

# LONDON BOROUGH OF BROMLEY

## TOWN PLANNING RENEWAL AND RECREATION DEPARTMENT

### DELEGATED DECISION on 12th June 2019

19/02144/ADJ      26 Hillbrow Road Bromley BR1  
4JL  
Robin Evans      Lewisham Council

#### Description of Development

##### ADJOINING AUTHORITY CONSULTATION:

The demolition of 26 Hillbrow Road BR1 and construction of 1 one storey building and 3 two storey buildings comprising 3, one bedroom, 1, two bedroom and 1, three bedroom self contained flats and 1, one bedroom house, together with the provision of 2 parking spaces, cycle spaces and landscaping

#### Proposal

The demolition of existing dwelling and erection of 1x single storey dwelling and 3x two storey flatted dwellings (total 1 dwelling and 5 flats), with 2 car parking spaces, cycle parking and landscaping.

The application is an Adjoining Authority Consultation from Lewisham Borough Council (reference 19/112020/FUL).

#### Location and Key Constraints

The application site relates to No 26 Hillbrow Road, Bromley, a detached single storey bungalow located on the western side of the highway. The area is residential in nature characterised by a mixture of dwelling types and styles including some detached single storey and two storey dwellings and some flats. The application site itself is located wholly within the London Borough of Lewisham bordered most sides by other properties located within the Lewisham administrative boundary the highway comprises the administrative boundary with the London Borough of Bromley and indeed (part of) the highway required to access the application site lies within Bromley.

#### Comments from Local Residents and Groups

##### Objection (comments made by a resident of Lewisham Borough Council)

- o The proposal is overly dense and would overdevelop the site and is out of keeping in a UK suburb,
- o The flatted development and the proposed design would be out of keeping in the area,
- o The proposed buildings would be in close proximity to the neighbouring properties,
- o The proposed buildings and their balconies would overlook neighbouring properties,
- o The proposal would exacerbate light pollution to neighbouring properties and detracting from wildlife habitat,

- o The proposal would cause noise disturbance during and after construction,
- o The proposed construction would increase dust and debris; including debris on to the road causing flooding,
- o The proposal would place additional strain on sewerage services,
- o The proposal would damage the neighbouring pine trees and garden buildings,
- o The proposal would have insufficient parking and this would exacerbate parking issues,
- o The additional vehicle movements would increase emissions,
- o The unmade road/traffic calming measures would hinder emergency access to the new development,
- o The proposal would reduce property values,

#### Comments from Consultees

Highways: According to TfL the site lies within an area with a PTAL 1b rating (on a scale where 1 has the least/worst access and 6 has the most/best access to public transport services) and therefore the proposed development is likely to be more reliant on private transport including the private motor car and therefore the development would be expected to have a higher car ownership. According to Policy 30 of the London Plan the proposal would require a minimum of 5 parking spaces. The proposal would provide a shortage of 3 parking spaces and in this context is likely to lead to additional on-street car parking in the London Borough of Bromley which would be unacceptable.

#### Policy Context

The application is due to be determined in accordance with the National Planning Policy Framework, the London Plan and corresponding Local Development Plan Policies.

#### Planning History

n/a

#### Considerations

Planning permission is sought from Lewisham Borough Council for demolition of existing dwelling and erection of single storey dwelling and 3x 2-storey buildings comprising 5 flats with car parking, bicycle parking and landscaping.

The main issues to be considered by Lewisham Borough Council in respect of this application are the impact(s) of the development on land and properties within the London Borough of Bromley.

#### Assessment

##### Principle

The application site appears to lie within a built up and urban area where there is no objection in principle to new development. The proposal is subject to an assessment of the impact of the proposal on the appearance/character of the building, the surrounding area, the residential amenity of the adjoining and future residential occupiers of the scheme and car parking and transport implications.

##### Re-use

The application site is an existing C3 residential property and although the site may be more intensively developed it would remain in residential use.

### Design and landscaping

As mentioned the local area is residential in nature and it has a range of dwelling types and styles. The residential development on the western side of Hillbrow Road is relatively low density and as proposal would intensify the residential use, the amount and size of buildings it could lead to an overdevelopment of the site and a cramped form of development. Furthermore the proposed flat roofed design would not necessarily be in keeping with the generally pitched roofed development along the western side of the higher. However the frontage block(s) would fairly effectively screen the remainder of the development from the highway and from land in Bromley and as such this would not necessarily in itself detract from the land and properties within Bromley. The proposal would offer the opportunity for some additional landscaping however the immediate frontage would be very hard landscaped which would not appear particularly attractive from land within Bromley.

### Neighbouring amenity

Whilst the proposed building(s) would be positioned close to the adjoining properties and buildings and may have an effect on the occupiers of those properties it would be well removed from the neighbouring properties in Bromley and it would not appear to have a significantly more harmful impact on their occupiers by reason of overlooking or overbearing effect.

### Highways

The Council's Highway Department notes that the site has poor access to public transport services indicated by the TfL PTAL 1b rating and that it is therefore likely to be more reliant on the private motor car. As the proposal would provide insufficient off-street parking (according to the minimum parking standards set out in the London Plan) given the higher car ownership it is likely to lead to additional on-street parking in Bromley; harmful to the free flow of traffic and conflict amongst residents and on this basis the Bromley Council Highway Department raises objection to the proposed development. This also indicates that the proposal would overdevelop the site as it cannot accommodate the necessary parking for the amount of dwellings/residents.

### Conclusion

On the basis of the submitted application details Bromley Borough Council objects to the proposal as it would lead to an overdevelopment of the site and a harmful impact on the street scene and a shortage of on-site parking leading to additionally harmful on-street parking and adverse impacts on the residential amenities of neighbouring properties within the London Borough of Bromley.

The London Borough of Bromley is not the determining authority and it is for Lewisham Borough Council to conclude on these matters insofar as they affect land and properties in Lewisham.

Recommendation: RAISE OBJECTION

### Decision

Raise Objections

**For conditions or grounds of refusal please refer to the Decision Notice**