seen along Parsonage Lane, being a traditional small bungalow, which is reflective of the neighbouring properties to the west. The bungalow will have a pitched tiled roof that will run across the property and the bungalow will be rendered with casement windows. The inclusion of a central porch with flanking windows will create a sense of uniformity to the front elevation. The dwelling is considered to be well designed and will reflect local character. A material palette and information is included within this submission and shows a dwelling of high quality.

27. The dwelling is set into the site, to align with neighbouring properties, with this amended scheme creating a better set back from no.61 as well as no.63. This will create a spacious setting, including a spacious frontage which can be landscaped and provide parking and turning within the site. The front boundary hedge has been assessed by an arboricultural consultant and whilst he considers it to be of poor quality, part of this has been retained, with the central section removed to allow for suitable access to the site. The applicant has submitted a landscape specification and landscape plan which shows a native and extensive landscape specification. The property will have a rear garden which will align with the rear boundary of no.61 and this will be enclosed with native hedgerows and post and rail fencing. The former stable building will be removed and the area to the south remain open, creating a new area of openness to the rear.

28. The dwelling will achieve a high environmental standard meeting the relevant standards of the Building Regulations as set out in Part L. The dwelling will also achieve the most efficient water efficiency standards through the use of suitable sanitaryware which reduces water use. The dwelling can also include rainwater harvesting for reusing water in the garden and other purposes. The dwelling will include an air source heat pump and will be served by an electric charging point. This is set out in the energy statement and the electric charging point information is included with this submission.

29. In terms of amenity, the new dwelling would enjoy good levels of daylight and sunlight and would exceed the relevant floorspace and amenity standards that are set out in London Plan and local policies. Due to the separation distances between properties, which has been improved by this amendment and the single nature of the dwelling, the development will not have any harmful impact on the neighbouring properties. A construction management plan is included and which sets out how impacts will be minimised during construction.

30. On this basis, the scheme will represent good design as advocated by Section 12 of the NPPF and DP11 and DP2 of the Local Plan.

Landscape

31. As set out in the original appeal decision for the residential development to the east, the Inspector remarked about the developed nature of Parsonage Lane and its linear character. He remarked that the site already has a built up, urbanised appearance. In terms of the current site, the boundary with the lane retains and extends the hedgerow/tree line with Parsonage Lane.

32. In terms of the intrinsic beauty of the countryside, the scheme will enhance the site by removing the former stable building to the south which currently lies in open land and replace this within an infill position within this wider settlement pattern which the Inspector considered to be developed. This will consolidate development within the building line whilst creating new areas of openness to the south. The curtilage to the property will be enclosed with native hedging and post and rail fencing to create a natural edge to the site.

33. As such there will be no impact on wider landscape character, but as set out above, it will have localised enhancements and the development will be consistent with the wider character of Parsonage Lane, including the approved 3 dwellings to the east and will

deliver wider landscape benefits. The scheme will preserve the character of the countryside as required by Section 15 of the NPPF and policy SP5, SP8, of the Local Plan.

Highways and Transport

34. The scheme will utilise the existing access to Parsonage Lane which leads into a parking area for the new dwellings and the clinic. In recent applications the highway authorities have not objected to new development in the local area subject to the use of the lane not increasing in terms of vehicle trips and this position will not change as a result of the development when compared to the existing and historic use on the site which was consented by the relevant authorities. The site also has an existing consent in place for a new dwelling and this amended consent will replace this.
35. The Highways response to the last application acknowledged the past use on the site which has included kennels (of up to 55 dogs) and a cattery which would have generated a significant number of trips along the lane. The proposed development, when considered cumulatively with the other residential development (which has replaced this earlier commercial use) would remain well below the previous use of the land and thus can be considered to be acceptable. Furthermore, even without this backdrop, even if one were to say the previous stable is reused for equestrian purposes, there would be likely no difference between this and the activity associated with a small bungalow which is likely to be occupied by a couple or a single person. Thus, it can be concluded the site will result in no intensification of the lane and there are no severe impacts caused in highway terms.
36. The slightly amended site position allows for a superior access along the lane and greater visibility splays along the lane. Whilst it is noted the Highways department require 43m in either direction, the low speed of the lane (circa 10-15mph) allows for a lesser splay and the access point can meet these requirements. The development will include space for 2 parking spaces and turning within the site in order a vehicle can enter and exit in a forward gear. An electric charging point would also be provided as set out in the submission.

37. It will therefore the development will meet the policies of Section 9 of the NPPF and policies DP22, DP23 of the Local plan.

Trees and Ecology

38. As set out above, the hedgerow has been assessed by an arboricultural consultant and the report considers the hedge and trees to be of poor quality with a category C rating. However, the applicant recognises the local value of this feature and seeks to retain the hedgerow beyond the new access point, in order a natural frontage is maintained and a birch tree will be planted to the front. Further planting will place outside of the turning and parking area to create a natural frontage to the property. The boundaries to the garden will be bounded with a new native hedgerow habitat and food sources for wildlife. A landscape specification and landscape plan is included with the submission.

39. The existing site has a low ecological value due to the domestic use and maintenance but the new development will seek a net gain in biodiversity through the measure set out in the ecology specification and through the new features set out on the landscape plan. The gain will be achieved through new native hedgerow, new tree planting to the rear garden and the provision of new wildlife habitat including a bird boxes, hedgerow dome and log piles within the boundary of the site and which are shown on the plan and in the specification document.

40. Therefore, the scheme will accord with section 15 the NPPF and Policy SP9 DP20, SP8 of the local plan.

Flood Risk and Climate Change

41. The site is within Flood Zone 1 and therefore follows the approach by the NPPF of focussing development on land at the lowest risk of flooding. The site is within Flood Zone 1 and therefore follows the approach by the NPPF of focussing development on land at the lowest risk of flooding. The surface water would be dealt with by sustainable urban drainage (SUDS) and the soakaway and drainage is shown on the landscape plan.

42. On this basis, the scheme will meet Paragraph 163 of the NPPF as the development is

directed to the lowest risk of flooding and will not increase flood risk elsewhere. Indeed, through the provision of SUDS, there will be benefits to reducing wider run-off from the site.

43. Thus, the scheme will meet the policies of Section 14 of the NPPF and policy DP32, SP14 of the Local Plan.

CONCLUSION- PRESUMPTION IN FAVOUR

44. In As such, the development will represent sustainable development and the wider range of benefits and the development can be seen as a very minor amendment already approved by the council. It can be seen in the context of the three strands of sustainable development defined by the NPPF (as set out in paragraph 8 of the NPPF);

Economic - The construction of a new dwelling will support the wider economy and redevelopment of the site will generate investment in the local economy including construction jobs, demand for materials and use of local businesses. This holds greater weight in the current circumstances, bearing in mind the current economic downturn.

Social- The property will deliver a new home which will meet housing needs within the area. The type of dwelling that is proposed, an accessible and adaptable home, also has social benefits by addressing the rise in persons over 65 and those with mobility issues. It will also follow the green belt principles and the multiple benefits that can arise from brownfield redevelopment. The scheme will support prosperous and vibrant communities and the high quality of design will encourage good practice elsewhere in the area.

Environmental- The scheme will have a positive landscape impact as it will remove these existing buildings from areas which are currently more open and will replace this within an area within the wider development pattern. It will also meet local character through the high quality architectural form. Furthermore, the proposals will retain the viable part of the hedgerow and proposes new planting . The development will represent a type of development permitted in the Green Belt and it will result in an improvement to the openness of this wider landscape in accordance with policies. The development will

deliver landscaping and ecological enhancements which will create biodiversity gains from what is currently a site of low ecological value. The sustainable nature of the scheme, including use of renewable energy will ensure the scheme is also sustainable in an environmental sense.

45. The development will therefore constitute sustainable development as defined by Policy CS1 of the Local Plan and the NPPF and it is anticipated planning permission will be granted in due course.

Appendix 1

To: **Mr and Mrs K and F Perez**
c/o Mr Ashley Wynn
Greenhayes Planning
Greenhayes Studio
106 Hastings Road
Battle
TN33 0TW

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
23/01808/FUL

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at :

Land At 63 Parsonage Lane
Sidcup
Kent
DA14 5EZ

For Erection of a detached single storey dwelling with new access, parking and landscaping following demolition of former stable building and mobile home.

Referred to in the application for permission for development received on 24th July 2023.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 23rd November 2023



Matthew Norwell
Director of Place

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents as follows, and any approval granted subsequently pursuant to this permission:

E.BLK rev PLN:SUB 07/23: Existing block plan
DRW-BIKE.1 rev RV-PLN-1: Bike store- detail drawings
DRW-BIN.1 rev RV-PLN-1: Bin store- detail drawings
P.BLK-E PLN:SUB 07/23: Proposed block plan- existing site
P.GF rev PLN:SUB 11/23: Proposed floor plan
P.RF rev PLN:SUB 11/23: Proposed roof plan
P.BLK-APR rev PLN:SUB 11/23: Proposed block plan- approved site shown
P.VHC rev PLN:SUB 11/23: Proposed vehicle access
E.LSP rev PLN:SUB 07/23: Location & site plan
E.ELEV REV PLN:RV 11/23 Existing elevations
P.ELEV-E REV PLN:RV 11/23 Proposed elevations- existing site
P.MAT.1 REV PLN:RV 11/23 Proposed elevations - materials,
P.MAT.2 REV PLN:RV 11/23 Proposed elevations - materials
P.ELEV-APR REV PLN:RV 11/23 Proposed elevations - approved site shown,
Landscape & Ecology specification
Energy statement
Planning statement, pages 16-22 (fire statement)

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 Prior to commencement of above-ground development, a detailed schedule in the form of a high quality colour PDF showing elevations annotated with the materials and samples of the materials and finishes to be used, shall be submitted in writing to the Local Planning Authority for approval. The details shall include:

- Render finish and specification including paint colour
- Roof tile specification and colour
- Drainage goods including colour
- Windows and door designs (including reveals and frames)
- Hard surfacing to driveway

The development shall be carried out and retained in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

- 4
 - A. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing. Before development restarts at that part of the site a risk assessment and remediation scheme shall be produced by a suitably qualified person and submitted for approval, in writing, by the Local Planning Authority.
 - B. The development may only restart on that part of the site in accordance with the approved remediation scheme.
 - C. Prior to first use/occupation of the development a signed verification report shall be submitted to and approved in writing by the Local Planning Authority (whether or not contamination had been identified during construction).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

- 5
 - A. Prior to occupation of the development details of a scheme of hard and soft landscaping to include surfacing, planting scheme and log piles, bird boxes and other ecological features shall be submitted in writing to the Local Planning Authority for approval.
 - B. The hard landscaping works shall be carried out prior to occupation in accordance with the approved details.
 - C. The soft landscaping works shall be carried out prior to occupation or in the first seeding season following practical completion (whichever is earlier) in accordance with the approved details.
 - D. Any trees or plants which, within a period of 5 years from the carrying out of the soft landscaping works, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

Reason: In the interests of the visual amenities of the area.

- 6 No development shall take place until a scheme for the on-site storage, re-use and regulated discharge of surface water run-off has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the site is sustainably drained, in accordance with the guidance within the Bexley Sustainable Drainage Design and Evaluation Guide. These details are required at an early stage to ensure the drainage measures are factored into the build process.

- 7 Details of arrangements for storage of refuse and recycling (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is occupied and the approved arrangements shall be completed before any part of the development is first occupied, and shall be permanently maintained thereafter.

Reason: To ensure a satisfactory standard of development and to respect the amenity of adjoining residents.

- 8 Prior to the commencement of development (excluding site clearance/demolition/investigative works), details of electric vehicle charging point provision for 1 active, conveniently located charging point shall be submitted to and approved in writing by the Local Planning Authority . The agreed details shall be implemented prior to occupation of the development and shall be permanently maintained and available for use thereafter.

Reason: To accord with London Plan Policy T6.1 and in the interests of sustainability. These details are required prior to commencement as the infrastructure will need -to be designed and planned with cables and ducting being laid during construction and possibly the electricity supply and/or circuitry being upgraded to suit, which would be difficult to achieve post construction.

- 9 The access for the proposed car parking spaces shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

- 10 The access for the proposed car parking spaces shall be provided with those parts of 2.4m x 4.3m vehicular visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

- 11 The provision of the covered and secured cycle storage, as indicated on the plans and drawings, shall be implemented before any part of the development is first occupied, and shall be permanently maintained as such thereafter.

Reason: To ensure a satisfactory standard of provision for cycle parking and sufficient storage for refuse and recycling, for future occupiers.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order amending, revoking and re-enacting this Order) no development permitted by Class(es) A, AA, B, D, E, or F of Part 1 of Schedule 2 of the aforementioned Order (as amended), shall be erected or made within the curtilage of the dwelling hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In order to control the future development of this restricted site.

- 13 The dwelling shall comply with Building Regulations Optional Requirement Approved Document M4 (2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriated Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In order to ensure that the development provides (or can be adapted to provide) satisfactory accommodation for people with a wide range of needs.

- 14 The dwelling shall comply with Building Regulations Optional Requirement Approved Document G2- Water efficiency (2015 edition). Before occupation evidence of

compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In the interest of sustainable development.

- 15 Prior to any occupation, the development shall be completed in accordance with the Landscape and Ecology Specification and Energy Statement, both submitted on 25/7/23.

Reason: In order to ensure that the development is constructed in an environmentally sustainable manner.

- 16 The two proposed parking spaces shown on drawing no. P.VHC rev PLN:SUB 11/23 shall be provided prior to first occupation and shall be available for such use at all times.

Reason: In the interest of providing adequate parking provision.

- 17 Prior to the commencement of development, a Demolition and Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- construction methods and techniques;
- Details of days/hours of work;
- management of construction and associated vehicle movements and parking, including deliveries of construction materials.
- means of minimising noise and vibration (including any piling), and compliance with BS 5228;
- means of minimising dust and similar emissions, in accordance with Air Quality: Best Practice Guidance - The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (published by the Greater London Authority, July 2014);
- construction site lighting;
- the location of notice boards on the site to include details of the site manager, including contact details (phone, email, postal address) and 'out of hours' contact details.

The development hereby permitted shall only be carried out in accordance with the approved details.

Reason: In order to ensure that the construction of the development is undertaken in a manner which minimises its' effect on the local environment. These details are required at the start of the project as they relate to the demolition and construction works.

INFORMATIVES :-

- 1 The applicant should be advised to contact the Council's Street Scene Services Department regarding the construction of the proposed vehicular crossover.
- 2 The implementation of this planning permission will require the assignment of a postal number(s). The Council, as the Local Street Naming and Numbering Authority, are

responsible for approving new road names, assigning postal numbers and entering the information on the National Land & Property Gazetteer, a national database of address information. An application must be submitted to the Council at the earliest opportunity, to ensure that any new number(s) are assigned before the development is occupied. A fee will be required for this service (see Bexley Council's web site for details or telephone 0203 045 5884).

- 3 The applicant should be aware that this development is liable for both the Mayoral Community Infrastructure Levy and the London Borough of Bexley's Community Infrastructure Levy (CIL).

Before the implementation of this planning permission someone will need to assume Liability for any CIL Charge for the development. Therefore, the Council's CIL Administration Officer should be contacted at the earliest opportunity, to discuss what is required and to ensure that the correct process is followed. Contact in the first instance can be made by email to DevelopmentControl@bexley.gov.uk.

Please note: - any failure to follow the correct process can lead to surcharges being applied to any CIL Charge due and subsequent legal proceedings can be taken including the issuing of a CIL Stop Notice.

- 4 It is recommended that the submitted Demolition and Construction Management and Logistics Plan referred to in condition 17 is prepared in accordance with the appointed contractor(s).

PLEASE NOTE

In dealing with this planning application, Bexley Council has worked with the applicant in a positive and proactive manner, in accordance with the requirements of paragraphs 186 & 187 of the National Planning Policy Framework, to seek solutions to problems where practicable. Detailed advice is available in the form of the Council's Development Plan as well as in the Mayor of London's and Bexley Council's Supplementary Planning Documents and Guidance. The Council also offers a full pre-application service that is available to all applicants to assist in formulating their proposals.

APPEALS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL

ADDRESS: Land At 63 Parsonage Lane, Sidcup, Kent, DA14 5EZ

SUMMARY DESCRIPTION: Erection of a detached single storey dwelling with new access, parking and landscaping following demolition of former stable building and mobile home.

APPLICANT: Mr and Mrs Perez

SUMMARY

The key issues to consider include the principle of the development, the impact of the proposed development on the openness of the Metropolitan Green Belt, the character and appearance of the area, neighbour amenity, highways and servicing, environmental considerations and response to representations.

RECOMMENDATION

Grant planning permission subject to conditions.

REASONS FOR RECOMMENDATION

For the reasons set out in the report, the proposed development is considered to be acceptable in principle; would not have a detrimental impact on the character and appearance of the street scene or wider area; would not cause harm to the amenities of neighbouring properties and would not result in issues with parking or highway safety.

NOTE

This summary is not intended to be a comprehensive review of all the issues in relation to this application.

SITE AND SURROUNDINGS

The application site is located in between 61 and 63 Parsonage Lane and is part of the land currently associated with 63 Parsonage Lane. Planning permission has previously been granted for the demolition of the bungalow at 63 and the erection of a two storey, four bedroom dwellinghouse under planning ref. 21/03514/FUL. The red line site comprises a piece of land located on the southern side of Parsonage Lane, which consists of a mobile home (temporarily sited on this land during the redevelopment of No. 63), and a stable block.

Whilst the application site is located in the Metropolitan Green Belt, generally the southern side of Parsonage Lane consists of a mixture of houses of various designs, scales and mass and equestrian centres. To the east of No. 63 Parsonage Lane is a recently constructed development of four bungalows approved under planning refs. 17/02176/FUL and 20/01091/FUL.

The application site is not located within a conservation area nor is it a Listed Building (or within the curtilage of one). The application site is located within Flood Zone 1a and has a PTAL rating of 0.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

Designations:

- Metropolitan Green Belt.
- Borough-wide article 4 direction (preventing change without consent to C4 HMO).
- Minerals safeguarding area.

PROPOSAL

This application seeks planning permission for the erection of a bungalow which would be set approximately 8.7 metres back from the public highway. The proposed bungalow would have a width of 10 metres and a depth of 8.7 metres, and has been designed with a gabled roof which would have an eaves height of 2.7 metres and a ridge height of 5.4 metres.

Internally the proposed dwelling would have a gross internal floor area (GIFA) of 78sq.m and would consist of two double bedrooms, a kitchen/diner and bathroom, accessed via a hallway to the front.

Externally, to the front the proposed dwelling would have a driveway for two vehicles whilst to the rear a private garden with an area of approximately 120.8sq.m would be provided.

The total curtilage of the grounds currently associated with no. 63, as laid out on the site location plan, would reduce from 3400m² approximately to 1145m² approximately, as a result of the site being separated. The area of the new site created would be 1350m² approximately. Land to the rear of no. 63 of approximately 640m² would remain connected to that house. The existing stable block and mobile home would be removed.

CONSULTATIONS

Highway Authority:

The proposal site is located on the southern side of Parsonage Lane approximately 120m east of its junction with Cocksure Lane. Parsonage Lane is a substandard access road, which is too narrow to support safe two-way vehicle movements, suffers from poor forward visibility and has no system of footways. The application site is accessed off a section of Parsonage Lane that forms part of Bridleway 139, an unmade track.

The site has a PTAL of 0 with no public transport links within the specified walking distances for PTAL calculation. The proposals are for the erection of a detached single storey dwelling with new access, parking and landscaping following demolition of former stable building and mobile home.

The Highway Authority would resist any proposals that are likely to lead an increase in vehicles using this road or the adjacent highway network leading onto North Cray Road. However, the site has previously operated as a boarding cattery and dogs' kennels for up to 55 dogs. The previous land use and previously approved applications would therefore have the potential to generate a greater number of vehicular trips to and from the site. The proposals are therefore likely to generate less traffic than the existing or former permitted uses on the site.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

The proposals include 2 off-street car parking spaces which would be acceptable for a dwelling in this location. Refuse/recycling storage would be provided to the front of the proposed dwelling and bicycle storage in the rear garden area. The proposals are unlikely to have any significant impact on the local highway network and subsequently the Highway Authority has no objections subject to the imposition of the following conditions:-

1. The use of the dwelling and the land for vehicle parking shall not be commenced until the area has been levelled, laid out, surfaced, and drained in accordance with a design and details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for such use thereafter to the Authority's satisfaction.

Reason: To ensure a satisfactory standard of development and in the interests of highway safety.

2. The access for the proposed car parking spaces shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

3. The access for the proposed car parking spaces shall be provided with those parts of 2.4m x 4.3m vehicular visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

4. Details of arrangements for storage of bicycles (including means of enclosure for the area concerned) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained.

Reason: To ensure a satisfactory standard of development.

5. Details of arrangements for storage of refuse and recycling (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.

Reason: To ensure a satisfactory standard of development and to respect the amenity of adjoining residents.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

Environmental Health:

No objection.

Land Contamination:

This site lies approximately 110m² from a site previously used for animal products processing, and hence a potentially contaminative source. As such, please add the following precautionary condition to any planning permission approved:

- A. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing. Before development restarts at that part of the site a risk assessment and remediation scheme shall be produced by a suitably qualified person and submitted for approval, in writing, by the Local Planning Authority.
- B. The development may only restart on that part of the site in accordance with the approved remediation scheme.
- C. Prior to first use/occupation of the development a signed verification report shall be submitted to and approved in writing by the Local Planning Authority (whether or not contamination has been identified during construction).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

REPRESENTATIONS

Eight (8) letters of objection have been received from six (6) households and two residents' associations (The North Cray Residents' Association and the Bexley Civic Society) raising the following summarised material planning considerations:

- The proposal would be on green belt land which should be protected.
- The mobile home does not have consent to be on the site permanently.
- The new dwelling would be 30% bigger than the existing stable and would have a larger footprint.
- The proposal would be detrimental to the open nature of the location.
- The proposal would be out of character with the location.
- This end of Parsonage Lane is used for leisure purposes by dog owners, horse-riders and walkers.
- The development would add to traffic.
- Previous development in nearby location was allowed on appeal; the planning department did not support the development.
- Concern regarding loss of the stable. The dwelling would be a different use.
- Granting permission for this dwelling would set a precedent.
- Concern regarding capacity for healthcare and new families.
- Risk of flooding.
- The stable is too far from the proposed site to be relevant to the proposal.
- The proposal would appear cramped on the site.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

- The site does not exist as a separate entity and is part of the garden of the existing bungalow at no. 63.

RELEVANT PLANNING HISTORY:

21/03514/FUL: Demolition of existing dwelling and construction of 1 x replacement 4-bed dwelling, with associated landscaping, parking and use of existing access to Parsonage Lane. Granted, 18/1/22.

20/01091/FUL: Demolition of existing buildings and erection of a one x 4 bed single storey dwelling with provision of parking and associated amenity space. Granted 12/8/20.

17/02176/FUL: Demolition of existing buildings, removal of mobile home and erection of two x 4-bedroom and one x 3-bedroom bungalows with associated parking and amenity space. Refused but allowed at appeal.

PLANNING POLICIES

Development Plan:

London Plan (2021)

Policy D1: London's form, character and capacity for growth.

Policy D3: Optimising site capacity through the design-led approach.

Policy D4: Delivering good design.

Policy D5: Inclusive design.

Policy D6: Housing quality and standards.

Policy D7: Accessible housing.

Policy D12(a) Fire safety.

Policy H1: Increasing housing supply.

Policy H2: Small sites.

Policy SI13: Sustainable drainage.

Policy T5: Cycling.

Policy T6: Car parking.

Policy T6.1: Residential car parking.

Policy G1: Green infrastructure

Policy G2: London's Green Belt.

Policy SI13: Sustainable Drainage.

Bexley Local Plan (2023)

Policy SP1: Achieving sustainable development.

Policy SP2: Meeting Bexley's housing requirements.

Policy DP1: Providing a supply of housing.

Policy SP5: Placemaking through good design.

Policy SP8: Green infrastructure including designated Green Belt.

Policy DP11: Achieving high quality design.

Policy DP20: Biodiversity and geodiversity in developments.

Policy DP22: Sustainable transport.

Policy DP26: Waste management in new development.

Policy SP14: Mitigating and adapting to climate change.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

Policy DP30: Mitigating climate change.

Policy DP33: Sustainable drainage systems.

Other Material Considerations

The National Planning Policy Framework (NPPF) (2023).

Mayors Housing SPG (2016).

London Cycle Design Standards (GLA).

Bexley's Strategic Housing Market Assessment (2021).

Bexley's Design for Living SPG (2006).

ASSESSMENT

Principle of development

Introduction of residential development

The development would result in the creation of a site for a new dwelling within the grounds of no. 63 Parsonage Lane. Policy H2 of the London Plan (2021) directs Boroughs to actively support well-designed new homes on small sites (below 0.25 ha) in order to:

1. significantly increase the contribution of small sites to meet London's housing needs.
2. diversify the sources, locations, types and mix of housing supply.
3. support small and medium-sized house builders.
4. support those bringing forward custom, self-build and community led housing and
5. achieve the minimum targets set out for small sites (3050 for Bexley) and the wider housing targets (6850 for Bexley) of the borough.

Policy D3 of the London Plan (2021) directs development to make the best use of land by following a design led approach that optimises the capacity of sites. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

The proposal would utilise existing side garden land to provide an infill development to the streetscene with frontage to Parsonage Lane. The additional dwelling would optimise the site capacity and would contribute, albeit modestly, to meeting Bexley's housing requirements.

There are also several policies within the Council's Local Plan (2023) which set out specific criteria for redevelopment of new dwellings. This includes Policy DP2 which relates to backland, infill and similar types of development. Part 2 of Policy DP2 relates to residential developments within gardens and sets out considerations in terms of (A) highway safety; (B) impact on neighbouring amenity (C) landscape and nature conservation features and (D) amenity relationship between proposed and existing dwellings.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

Therefore, the principle of residential development is acceptable, subject to considerations further assessed below, including the principle of appropriate development within the green belt, the impact on the openness of the green belt, the quality of the design, the impact of the proposals on the amenities of neighbouring properties and the impact on the highway.

Development within the Green Belt

The site is located within the Metropolitan Green Belt. Policy G2 of the London Plan (2021) sets out that the Green Belt should be protected from inappropriate development and that development proposals which would harm the Green Belt should be refused, except where very special circumstances exist. The policy then directs an assessment of proposals within the Green Belt to be considered in line with the National Planning Policy Framework (NPPF).

Paragraphs 137 and 138 of the NPPF, 2023 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 147 of the NPPF, 2023 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in “very special circumstances”. Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ (VSC) will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Paragraph 147 is supported by Policy SP8 of the Bexley Local Plan 2023.

However, Paragraph 149 of the NPPF, 2023 sets out that certain other forms of development are not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. This includes:

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

The application site is for a residential dwelling within a part of the garden of the adjacent proposed dwelling with consent for redevelopment. This land is positioned to the front of the site and would be located between the existing residential dwellings of 61 and 63 Parsonage Lane. The proposal would see the demolition of an existing stable building and removal of a temporary mobile home.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

The proposed bungalow would sit roughly upon the site of the existing mobile home, which has a floor area of approximately 100sq.m, and the stable block, located at the rear of the site, would be demolished which has a floor area of 81sqm.

The mobile home on site is required to be removed following the completion of the adjacent development and is not a permanent structure.

The stable to be demolished is set into the site along the rear boundary and is a brick structure with dual pitch roof. This is a permanent structure that breaks the grain of development in that is located well away from the highway. The removal of such a structure would benefit this site as Green Belt land, as it will restore openness to the rear of the site.

Therefore, the proposal would constitute limited infill development, and exception (g) of paragraph 149 of the NPPF (2023) should be taken into consideration when assessing this scheme. Exception (g) is subject to the proposal not having a greater impact on the openness of the Green Belt than the existing development.

Impact on the openness of the Green Belt, and Design and Character

London Plan Policy D3, D5 and D8 state new development should enhance local context by their layout, orientation, scale, appearance and shape, provide legible entrances to buildings, clearly defined public and private environments, achieve safe and inclusive environments, provide active frontages, contribute towards the local character and be of high quality. This position is supported by Local Plan Policy SP5 and DP11.

The National Planning Policy Guidance (NPPG) which supports the NPPF (2023) provides further clarification on assessing the impact of a proposal on the openness of the Green Belt. The NPPG highlights that a judgment based on the circumstances of the individual case is needed. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remendability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

There are a number of High Court decisions relating to the impact on openness within the Green Belt which have established a number of key principles, including that it is not simply about volume and that “visual impact is implicitly part of the concept of ‘openness of the Green Belt’ and that ‘openness of the Green Belt’ is not limited to the volumetric approach; the word ‘openness’ is open-textured and many factors are capable of being a material consideration.

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APPLICATION NO. 23/01808/FUL (cont'd)

The bungalow would be of a modest size, similar in character to the adjacent house, no. 61, and would fit in with the varied pattern of development in what is a residential street. As a simple dwelling of traditional appearance, it would be a complementary addition to the existing row of dwellings and would not be overly dominating.

In terms of spacing and openness, the proposed dwellinghouse would sit in a space which forms the side garden of no. 63 and the adjacent bungalow, no. 65. Considering the spaces between the nearby row of houses, nos. 55 and 57 have a gap of around 6m between them, nos. 59 and 61 have a gap of approximately 3.5m between them, and 53 to 57 are a terrace of three houses.

The space between the additional dwelling and the recently consented 2-storey house would be 3.8m approximately, and between the new dwelling and no 61, a gap of 6.1m approximately. Views would remain to the fields to the rear, maintaining the open quality of the aspect from the street.

The height of the replacement building would be similar to the existing bungalow at no. 61 and overall, there would not be a significant loss of openness given the existing bungalows to either side of the site and existing residential character to this part of Parsonage Lane. Therefore, in this location, the proposed infill dwelling which would replicate the spacing of the existing pattern of development and would also be of a comparable size and scale and as such, would not appear cramped or as an overdevelopment of the plot.

The setback from the street would be approximately 7m, which is a step forward from the consented adjacent house at 63 and set back slightly from no 61, giving a stepped building line to the frontage which would mediate between the existing development and integrate the proposed built form. A boundary of trees and shrubs would be retained, with maintenance carried out as required. Bin storage would be to the side of the front garden within a wooden housing to minimise visual impact on the view from the street. The house would have an active frontage onto Parsonage Lane without this being obtrusive on the streetscape. To ensure that any future extensions are suitably assessed and evaluated and that the surrounding open aspect of the location is maintained, any consent would have permitted development rights removed relating to additional storeys, rear and side extensions, roof extensions, porches, outbuildings and hard surfacing. Whilst there would be artificial lighting and vehicular movements as a consequence of the permanent residential use, these would not represent a significant change given the existing development in the locality.

A 6m length of hedge would be removed, however in the context of other nearby development including other established and newer dwellings, this is not considered to have a significant harmful impact on the visual quality of the locality, that would warrant refusal, and this would allow further views through the site and between the proposed and adjacent dwellings.

Overall, the proposal is not considered to lead to a greater impact on the openness of the Green Belt than that of the existing development when considering the modest size of the infill development, the retention of part of the hedged boundary, together with the

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

removal of the stable to the rear. As such, it is considered that the dwelling would be acceptable in respect to the requirements of the NPPF 2023.

An appropriate condition will be added pertaining to Permitted Development regulations to prevent inappropriate further development on the site that would expand the footprint of building, i.e. outbuildings and extensions.

Given the above, it is considered that the introduction of a residential dwellinghouse in this instance and location within the Green Belt, is acceptable.

Impact on neighbouring amenity

Policy DP2 of the Bexley Local Plan (2023) states that residential development on backland and infill sites should make sure that there are no unacceptable adverse effects on the privacy and amenity of residents of neighbouring properties. This is further emphasised in Policy DP11 of the Bexley Local Plan (2023). The London Plan policies on achieving good design direct the decision makers to ensure a high-quality residential environment which provides appropriate outlook, privacy and amenity.

Paragraph 130(f) of the NPPF (2023), as set out above, is also relevant in this regard.

The main potential impacts from the proposal would be on the house to the north-west, no. 61, and to the west, the recently consented 2-storey house.

61 Parsonage Lane:

The new dwelling would extend back from the rear of this house by approximately 6.4m. However, it would be positioned 4m to the west which gives a good amount of separation and would not cause a significant overbearing impact. A side door and window would be located to the north-west elevation, however being at ground floor level, and with the usual boundaries being present, this would not cause a significant impact on privacy. Other windows to habitable rooms are to the rear and would not cause impact over and above what is already present from neighbouring properties.

Consented 2-storey house at 63 Parsonage Lane:

Due to the stepped nature of the front building line, the new dwelling would be set back from the rear elevation of this proposed dwelling, by approximately 4m, therefore not being visible from that dwelling's private amenity space, it would not adversely affect that potential new dwelling in terms of overbearing impact or privacy.

The proposed development would see the rear garden of no. 63 reduced to approximately 640m², which would continue to provide a generous amenity space in accordance with London Plan and local policy requirements.

Overall, the proposed one storey bungalow would be acceptable with regards to neighbour amenity.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

Quality of Residential Accommodation

Policy DP11 of the Bexley Local Plan (2023) seeks to ensure that residential development achieves a suitable level of residential amenity. The Policy is consistent and in line with the more detailed requirements contained in the London Plan (2021).

Policy D6 of the London Plan (2021) provides space standards for proposed new residential units. These standards include not just floor areas (which are consistent with the National Described Space Standards) but also internal ceiling heights, storage areas etc.

Paragraph 130(f) of the NPPF (2023) seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The proposal should achieve the minimum floor area requirements set out in London Plan Policy D6. This requires a house over one floor with 2 bedrooms and occupancy of 4 persons to have a GIA of 70m². The house would meet this, with a GIA of 77.5m², and the bedrooms would meet standard of 11.5m² each. The house would be dual-aspect, with windows serving all habitable rooms. Full height storage of 1.65m² is marked on the plans, and the difference up to 2m² is made up from the wardrobe excess over 0.72m² which provides 0.4m² between the two bedrooms, toward the storage requirement for this dwelling, of 2m².

The requirement for head height space is that 75% of the GIA achieves a floor-to-ceiling height of 2.5m. This has been demonstrated by the section drawing within sheet P.MAT.2. Overall, the dwelling would provide sufficient light space and ventilation for future occupiers and the standard of accommodation would be acceptable.

External amenity space

London Plan D6 requires a minimum of 5sqm of private outdoor space for 1-2 person dwellings and an extra 1sqm per additional occupant. New development should maximise usability of outdoor amenity space. This is supported by Bexley Local Plan policy DP11 which states that developments should provide sufficient useable on-site external amenity space (communal, semi-private and private) and appropriate play spaces for children, relative to the proposed scale of development.

The house would have a private rear garden of 113m², accessible from a side door to the main living room/kitchen, which complies with policy and guidance.

Highway and servicing Considerations

The proposed development has been reviewed by the Highway Authority who raise no objection to this proposal in line with the comments made above and subject to conditions being imposed relating to layout, surfacing and drainage, visibility splays, cycle parking and refuse details.

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APPLICATION NO. 23/01808/FUL (cont'd)

It is considered that the imposition of these conditions are reasonable and are recommended to be imposed, albeit with slightly amended wording to ensure they meet the tests and avoid duplication.

Environmental considerations

Sustainability

New development is required to incorporate design features that help deliver radical reductions in greenhouse gas emissions, particularly CO₂ emissions, and thus help mitigate climate change impacts.

Local Plan Policy DP30 states that minor development proposals should aim to achieve net zero carbon; reducing greenhouse gas emissions in operation and minimising annual and peak energy demand in accordance with the London Plan energy hierarchy.

The Council expects that new homes be designed to achieve:

- i. BREEAM Home Quality Mark (HQM), or
- ii. BREEAM Communities standards (for major housing-led mixed-use development), or
- iii. Passivhaus, or
- iv. other appropriate sustainability measures

An Energy Statement has been provided stating that the building would maximise energy and water efficiency and would integrate sustainable materials in its construction, exceeding current Building Regulations requirements. The building would include an air source heat pump and double glazing and the statement says that it would meet the SAP requirements L1A for energy efficiency. An electric vehicle charging point would be included also. Overall, this is considered satisfactory information for a development of this scale.

Flood Risk

The site is in an area of low flood risk. A standard drainage condition would also be added ensuring matters of permeability of surfacing, and recycling of rainwater to mitigate surface water run-off, are included.

No drainage details have been submitted with the application and accordingly, should planning permission be granted, a condition is recommended requiring further details to be submitted in order to ensure compliance with Policy SI13 of the London Plan (2021) (*see condition 3 of recommendation*) and the Bexley Sustainable Drainage Design and Evaluation Guide.

Impact on Biodiversity and Ecological Impact

London Plan (2021) Policy G6 requires that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. It also seeks opportunities to create other habitats, or features such as artificial nest sites, that are of relevance and

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

benefit in an urban context. This is also supported by Policy SP9 of the Bexley Local Plan (2023) and the NPPF (2023).

An ecology statement has been provided which explains that the proposal would include a variety of native species planted as hedgerows and to include sparrow houses and log piles. For a development of this size, a biodiversity net gain calculator is not required, and the details supplied are sufficient. A suitable condition will be added in the event of a grant of consent to secure the details.

Trees

The proposed development would result in the loss of some hedgerow to the frontage, however a replacement tree would be planted to the front garden. This is sufficient and as stated above, a suitable compliance condition would be added to any consent.

Contamination

The Council's Contamination Officer has recommended that a precautionary condition be imposed in case any contamination is found due to a potential contaminative source in the vicinity. This is considered reasonable and would be added to any consent.

Fire Safety

A fire strategy statement has been received and is considered to be in accordance with Part A of Policy D12 of the London Plan (2021). Fire safety is assessed under Building Regulations however a statement is required at planning stage to indicate that the measures are being allowed for in the design.

Response to representations

It is considered that many of the key issues raised have been addressed in the above assessment, however further comment is provided on some matters here not previously covered in the report:

Concern has been raised regarding the creation of a precedent by this application. All applications are considered individually, on their merits. In addition, the previous granting on appeal or by the Council of certain other applications does not mean that applications are bound to be decided similarly in future, although the previous upheld appeals are a material consideration.

The current field is private, not public land, and is not available for the public to walk dogs, graze horses or hike across. Therefore, objections relating to loss of an amenity for these user groups, are not considered to hold significant weight.

Also one objection related to the impact on local services. Services such as schools and medical services are planned for strategically by the council and allow for the addition of new housing.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents as follows, and any approval granted subsequently pursuant to this permission:

E.BLK rev PLN:SUB 07/23: Existing block plan
E.ELEV rev PLN:SUB 07/23: Existing elevations
DRW-BIKE.1 rev RV-PLN-1: Bike store- detail drawings
DRW-BIN.1 rev RV-PLN-1: Bin store- detail drawings
P.BLK-E PLN:SUB 07/23: Proposed block plan- existing site
P.ELEV-E PLN:SUB 11/23: Proposed elevations- existing site
P.MAT.1 rev PLN:SUB 11/23: Proposed elevations- materials
P.MAT.2 rev PLN:SUB 11/23: Proposed elevations- materials
P.ELEV-APR rev PLN:SUB 11/23: Proposed elevations- approved site shown
P.GF rev PLN:SUB 11/23: Proposed floor plan
P.RF rev PLN:SUB 11/23: Proposed roof plan
P.BLK-APR rev PLN:SUB 11/23: Proposed block plan- approved site shown
P.VHC rev PLN:SUB 11/23: Proposed vehicle access
E.LSP rev PLN:SUB 07/23: Location & site plan
Landscape & Ecology specification
Energy statement
Planning statement, pages 16-22 (fire statement)

Reason: To prevent any unacceptable deviation from the approved plans.

3. Prior to commencement of above-ground development, a detailed schedule in the form of a high quality colour PDF showing elevations annotated with the materials and samples of the materials and finishes to be used, shall be submitted in writing to the Local Planning Authority for approval. The details shall include:

- Render finish and specification including paint colour
- Roof tile specification and colour
- Drainage goods including colour
- Windows and door designs (including reveals and frames)
- Hard surfacing to driveway

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

The development shall be carried out and retained in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

4. A. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing. Before development restarts at that part of the site a risk assessment and remediation scheme shall be produced by a suitably qualified person and submitted for approval, in writing, by the Local Planning Authority.

B. The development may only restart on that part of the site in accordance with the approved remediation scheme.

C. Prior to first use/occupation of the development a signed verification report shall be submitted to and approved in writing by the Local Planning Authority (whether or not contamination had been identified during construction).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

5. A. Prior to occupation of the development details of a scheme of hard and soft landscaping to include surfacing, planting scheme and log piles, bird boxes and other ecological features shall be submitted in writing to the Local Planning Authority for approval.

B. The hard landscaping works shall be carried out prior to occupation in accordance with the approved details.

C. The soft landscaping works shall be carried out prior to occupation or in the first seeding season following practical completion (whichever is earlier) in accordance with the approved details.

D. Any trees or plants which, within a period of 5 years from the carrying out of the soft landscaping works, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

Reason: In the interests of the visual amenities of the area.

6. No development shall take place until a scheme for the on-site storage, re-use and regulated discharge of surface water run-off has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the site is sustainably drained, in accordance with the guidance within the Bexley Sustainable Drainage Design and Evaluation Guide.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

These details are required at an early stage to ensure the drainage measures are factored into the build process.

7. Details of arrangements for storage of refuse and recycling (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is occupied and the approved arrangements shall be completed before any part of the development is first occupied, and shall be permanently maintained thereafter.

Reason: To ensure a satisfactory standard of development and to respect the amenity of adjoining residents.

8. Prior to the commencement of development (excluding site clearance/demolition/investigative works), details of electric vehicle charging point provision for 1 active, conveniently located charging point shall be submitted to and approved in writing by the Local Planning Authority . The agreed details shall be implemented prior to occupation of the development and shall be permanently maintained and available for use thereafter.

Reason: To accord with London Plan Policy T6.1 and in the interests of sustainability. These details are required prior to commencement as the infrastructure will need -to be designed and planned with cables and ducting being laid during construction and possibly the electricity supply and/or circuitry being upgraded to suit, which would be difficult to achieve post construction.

9. The access for the proposed car parking spaces shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

10. The access for the proposed car parking spaces shall be provided with those parts of 2.4m x 4.3m vehicular visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

11. The provision of the covered and secured cycle storage, as indicated on the plans and drawings, shall be implemented before any part of the development is first occupied, and shall be permanently maintained as such thereafter.

Reason: To ensure a satisfactory standard of provision for cycle parking and sufficient storage for refuse and recycling, for future occupiers.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order amending, revoking and re-enacting this Order) no development permitted by Class(es) A, AA, B, D, E, or F of Part 1 of Schedule 2 of the aforementioned Order (as amended), shall be erected or made within the curtilage of the dwelling hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In order to control the future development of this restricted site.

13. The dwelling shall comply with Building Regulations Optional Requirement Approved Document M4 (2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriated Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In order to ensure that the development provides (or can be adapted to provide) satisfactory accommodation for people with a wide range of needs.

14. The dwelling shall comply with Building Regulations Optional Requirement Approved Document G2- Water efficiency (2015 edition). Before occupation evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In the interest of sustainable development.

15. Prior to any occupation, the development shall be completed in accordance with the Landscape and Ecology Specification and Energy Statement, both submitted on 25/7/23.

Reason: In order to ensure that the development is constructed in an environmentally sustainable manner.

16. The two proposed parking spaces shown on drawing no. P.VHC rev PLN:SUB 11/23 shall be provided prior to first occupation and shall be available for such use at all times.

Reason: In the interest of providing adequate parking provision.

Informatives:

1. The applicant should be advised to contact the Council's Street Scene Services Department regarding the construction of the proposed vehicular crossover.

OTHER APPLICATIONS

APPLICATION NO. 23/01808/FUL (cont'd)

2. The implementation of this planning permission will require the assignment of a postal number(s). The Council, as the Local Street Naming and Numbering Authority, are responsible for approving new road names, assigning postal numbers and entering the information on the National Land & Property Gazetteer, a national database of address information. An application must be submitted to the Council at the earliest opportunity, to ensure that any new number(s) are assigned before the development is occupied. A fee will be required for this service (see Bexley Council's web site for details or telephone 0203 045 5884).
3. The applicant should be aware that this development is liable for both the Mayoral Community Infrastructure Levy and the London Borough of Bexley's Community Infrastructure Levy (CIL).

Before the implementation of this planning permission someone will need to assume Liability for any CIL Charge for the development. Therefore, the Council's CIL Administration Officer should be contacted at the earliest opportunity, to discuss what is required and to ensure that the correct process is followed. Contact in the first instance can be made by email to DevelopmentControl@bexley.gov.uk .

Please note: - any failure to follow the correct process can lead to surcharges being applied to any CIL Charge due and subsequent legal proceedings can be taken including the issuing of a CIL Stop Notice.

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