

LONDON BOROUGH OF BROMLEY

**TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT**

Committee (SC) on 2nd April 2009

REPORT OF THE CHIEF PLANNER

SECTION '1' – Applications submitted by the London Borough of Bromley

NO APPLICATIONS

horses to and from the site and the horses would be managed by the yard manager and clients would ride by arrangement. Access to the site is from an existing access from Skeet Hill Lane.

The supporting information claims that the proposal would constitute appropriate development in the Green Belt, and further that if the Council disagrees with this assertion, that very special circumstances exist to justify granting planning permission.

Location

The site is located near St Mary Cray to the rear of Tripes Farm and is accessed from Skeet Hill Lane.

Comments from Local Residents

One objection has been received from a resident backing onto the grazing land which raises concerns of noise and smell from the livery business as well as potential damage to property from grazing horses.

Comments from Consultees

Highways have no objection to the proposal on the basis that the partly implemented permission does is not likely to be significantly different in terms of trips to or from the site, however concern is raised regarding the new access to Skeet Hill Lane which differs from the previous scheme which was to be accessed via Tripes Farm. Although this access itself would not require planning permission, the gates installed are over 1m in height and therefore do fall within the Council's control. On this basis it is requested that they be set back 5m into the site to enable a vehicle to allow cars to wait off the road whilst the gates are opened. Revised plans have been received showing the gates set back the required distance

The Environment Agency considers the proposal to have a low environmental risk.

Cleansing has no objection to the waste arrangements.

Planning Considerations

The application falls to be considered primarily with regard to Policies G1 (Green Belt) and L3 (Horses, Stabling and Riding Facilities) of the Unitary Development Plan. PPG2 – Green Belts is also relevant.

Planning History

The part of the site which currently includes the buildings has been the subject of previous planning permissions. Under ref. 88/03989 outline permission was granted for the erection of 20 loose boxes, tack rooms, feed stores, rest room / admin and parking. This scheme was stated to be a farm diversification proposal. Details for this were approved in 1990 under ref. 89/02864.

On the same part of the site planning permission was sought in 1999 for a virtually identical proposal to that granted permission in 1990. This comprised 3 single storey buildings for 20 stables, hay store and manure store. The stables and hay store buildings appear to be those currently in existence at the site although the manure store was not constructed. This permission would appear to have been implemented and the use of this part of the site for stabling of horses is lawful already.

The previously approved buildings provided a total of 629sqm floorspace, comprising 462sqm stables, 95sqm hay store and 72sqm manure store. The site was accessed through the existing Tripes Farm yard and no sand school was proposed.

Conclusions

The main consideration with regard to this application is whether the proposal accords with Green Belt policy. The part of the site where the main building is proposed to be extended benefits from the 1999 planning permission for stabling of the same number of horses proposed here (20). The previous proposal was not considered to conflict with Green Belt policy as although built development was proposed, this was in connection with an open air recreation use of the land for grazing and riding horses. The primary difference in this case from the previously approved and implemented scheme is that an additional 241sqm of floorspace. This is explained in the supporting information as necessary to provide the secure tack room and feed areas, and also to provide a suitable gangway width for the stables which was not possible with the previous building. The other primary change is the proposed sand school and already established new access from Skeet Hill Lane (the access itself does not require planning permission). The building is a similar height to the existing structure.

With regard to Policy G1, the proposal is not for a change of use but for extensions to an existing building. Although the use of the site in connection with commercial horse activities may be considered inappropriate within the Green Belt, this use is already in place and the existing building was not considered to conflict with Policy G1 (or its predecessor). With regard to the additional floorspace at the site, the Council's Agricultural Consultant has visited the site and provided a written comment on the proposal. The advice received considers that the proposed building is overly large for its purpose. The full text of the comments (dated 3rd February and 3rd March 2009) are on file, however the critical advice with regard to the increase in size is as follows:

“The proposed building would represent an increase of approximately 90% on the existing barn and there would appear to be no justification for this significant increase. The proposed stables would only take up 30% of the building, indicating that much of the additional space would be surplus. Many of the suggested areas appear to be overly large for their proposed uses. The proposed extension will not therefore provide “essential facilities for outdoor sport and outdoor recreation” as set out in criterion (ii) of Policy G1.”

A response from the agent to the consultant’s report has been received and this raises concerns about the accuracy of the advice the Council has received with regard to the facilities to be provided on site.

The applicant’s agent has also claimed that the proposals warrant the consideration of very special circumstances which are the fact that the Council considered the existing building to be appropriate and that the proposals are necessary to the success of the small proposed rural enterprise. These matters are not considered to be very special circumstances since this proposal is for extensions to the existing building and therefore the additional floorspace falls to be considered, not the existing building.

The addition of the sand school must also be considered with regard to Policy G1 and its impact on the openness and character of the Green Belt must be carefully considered, much can depend upon the detail of the material and boundary treatment.

Policy L3 of the UDP provides criteria under which horse related development will be allowed. Most importantly such proposals must not have an impact on the openness of the Green Belt, must be suitably sited and adequately screened and must not impact upon nearby residents. In this instance the extensions are to an existing building to the rear of an existing farm complex. Suitable screening could be required by condition and there are no nearby residential properties which would be affected. Given that the number of stables remains at 20 as per the previous planning permission, the proposal will not result in a significant intensification of use.

Large horse related developments are not always considered to be appropriate development within the Green Belt, and in this instance, although the proposal is connected to a large area of open countryside which will be used for riding horses, it would appear that the proposed development is overly large for its purpose and therefore fails to constitute appropriate development under Policy G1 as set out above. On balance the overall impact of the proposal on the openness of the Green Belt is considered to be harmful and therefore refusal is recommended.

Background papers referred to during production of this report comprise all correspondence on files refs. 88/03989, 99/02871 and 08/04017, excluding exempt information.

as amended by documents received on 05.02.2009

RECOMMENDATION: PERMISSION BE REFUSED

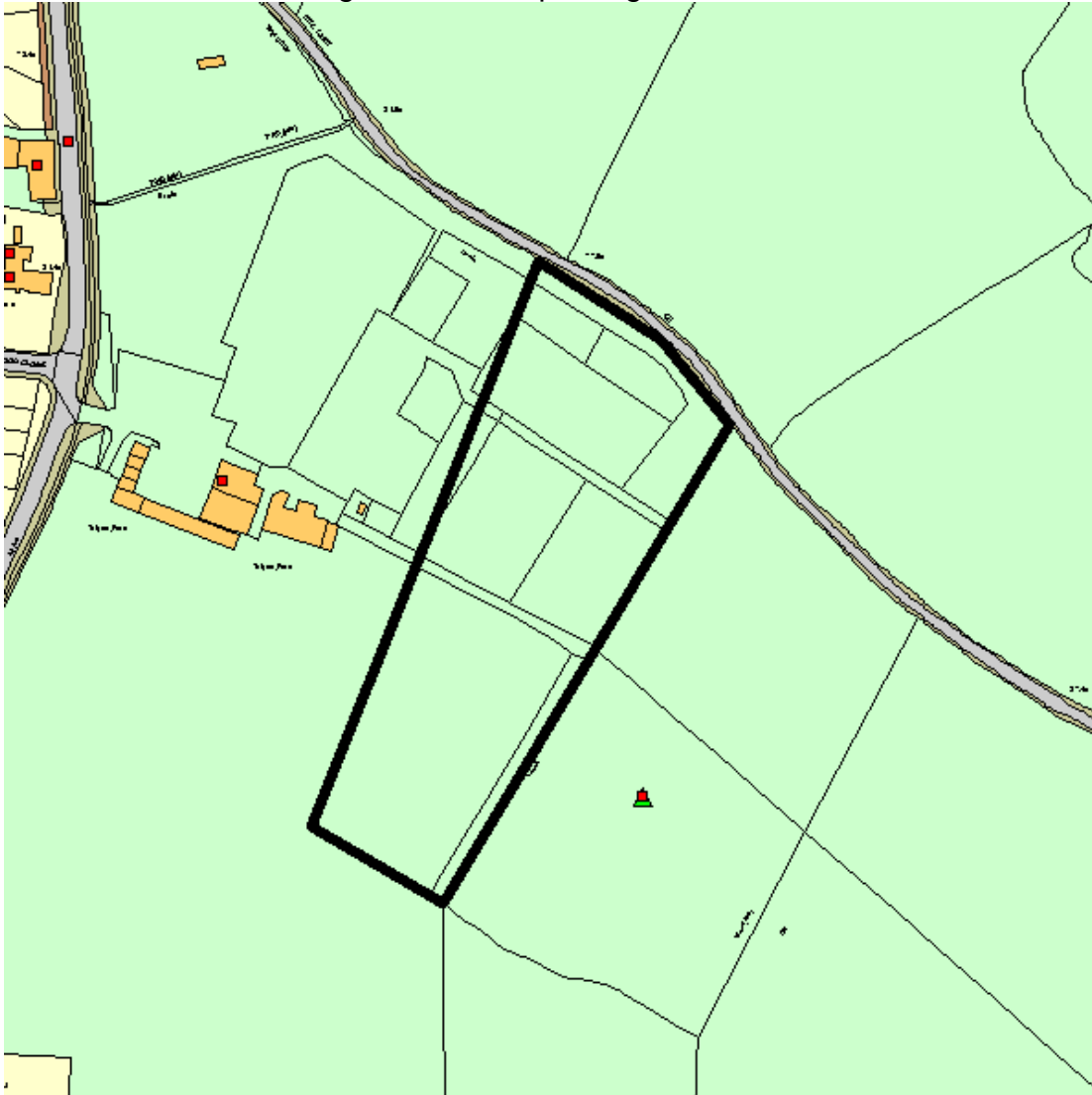
The reasons for refusal are:

- 1 The proposed extensions to the stables building, by virtue of their overall size and use do not constitute essential facilities for outdoor recreation and are therefore inappropriate development, harmful to the character and openness of the Green Belt and in the absence of any very special circumstances the proposal is contrary to Policy G1 of the Unitary Development Plan and PPG2 Green Belts.

Reference: 08/04017/FULL1

Address: Land Adjoining Tripes Farm Chelsfield Lane Skeet Hill Lane Orpington Kent

Proposal: Part demolition of existing stables building, erection of extensions to building and conversion to provide 20 stables, rest rooms, office, staff room, toilets, feed room and tack room including formation of sand school, entrance gates and car parking in connection with commercial livery use.



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2. Application No : 09/00051/FULL2 Ward : Bickley

Address : 189 Southborough Lane Bromley BR2 Conservation Area:NO 8AR

OS Grid Ref: E: 542688 N: 167638

Applicant : Mr Ali Ismet Objections: YES

Description of Development:

Change of use from A1 to A5 takeaway.

Proposal

The application is to change the use of the ground floor office unit (A2) to a takeaway (A5). Internally, the unit is proposed to have three sets of table and chairs to the front, a counter, a kitchen and two toilets to the rear. The ventilation is proposed to run through the suspended ceiling, exiting to the rear of the building at roof level and projecting approximately 1.2 metres above eaves level but not projecting above the ridge of the roof.

Location

The proposal site lies to the North of Southborough Lane. A use-class survey was conducted by the case officer which found that the parade at present consists of 15 x A1 (Retail), 3x A2 (Office), 2x A3 (Restaurant), 1x A5 (Hot-food takeaway) and 1x D1 (Dental Surgery).

Comments from Local Residents

Nearby residents have commented on the application and the comments can be summarised as follows:

- unnecessary – sufficient amount of fish and chip shops in the area
- if granted permission, will expand to other types of takeaway food – result in graffiti, vandalism and unruly behaviour late at night

- will encourage school children out of school and to eat less balanced and wholesome diet
- will cause disturbance and litter dropping
- noise
- smells and noise from extractor
- inadequate parking
- will encourage loitering
- restaurant like this – ideal for this area
- opening hours – same as Mapings (takeaway at No. 229)

Comments from Consultees

The Highways engineers have been consulted and have raised no objections following photos being submitted showing sufficient parking in the surrounding vicinity at what is likely to be peak time.

The Environmental Health Officer was consulted and has made the following comments:

“In principle, I would have no objections to the proposal as the two systems proposed each comply with our specification”.

Planning Considerations

The application is to be assessed against the following policies:

- BE1 Design of new development
- S5 Local neighbourhood centres, parades and individual shops
- S9 Food and drink premises
- ER8 Noise Pollution
- ER9 Ventilation
- T18 Road Safety

Planning History

An application for a single storey rear extension and a change of use from retail (A1) to financial and professional services (A2) was granted permission in 2001 under ref. 01/00259.

An application for a change of use from A2 to A3 was submitted in 2008 under ref. 08/02421 but was withdrawn.

Conclusions

The main issue in assessing this application is whether a hot-food takeaway use is appropriate in this location, and whether the proposed use will have a detrimental impact on neighbouring amenities.

The site is currently in use as an office and many of the premises surrounding the application site are retail units with one other A5 use in the immediate vicinity. As the premises benefits from A2 use, Members may consider that the proposal would not result in a loss of an important retail unit. Members may also consider that the proposal will not result in an over concentration of similar uses in the area. It is acknowledged that there is one other hot-food takeaway in the same parade.

The hours of operation for the premises are proposed to be 10am to 11pm. Members may consider that this is acceptable for a hot-food takeaway and are asked to consider that the opening hours of the other A5 premises in the parade are the same as those proposed in this application.

There have been a number of objections to this application. However, it is considered that the majority of these objections relate mainly to the fact that there is another hot-food takeaway in the area and suggest that the proposal will attract graffiti, vandalism and unruly behaviour late at night. Members may consider that loitering, graffiti, vandalism and unruly behaviour and general disturbance are not likely to be significantly increased, as there is an existing A5 use in the parade, which opens to a similar time in the evening.

The applicants have been asked to provide photographs of the surrounding roads and parking areas at what is considered to be a peak time during the evening. The Highways Engineers are satisfied that there is sufficient parking at and around the site to accommodate the proposed use.

No adverse comments have been received from the Environmental Health in principle to the change of use and external ductwork. However, Members will need to consider the impact of the proposal on the residential properties. The proposed flue pipe does not extend beyond the rear wall of the property and the ventilation system is considered to be suitable and Members may consider that there is likely to be little impact on neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/00259, 08/02421 and 09/00051, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|-----------------|--|-------|--------------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | | |
| 2 | ACJ06
ACJ06R | Restricted hours of use on any day
J06 reason (1 insert) | 10:00 | 23:00
S5 and S9 |

3 Reason for granting permission:

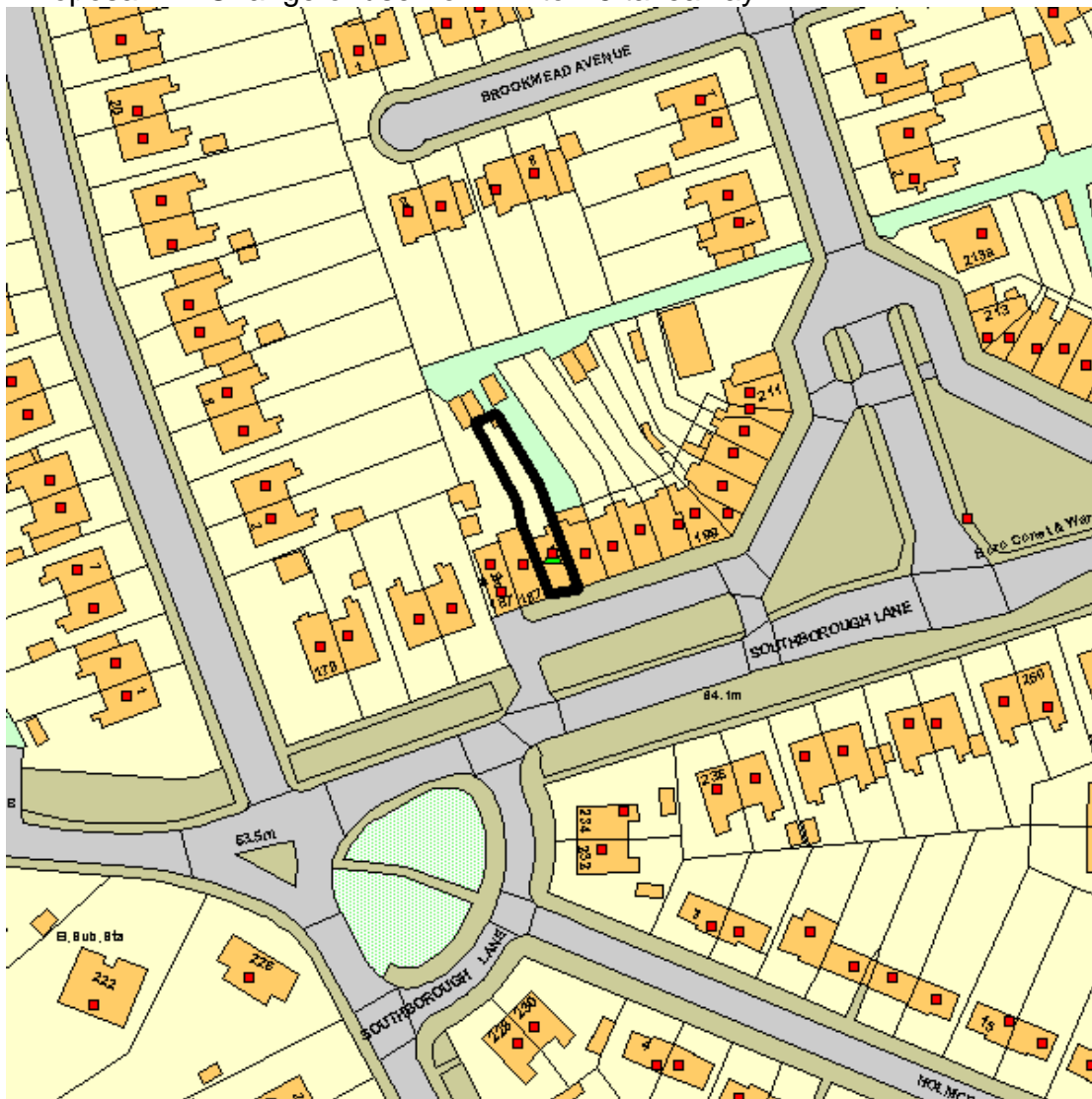
In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S9 Food and Drink Premises
- ER8 Noise Pollution
- ER9 Ventilation
- T18 Road Safety

The proposed use will not give rise to the loss of a retail unit nor significant harm to the retail function of the parade, therefore complying with policies S5 and S9 of the Unitary Development Plan. Furthermore, there are no highways or environmental objections raised which would suggest the proposal would be detrimental to residential amenity, therefore complying with Policies S9, ER8, ER9 and T18 of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 09/00051/FULL2
Address: 189 Southborough Lane Bromley BR2 8AR
Proposal: Change of use from A1 to A5 takeaway.



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3. Application No : 09/00061/OUT Ward : Crystal Palace

Address : 210 Anerley Road London SE20 8TJ Conservation Area:NO

OS Grid Ref: E: 534874 N: 169579

Applicant : Oatfield Ltd Objections: YES

Description of Development:

Demolition of Nos. 210 and 212 (and retention of 36 bedroom two storey rear addition) and erection of 59 bedroom residential care home (including ancillary kitchen/ laundry/ offices / dining and day rooms/ swimming pool) with 8 car parking spaces

Proposal

Outline approval of access, layout and scale is sought for:

- demolition of Nos. 210 and 212 Anerley Road with the retention of the two storey 36 bedroom rear extension
- erection of a 59 bedroom residential care home with accommodation on five floors, including a semi-basement, to provide net increase of 18 bed spaces / 35 bedrooms.

The building will include kitchen and laundry facilities, offices, dining and day rooms and a swimming pool and there will be 8 car parking spaces to the front. Details of appearance is a reserved matter, however the application illustrates a modern style building featuring extensive use of glass and cladding and with the top floor set back. There will be a plant room at lower ground floor level and most of the facilities will be located on the ground floor whilst the care units will be located on the upper floors with offices on part of the top floor. There will be a first floor glazed link at the rear to the existing L-shaped rear extension.

This is a revised scheme which seeks to address a previous refusal of planning permission through a one storey reduction in height. An indoor swimming pool and a smaller courtyard area is also now proposed.

The applicant has submitted a Planning Design and Access Statement which details the history and high standards of the care facility and includes the following points:

- survey of main building indicates it has severe, inherent and ultimately critical limitations and should be replaced
- long term plan at Oatlands is to:
 - o be fully staffed with highly trained and qualified personnel.
 - o provide a centre of excellence for care of local people in the Penge and Anerley area
 - o create a home managed as 5 or 6 separate units, each unit focused on a different speciality (younger people with dementia, physical frailty, alzheimers, mental disorders etc)
 - o provide in house facilities (choice of restaurants, water therapy, cinema, sensory rooms, day care occupational therapies, shopping facilities, beauty therapies, physiotherapy, chiropody, keep fit classes)
- proposed accommodation will be fit for purpose, now and well into the future
- number of bed spaces proposed is essential for the long term viability and objectives of this project
- proposed scheme would provide a valuable local facility
- proposed footprint would sit over the footprint of the existing buildings and would generally align with the existing front and rear elevations
- existing buildings are ironically no longer “in scale” or “in character” with the surrounding buildings which are all contemporary constructions with more modest proportions, storey heights and less elaborate roofs.
- height of the proposed building would be entirely in scale and character with adjoining buildings
- external appearance of the proposed building would be deliberately lively, articulated, interesting, vibrant and contemporary and make a valuable contribution to enhancing the variety of the street scene.

The application is accompanied by a Transport Statement which concludes that the proposal is acceptable in terms of car parking and access arrangements.

The application is accompanied by a draft Section 106 agreement to secure a unilateral undertaking to provide a financial contribution towards primary healthcare in the area.

Location

The application site comprises a large three storey Victorian building with basement accommodation which was originally built as two separate villas and which have since been extended and connected. There is a large two storey L-

shaped wing around an external courtyard to the rear of No. 210. Betts Park is located to the south-west of the site and the surrounding area comprises a mixture of predominantly residential development including several four storey purpose-built blocks of flats.

Comments from Local Residents

- existing properties are attractive and in keeping with the area
- out of character
- excessive height
- overdevelopment
- loss of light
- loss of privacy
- area will accommodate an excessive proportion of elderly people
- increased noise and disturbance
- increased traffic
- inadequate parking
- elderly local residents suffer from a range of health problems and the application causes unnecessary stress and anxiety
- unsatisfactory arrangements for evacuation in the event of a fire
- noise, disturbance and dust during construction period
- access and parking arrangements may be inadequate for emergency services.

Comments from Consultees

There are no objections to the proposal from the Council's in-house drainage consultant.

There are no objections from the Heritage and Urban Design Team.

There are no technical objections regarding trees on the site.

There are no technical highways objections.

There are no objections from Thames Water.

Any further responses to consultations will be reported verbally at the meeting

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

Unitary Development Plan

BE1 Design of New Development

NE7	Development and trees
T3	Parking
T18	Road Safety
C1	Community Facilities
C6	Residential Proposals for People with Particular

Accommodation Requirements

ER4	Sustainable and Energy Efficient Development
ER8	Noise Pollution
ER13	Foul and Surface Water Discharges from Development
IMP1	Planning Obligations

London Plan

3A.3	Maximising the potential of sites
3A.13	Special needs and specialist housing
3A.18	Protection and enhancement of social infrastructure and community facilities
4A.3	Sustainable design and construction
4A.7	Renewable energy
4B.1	Design principles for a compact city
4B.8	Respect local context and communities.

Planning History

Planning permission was granted under ref. 97/00329 for the change of use of No. 212 Anerley Road from a dwelling to residential nursing home.

Outline planning permission was refused under ref. 99/00576 for a detached part two/four storey building for 26 bedroom residential care home with car parking at No. 212 Anerley Road.

Outline planning permission was refused under ref. 99/01385 for a detached part two/five storey building for 26 bedroom residential care home with car parking at No. 212 Anerley Road. A subsequent appeal was dismissed.

Outline planning permission was refused under ref. 00/01631 for a part two/four storey rear extension to residential care home to provide lift tower and additional accommodation with second floor link between Nos. 210 and 212. A subsequent appeal was dismissed.

Planning permission was granted under ref. 00/03482 for a two storey link extension and use of part of ground floor to provide floorspace for residential care home at No. 210, and conversion of remainder of No. 212 to 1 two bedroom, 1 one bedroom and 6 studio flats, with car parking area at front.

Planning permission was granted under ref. 01/02019 for the conversion of ground floor storage area into one bedroom flat and elevational alteration to scheme permitted under ref. 00/03482 for conversion of remainder of No. 212 to 8 flats, including conversion of one bedroom flat to two bedroom flat.

Planning permission was granted under ref. 01/02957 for 2 two storey rear extensions comprising 12 additional bedrooms for nursing home.

Planning permission was granted under ref. 05/02491 for 2 two storey rear extensions comprising 17 additional bedrooms, communal lounge and disabled access ramps for nursing home. The scheme was later amended under application ref. 06/01157.

Planning permission was refused under ref. 08/02531 for the demolition of Nos. 210 and 212 (and retention of 36 bedroom two storey rear addition) and erection of 57 bedroom residential care home (including ancillary kitchen/ laundry/ offices/ dining and day rooms/ three bedroom managers flat) with 8 car parking spaces.

The proposed development, by reason of its design and excessive size, would appear unduly dominant and obtrusive on the street scene and out of character with the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

In the absence of information to the contrary, there will be inadequate car and bicycle parking provision and the proposed access arrangements will be likely to have a detrimental impact on conditions of highway and pedestrian safety, contrary to Policies T3 and T18 of the Unitary Development Plan.

Conclusions

Planning permission was refused for a similar scheme in October 2008 on grounds relating to parking and highway safety and the impact of the proposal on the street scene and the character of the area. The applicant has submitted information concerning parking and highway safety which has overcome technical highways concerns. The main issue to be considered is whether the proposal overcomes the previous ground of refusal concerning the impact of the size and design of the building on the character of the area. A characteristic of the surrounding area is that the buildings do not generally exceed 4 storeys in height and previously the building appeared as five storeys plus a semi-basement with the top floor set back. The current proposal is reduced by one storey so the building will appear as four storeys plus a semi basement, with the top floor again set back. The scheme may therefore now be considered acceptable in terms of its height and bulk given the scale of the existing buildings on the site and those in the surrounding area. There will be greater site coverage with buildings and a smaller courtyard than previously proposed due to the indoor swimming pool, however there will be no greater harm to adjacent dwellings.

Background papers referred to during the production of this report comprise all correspondence on files refs. 08/02531 and 09/00061, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 3 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 4 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 5 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 6 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 7 | ACD02 | Surface water drainage - no det. submitt |
| | ACD02R | Reason D02 |
| 8 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 9 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 10 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 11 | ACH24 | Stopping up of access |
| | ACH24R | Reason H24 |
| 12 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 13 | ACK03 | No equipment on roof |
| | ACK03R | K03 reason |
| 14 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 15 | ACK07 | Disabled access (see DI12) |
| | ACK07R | K07 reason |
| 16 | ACK09 | Soil survey - contaminated land |
| | ACK09R | K09 reason |
| 17 | ACK20 | Crime prevention measures |
| | ACK20R | Reason K20 |
| 18 | ACL01 | Energy Strategy Report |
| | ACL01R | L01 reason |

- 19 ACN10 Bat survey
ACN10R Reason N10
- 20 A scheme for protecting the proposed accommodation from road traffic noise, which shall include double glazing in windows, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the scheme shall be fully implemented before any of the dwellings are occupied and permanently retained as such thereafter.

Reason: In order to comply with Policy ER8 of the Unitary Development Plan and to ensure a satisfactory standard of residential amenity.

- 21 Details of the swimming pool equipment and insulation of the plant shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The noise resulting from the use of the equipment should not result in an increase of the LAeq (5 minute) when measured within any neighbouring residential cartilage. The approved equipment and insulation shall be installed before the swimming pool is first used and shall be permanently maintained thereafter.

Reason: In order to comply with Policy ER8 of the Unitary Development Plan and to ensure a satisfactory standard of residential amenity.

- 22 : The swimming pool shall only be emptied overnight and in dry periods and the discharge rate shall be controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

Reason: In order to prevent the risk of flooding or surcharging and to comply with Policy ER13 of the Unitary Development Plan.

- 23 Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan and the London Plan:

Policies (UDP)

BE1 Design of New Development

NE7 Development and trees

T3 Parking

T18 Road Safety

C1 Community Facilities

C6 Residential Proposals for People with Particular

Accommodation Requirements

ER4 Sustainable and Energy Efficient Development

ER8 Noise Pollution

ER13 Foul and Surface Water Discharges from Development

IMP1 Planning Obligations

Policies (London Plan)

3A.3 Maximising the potential of sites

- 3A.13: Special needs and specialist housing
- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 4A.3 Sustainable design and construction
- 4A.7 Renewable energy
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities.

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

- a) the appearance of the development in the street scene
- b) the relationship of the development to adjacent property
- c) the character of the development in the surrounding area
- d) the impact on the amenities of the occupiers of adjacent and nearby properties
- e) the safety of pedestrians and motorists on the adjacent highway
- f) the safety and security of buildings and the spaces around them
- g) accessibility to buildings
- h) the design policies of the development plan
- i) the transport policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- | | | |
|---|-------|--|
| 1 | RDI06 | Notify Building Control re. demolition |
| 2 | RDI16 | Contact highways re. crossover |
| 3 | RD129 | EH0 – contact Pollution Team |

Reference: 09/00061/OUT

Address: 210 Anerley Road London SE20 8TJ

Proposal: Demolition of Nos. 210 and 212 (and retention of 36 bedroom two storey rear addition) and erection of 59 bedroom residential care home (including ancillary kitchen/ laundry/ offices / dining and day rooms/ swimming pool) with 8 car parking spaces



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4. Application No : 09/00069/OUT Ward : Orpington

**Address : Orpington Fire Station 13 Avalon Road Conservation Area:NO
Orpington Kent BR6 9AX**

OS Grid Ref: E: 547011 N: 165798

Applicant : London Fire + Emergency Planning Authority Objections: NO

Description of Development:

Replacement part one/ two/ three storey fire station building including drill tower
OUTLINE

Proposal

Outline permission is sought for a replacement Fire Station and at this stage approval is sought for scale and access.

Indicative plans show a part two/three storey L-shaped building that would extend around the perimeter of the site along Avalon and Gillmans Roads. The building would step up to 3 storeys, for part of its length with the third storey set back from the front elevation, and then reduce to two storeys for the remainder of its length.

A single storey element, to be used for storage of operational equipment, would be located adjacent to No. 11 Avalon Road with an appliance bay that could accommodate 2 engines. This would be approximately 6.8m high.

The replacement drill tower would be approximately 11m high and incorporated into the northern end of the building.

In the yard at the rear there would be 5 parking spaces for staff, a small fuel store (for emergencies rather than regular use) and a small area to practise mechanical entry to cars. This replaces existing facilities on site.

Landscaping is also proposed around the perimeter of the building.

Appliances would enter the site via Gillmans Road and exit via Avalon Road and all other traffic would continue to use Gillmans Road. A designated accessible car parking space would be provided on the Avalon Road frontage.

The applicant has submitted a detailed Design and Access Statement that sets out information about the scheme itself and also the context for the replacement of the Station. In summary, the London Fire Brigade is reviewing the provision of fire and rescue services to ensure that the needs of the future can be met. The current Orpington Fire Station is one of London's busier stations, as it covers a wide geographical area, and due to its age, outdated layout and limited capacity to meet current demands it has been identified for redevelopment. Current policy is to make provision for two appliances on each site and update operational and training facilities. This allows operational flexibility in the event of a major incident.

In addition to the fire and rescue facilities the new station would include provision for a community safety facility to inform and educate people on prevention measures.

Location

The application site lies at the junction of Avalon and Gillmans Roads in Orpington. It is occupied by a Fire Station that was built in 1958 and is primarily a two storey building with a single appliance bay on the eastern side and a six storey drill tower on the northern side. There are several outbuildings on the site used mainly for storage and a gym. Appliances enter the site via Gillmans Road and exit via Avalon Road. All other vehicular traffic uses then Gillmans Road access. The area around the Fire Station is entirely residential with two storey houses, bungalows and blocks of flats (mostly two storey).

Comments from Local Residents

Nearby owner/occupiers were notified and no responses have been received.

Prior to the submission of the application a community engagement event was held on 25th November 2008 between 10am and 12 noon and 6pm and 8pm. Thirteen people attended and the response was generally positive (see Design and Access Statement for details). Comments related to the preference for a brick building and concerns about the location of telecommunications equipment.

Comments from Consultees

Thames Water raises no objections to the proposal subject to conditions.

From a highways point of view the application is acceptable. A condition restricting the use of the Avalon Road for exit only is recommended.

Standard conditions relating to demolition and construction have been recommended by the Council's Environmental Health Officer.

The Metropolitan Police Crime Prevention Design Advisor has recommended a standard condition requiring details for security measures to be submitted at detailed stage.

The site lies within an area of archaeological significance. A desktop study has revealed that the site has potential to contain archaeological remains and condition requiring further investigations have been recommended.

The application has been referred to the Environment Agency and their comments had not been received at the time of writing this report. Comments will be reported verbally to the meeting.

The applicants have submitted an Energy Statement indicating measures to be adopted to meet London Plan requirements for carbon emissions and use of renewable and efficient energy technologies. Officers are satisfied that the requirements can be met within the parameters of this outline application and a condition required the submission of details is recommended.

Planning Considerations

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

BE1: Design of New Development

ER4: Sustainable and Energy Efficient Development

In strategic terms the most relevant London Plan (Feb 2008) policies is Policy 4B.1 Design principles for a compact city.

The relevant national policy documents for consideration of this application is PPS 1: Delivering Sustainable Development.

Planning History

Previous applications concern minor alterations to the fire station facilities.

Conclusions

The main issues to be considered are the impact of the redevelopment proposals on the neighbouring residential properties. As previously stated the application is in outline with scale and access to be determined at this stage. As such scale relates to the height, depth and width of the proposed building.

The proposed site coverage of buildings would increase as the standard required by a modern fire station is much higher than required in the 1950's when the current station was constructed. The applicants advise that it is not intended that two appliances are permanently stationed on this site but the building needs to have the capacity when a second appliance is used for specific incidents.

The building has been designed to minimise impact on the nearby residential properties as a result of pre application discussions. The third floor element would be set back from the front elevation of the building and with the careful use of materials Members may agree that the visual impact of this additional storey could be minimised and would not be out of place in this location.

It is considered that there is sufficient separation between the proposed building and the immediately adjacent residential properties in Avalon and Gilmans Roads. A condition has been recommended that any windows on the rear elevation shall be designed to avoid overlooking to residential properties in Avalon Road.

The drill tower has been reduced in height from 6 to 3 storeys and is incorporated in the building in an effort to reduce the visual impact of this feature.

Proposed activities that would occur in the drill yard replicate current activities and the applicants consider that the new design would result in a more efficient use of the space.

In view of the above Members may agree that the application is acceptable and grant approval to this outline application.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|-------------|
| 1 | ACA02 | Details req. pursuant outline permission | appearance, |
| | | landscaping and scale | |
| | ACA02R | Reason A02 | |
| 2 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 3 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 4 | ACD02 | Surface water drainage - no det. submitt | |
| | ACD02R | Reason D02 | |
| 5 | ACD04 | Foul water drainage - no details submitt | |
| | ACD04R | Reason D04 | |
| 6 | ACH16 | Hardstanding for wash-down facilities | |
| | ACH16R | Reason H16 | |

- 7 ACH32 Highway Drainage
 ACH32R Reason H32
- 8 ACI21 Secured By Design
 ACI21R I21 reason
- 9 ACK08 Archaeological access
 ACK08R K08 reason
- 10 ACL01 Energy Strategy Report
 ACL01R L01 reason
- 11 Any first and second floor windows to be inserted in the northern and western elevations of the proposed building shall be fixed and obscure glazed unless otherwise agreed in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

- 12 Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

BE1 Design of New Development
 ER4 Sustainable and Energy Efficient Development

The development is considered acceptable in relation to the following:-

- (a) the proposed scale and layout as shown on the indicative plans and the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security and the spaces around them (this is the subject of a condition)
- (i) sustainability issues
- (j) the archaeology policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI03 Seek engineering advice

Reference: 09/00069/OUT

Address: Orpington Fire Station 13 Avalon Road Orpington Kent BR6 9AX

Proposal: Replacement part one/ two/ three storey fire station building including drill tower OUTLINE



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5. Application No : 09/00209/FULL1 Ward : Bromley Common And Keston

Address : 4 Forest Ridge Keston Kent BR2 6EQ Conservation Area: Keston Park

OS Grid Ref: E: 542341 N: 164511

Applicant : Mr Polyviou Objections: YES

Description of Development:

Replacement two storey detached six bedroom dwelling with integral garage and accommodation in the roof space

Proposal

It is proposed to construct a replacement two storey detached six bedroom dwelling with integral garage and accommodation in the roofspace. An application for Conservation Area Consent to demolish the existing dwelling has been submitted under ref. 09/00211 and is to be found on this agenda.

Measurements taken from the drawings submitted indicate that the dwelling will have a ridge height of approx. 8.4m. A minimum side space of approx. 1.5m will be maintained between the western flank wall and boundary, increasing to 3.2m at the rear. A side space of approx. 3m will be maintained between the eastern flank wall and boundary.

The dwelling will have modest roof dormers to the front and rear roof slopes, and feature a feature gable to the front elevation and a single storey double garage attached to the front. The dwelling will be finished in facing brickwork and plain tiles.

Location

The application site measures approx. 0.12ha and is located on the southern side of Forest Ridge, close to the junction with Forest Drive. The site falls within the Keston Park Conservation Area.

Comments from Local Residents

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

- development inappropriate for plot
- out of character
- loss of light to neighbouring properties
- impact to trees
- size of development may result in trees needing to be reduced in future
- detract from character of wooded estate
- overlooking and loss of privacy to neighbouring properties
- development set too far back in plot
- existing ground unstable

Comments from Consultees

No objections are raised from the Highways, Highways Drainage and Environmental Health (pollution) perspectives.

Thames Water were notified of the application and raise no objection.

The Advisory Panel for Conservation Areas (APCA) inspected the application and commented as follows:

- proposed design inferior to the previously submitted
- proposal lacks cohesion and merit

With regard to Trees, concerns were raised in respect of a pine beside the existing drive which would need to be removed. Accordingly revised plans have been submitted showing that the position of the existing drive will be retained, along with this tree.

Planning Considerations

The main planning policies of relevance in this case are:

BE1 Design of New Development
BE11 Conservation Areas
BE14 Trees in Conservation Areas
BE12 Demolition in Conservation Areas
H7 Housing Density and Design

Planning History

Under ref. 08/00432, planning permission was granted for a replacement five bedroom dwelling with an internal garage. An application for Conservation Area Consent to demolish the existing dwelling was granted under ref. 08/00902.

Under ref. 08/02708, a planning application was submitted for a replacement two storey detached six bedroom dwelling with integral garage and accommodation in the roofspace. This application was withdrawn prior to determination.

Conclusions

The principle of replacing the existing dwelling on this site was established with the grant of planning permission under ref. 08/00432. Members must consider therefore whether the substantially revised replacement dwelling now under consideration is appropriate, having regard to the character and appearance of the Keston Park Conservation Area and the amenities of neighbouring residential properties.

The proposed dwelling currently under consideration would have an increased ridge height when compared to the previously approved scheme, and would contain accommodation within the roofspace. This is not considered to be out of scale with other dwellings in the vicinity, although it is noted that the adjacent dwelling at No. 2 Forest Ridge is a bungalow. In terms of its architectural style, again it is considered that the proposal would not be out of character with this part of Forest Ridge which displays a mix of dwellings of varying architectural styles and merit.

The side space now proposed to the flank boundaries is greater than the previous scheme, and as such the proposal may be considered acceptable in terms of its impact on the spatial standards of the area. It is noted that the dwelling would be set relatively far back within the plot, however Members will note that this is reflective of the siting of the existing dwelling.

With regard to the impact to neighbouring residents, it is noted that the proposal would result in an increase in the amount and bulk of the built development on the site, however Members will be aware that planning permission has already been granted for a two storey dwelling under ref. 08/00432. Given the separation from neighbouring dwellings however, it is not considered that this proposal would have a significant impact in terms of the daylighting to or prospect and outlook from neighbouring dwellings. It is noted that roof dormers are now proposed at second floor level, however it is not considered that these would result in a significant degree of overlooking or loss of privacy so as to warrant the refusal of the application.

On balance, Members may agree that the proposed dwelling is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00432, 08/00902, 08/02708, 09/00209 and 09/00211, excluding exempt information.

as amended by documents received on 24.02.2009

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
 - 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
 - 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
 - 4 ACB01 Trees to be retained during building op.
 ACB01R Reason B01
 - 5 ACB02 Trees - protective fencing
 ACB02R Reason B02
 - 6 ACB03 Trees - no bonfires
 ACB03R Reason B03
 - 7 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
 - 8 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
 - 9 ACC03 Details of windows
 ACC03R Reason C03
 - 10 ACI02 Rest of "pd" Rights - Class A, B,C and E
- Reason:** In order to prevent the overdevelopment of the site.
- 11 ACI12 Obscure glazing (1 insert) in the first floor flank elevations
 and roofslopes
 ACI12R I12 reason (1 insert) BE1
 - 12 ACI13 No windows (2 inserts) first floor flank dwelling
 ACI13R I13 reason (1 insert) BE1
 - 13 Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

BE1 Design of New Development
BE11 Conservation Areas
BE14 Trees in Conservation Areas
BE12 Demolition in Conservation Areas
H7 Housing Density and Design

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) comments received during the consultation period of the application
- (f) the preservation or enhancement of the Conservation Area
- (g) the urban design policies of the Unitary Development Plan
- (h) the urban conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reference: 09/00209/FULL1

Address: 4 Forest Ridge Keston Kent BR2 6EQ

Proposal: Replacement two storey detached six bedroom dwelling with integral garage and accommodation in the roof space



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6. Application No : 09/00211/CAC Ward : Bromley Common And Keston

Address : 4 Forest Ridge Keston Kent BR2 6EQ Conservation Area: Keston Park

OS Grid Ref: E: 542341 N: 164511

Applicant : Mr Polyviou Objections: YES

Description of Development:

Demolition of dwelling CONSERVATION AREA CONSENT

Proposal

It is proposed to demolish the existing dwelling on site. A planning application for a replacement two storey detached six bedroom dwelling with integral garage and accommodation in the roofspace has been submitted under ref. 09/00209 and is to be found on this agenda.

Location

The application site measures approx. 0.12ha and is located on the southern side of Forest Ridge, close to the junction with Forest Drive. The site falls within the Keston Park Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and, at the time of writing the report no representations had been received.

Comments from Consultees

The application was inspected by the Advisory Panel for Conservation Areas (APCA) who do not consider the proposed replacement dwelling to be satisfactory and accordingly object to the demolition of the existing dwelling on site.

Planning Considerations

The main planning policies of relevance to this application is as follows:

BE11 Conservation Areas
BE12 Demolition in Conservation Areas

Planning History

Under ref. 08/00432, planning permission was granted for a replacement five bedroom dwelling with an internal garage. An application for Conservation Area Consent to demolish the existing dwelling was granted under ref. 08/00902.

Under ref. 08/02708, a planning application was submitted for a replacement two storey detached six bedroom dwelling with integral garage and accommodation in the roofspace. This application was withdrawn prior to determination.

Conclusions

The principle of the demolition of the existing dwelling on the site was established under ref. 08/00902. The replacement dwelling now proposed is considered to be acceptable on balance, and accordingly it is considered that the demolition of the existing building, which is considered to make a neutral contribution to the character and appearance of the Keston Park Conservation Area, should not be resisted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00432, 08/00902, 08/02708, 09/00209 and 09/00211, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

- 2 Reasons for granting consent:

In granting consent the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

BE11 Conservation Areas
BE12 Demolition in Conservation Areas

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

- (a) the preservation or enhancement of the Conservation Area
- (b) the urban design policies of the Unitary Development Plan
- (c) the urban conservation policies of the Unitary Development Plan
- (d) the replacement dwelling is considered to be suitable

and having regard to all other matters raised.

Reference: 09/00211/CAC
Address: 4 Forest Ridge Keston Kent BR2 6EQ
Proposal: Demolition of dwelling CONSERVATION AREA CONSENT



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7. Application No : 09/00213/FULL1

Ward :
Biggin Hill

Address : Oak Lodge 37 Lusted Hall Lane Conservation Area:NO
Tatsfield Westerham Kent TN16 2NP

OS Grid Ref: E: 541391 N: 158047

Applicant : Mr R Cale

Objections: YES

Description of Development:

Detached three bedroom 2 storey house with detached single garage and parking with access from Greenoak Rise (Land rear of 37-41A Lusted Hall Lane)

Proposal

Detached three bedroom two storey dwelling with parking spaces and detached single garage on land to rear of 37 to 41A Lusted Hall Lane, accessed from Greenoak Rise

The proposal has been revised since first submission reducing bedrooms from four to three, reducing the overall size of the building and removing the integral garage.

The main part of the site is adjacent to No. 30 Greenoak Rise, 3 metres from the boundary of No. 30. No. 30 is 6 metres from its own side boundary, creating a separation of approximately 9 metres between No.30 and the proposed house.

On the southwestern boundary the site is adjacent to the Green Belt and there is a minimum 3 metre separation, increasing to 6 metres as the boundary tapers

Location

The site is to the rear of properties in Lusted Hall Lane and is accessed from the end of Greenoak Rise, a cul-de-sac. The site is on the edge of the Biggin Hill settlement. There are two significant oak trees on the site, one adjacent to the access drive and the other in the proposed rear garden.

Comments from Local Residents

A considerable number of local objections have been received from residents in Greenoak Rise and Lusted Hall Lane. The concerns are summarised below:

- Greenoak Rise is already overpopulated – small houses with minimal gardens
- proposed dwelling design is out of keeping with the area
- will encourage parking on Greenoak Rise by new residents and Lusted Hall Lane residents who did not previously have access
- likelihood of further development if this is approved
- gates would be out of character
- dwelling will block views from the close
- drainage system will not be able to cope
- proposal will reduce parking availability in Greenoak Rise
- driveway is over large for one house and could be planned to serve further development in the future
- need to remove lamppost to create access would affect security
- house will be overdominant and dwarf surrounding buildings
- trees, shrubs and wildlife have been removed from the site
- development will cause flooding to no.30 due to slope of the land
- reduced daylight and sunlight to side and rear of no.30 including garden area
- proposal will impact upon existing wildlife and TPO oak tree

It should be noted that some comments in the objections received refer to a ransom strip which is not a planning matter.

Comments from Consultees

The Highways Engineer does not object in principle to the application subject to standard conditions.

There are no comments from a drainage viewpoint.

Following discussions regarding the protected oak tree on site, a detailed Tree Survey is awaited at the time of writing and any update regarding this will be reported verbally.

Environmental Health requires a standard condition regarding contaminated land to be applied to any permission granted.

Planning Considerations

The proposal falls to be considered with regard to Policies BE1 (Design), H7 (Housing), G6 (Land adjacent to Green Belt), T3 (Parking), T18 (Road Safety) and NE7 (Trees and Development) in the Unitary Development Plan

Planning History

The site has no relevant planning history

Conclusions

The primary considerations in this case are the impact of the proposal upon the living conditions of those in the vicinity of the site, the impact upon the adjacent Green Belt and the impact upon highway safety.

Subject to suitable conditions regarding slab levels, it is anticipated that the revised design of the dwelling, when considered in conjunction with the 9 metre separation from No.30 Greenoak Rise, will be acceptable in its impact upon No.30 and other nearby properties in terms of any effect on lighting or outlook. Clearly there will be a changed outlook from the side and rear garden of No. 30, and some impact upon the sunlight and daylight, however this property does not have windows in the side elevation and the proposed dwelling does not extend beyond the rear wall of No. 30. The situation will change but this change is not considered to be unacceptable with regard to Policies BE1 and H7 of the UDP.

With regard to the impact upon the Green Belt, UDP Policy G6 requires that development adjacent to the Green Belt should not be detrimental to its visual amenity or character. In this case there will remain a suitable separation and given the proximity of Oak Lodge to the Green Belt boundary this proposal and the current views of the plain side elevation of no.30, this is considered acceptable.

Although many of the dwellings in Greenoak Rise are similar in design, it is not considered that the design of this dwelling will detrimentally impact upon the character or visual amenities of the area, and should permission be granted for this proposal, this does not convey any acceptability of any future proposals for land in the area, which would be considered on their merits.

Although the proposal will result in a reduction in available parking space at the end of Greenoak Rise, and the Council is sympathetic to residents concerns regarding a reduction in on-street parking, this is not considered to cause any harm to highway safety with regard to UDP Policy T18 and therefore is not suggested as a reason to refuse this proposal. It is also understood that the streetlight which is affected by the access can be suitably relocated and therefore this will also have no impact upon highway safety.

With regard to trees and wildlife, the site is not the subject of any safeguarding wildlife designations and there is no evidence of protected species being present. Whilst a detailed report is awaited with regard to trees, at present there is considered no conflict with relevant UDP policies in this regard.

In summary, the proposed dwelling is considered acceptable in terms of its impact upon both the character of the area and adjoining properties. There are no highway safety concerns and, subject to any concerns regarding the protected tree being resolved, the proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/00213, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--|---|--------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACB01 | Trees to be retained during building op. | |
| | ACB01R | Reason B01 | |
| 5 | ACB02 | Trees - protective fencing | |
| | ACB02R | Reason B02 | |
| 6 | ACB11 | Trees - Details of trenches etc. | |
| | ACB11R | Reason B11 | |
| 7 | ACB15 | Trees - details of access/parking | |
| | ACB15R | Reason B15 | |
| 8 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 9 | ACD02 | Surface water drainage - no det. submitt | |
| | ACD02R | Reason D02 | |
| 10 | ACD04 | Foul water drainage - no details submitt | |
| | ACD04R | Reason D04 | |
| 11 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 12 | ACI01 | Restriction of all "pd" rights | |
| | Reason: In the interests of the amenities of adjacent properties and to prevent any harm to the Green Belt, in accordance with Policies Be1, H7 and G6 of the Unitary Development Plan. | | |
| 13 | ACI11 | Obscure glaz'g/details of opening (1 in) | in the first floor |
| | | eastern flank elevation | |
| | ACI11R | Reason I11 (1 insert) | H7 |

- | | | | | | |
|----|--|--|-------|-------|-------|
| 14 | ACI17
dwelling | No additional windows (2 inserts) | first | floor | flank |
| | ACI17R | I17 reason (1 insert) | H7 | | |
| 15 | ACK05
ACK05R | Slab levels - no details submitted
K05 reason | | | |
| 16 | Details of the proposed entrance gates including their material, exact position and method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and the details shall not be varied without the prior written approval of the Local Planning Authority | | | | |

Reason: In the interests of the visual amenities of the area and highway safety and to comply with Policies BE1 and T18 of the Unitary Development Plan

17 Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

- BE1 Design of New Development
- H7 Housing Density and Design
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

The proposed dwelling is considered acceptable in terms of its impact upon both the character of the area and adjoining properties with regard to Policies BE1 and H7. There are no highway safety concerns and subject to any concerns regarding the protected tree being resolved the proposal is considered acceptable, therefore in compliance with Policies T3, T18 and NE7. The proposal will not significantly impact upon the Green Belt and therefore complies with Policy G6

and having regard to all other matters raised.

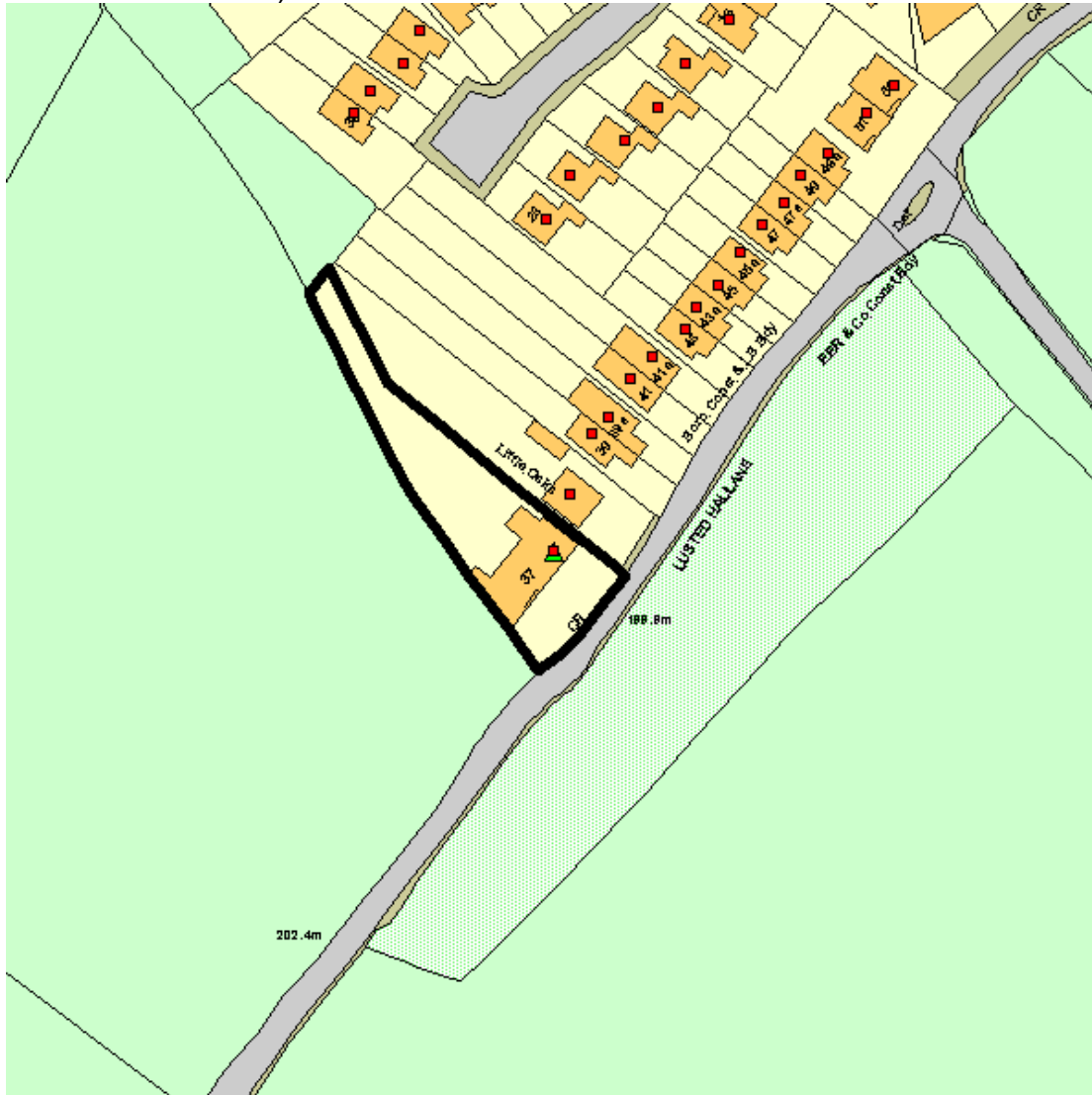
INFORMATIVE(S)

- | | | |
|---|-------|---|
| 1 | RDI10 | Consult Land Charges/Street Numbering |
| 2 | RDI16 | Contact highways re. crossover |
| 3 | RDI18 | Commencement – notify Development Control |

Reference: 09/00213/FULL1

Address: 39 Lusted Hall Lane Tatsfield Westerham Kent TN16 2NP

Proposal: Detached three bedroom 2 storey house with detached single garage and parking with access from Greenoak Rise (Land rear of 37-41A Lusted Hall Lane)



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8. Application No : 09/00353/FULL1 Ward : West Wickham

Address : Land R/O 118 High Street West Conservation Area:NO Wickham Kent

OS Grid Ref: E: 537888 N: 166103

Applicant : Hugo Appleby Ltd Objections: YES

Description of Development:

Demolition of existing garages and erection of a detached two storey building with accommodation within the roofspace for use as offices with 2 car parking spaces at front

Proposal

- permission is sought for the erection of a two storey block with accommodation in the roofspace for use as offices
- the building will have a hipped roof with dormers at the front and rear
- the building will measure a maximum of approx. 9.9m in height to the roof ridge and a width of approx. 9.4m
- the agent states on the application forms that the 144.85m² is sought for office use
- a 1m side space will be retain to the northern boundary and a minimum of 0.2m to the southern boundary

Location

The site is located to the rear of No.118 High Street, fronting onto and accessed via Surrey Road. The site is adjacent to Nos. 2 and 4 Surrey Road, with properties in Sussex Road to the rear of the site. The site is currently vacant, but previously housed 4 garages. Sussex Road mainly comprises residential properties, although there is also a Spiritualist Church opposite No.1 Surrey Road.

No.118 High Street forms part of the Secondary Shopping Frontage. The site is in an area of Low-Level 2 PTAL.

Comments from Local Residents

There have been local objections raised in respect of the application which are summarised below:

- next to residential development where already struggle for parking
- previous permission maintained 4 car parking spaces and 2 additional spaces for occupants of office
- new application is for much larger office space
- overdevelopment of the site
- surrounding area cannot accommodate additional vehicles
- window in roofspace looks into bedroom (No.120 High Street)
- building will be three storeys high
- loss of light in Sussex and Surrey Road
- loss of privacy and quality of life to houses in Sussex Road and Surrey Road
- only access to site is via Surrey Road
- detrimental to the character of the area
- narrow roads, only wide enough for single traffic- office will increase traffic and pressure on the roads
- waste is likely to be stored close to homes in Surry and Sussex Road
- cannot be economically viable to build further office space
- currently unoccupied office space to let in West Wickham
- unoccupied offices- likely that vandalism and criminal damage will occur
- impact market value of homes

Please note that the full texts of the above objections are available on file ref. 09/00353. Any further comments received shall be reported verbally at the meeting.

Comments from Consultees

The Metropolitan Police, no objections are raised, however the 'Secure by Design' condition is recommended.

The Council's Drainage division and Thames Water do not raised objections to the proposal.

The Council's Highways division raise no objections to the proposal.

From a Trees and Landscaping point of view no objections were raised.

To date, no comments have been received from the Council's Environmental Health officer.

Planning Considerations

In considering the application the main policies are BE1, T3, EMP2 and EMP6 of the Unitary Development Plan. These concern the design of new development, parking, office development and development outside business areas.

Policy BE1 sets out the design principles that would be applied when considering proposals for new development - development should respect the scale, form and materials of adjacent buildings and should not detract from the attractive townscape that the Council wishes to secure.

Policy EMP2 states that proposals for office development will be expected to ensure that the shopping functions of the town centres are not impaired; access to the development by means other than the private car can be achieved, if necessary through the use of planning obligations; and on small office schemes mixed use or flexible space for small business and start-ups can be achieved.

Policy EMP6 states that outside designated business areas the Council will only permit non-conforming business uses where there would be no significant adverse impact on the amenity of surrounding properties.

Planning History

There is a long planning history at the site, with records dating back to the 1970s.

The most recent application was granted in 2007 for a detached two storey building comprising offices at first floor and with roof area under ref. 07/00968. A floor space of approximately 66m² for office use was granted.

Applications have been continually permitted and renewed at the site for a detached building for office use (refs. 74/3067, 75/01758, 85/01863, 90/00432, 94/02760, 99/03646, 05/00873).

Planning permission was refused under ref. 07/02815 for the erection of a two storey building comprising 1 three bedroom and 1 two bedroom flats with 2 car parking spaces at front for the following reason:

"The proposal constitutes a cramped and overintensive use of the property lacking in adequate amenities for future occupants and which would, if permitted, result in a cramped environment for such occupants, contrary to Policies BE1 and H7 of the Unitary Development Plan."

Other history at the site includes the parking of a caravan which was granted permission under ref. 91/02872, but then refused under ref. 9301745.

Conclusions

The main consideration for the application is the visual impact of the proposed building of the street scene, the introduction of the business use in this area and the impact of the proposal on the residential amenities of the adjoining residents.

The proposed building has a similar (although not exactly matching) size and footprint to that granted under ref. 07/00968. The main difference between the proposal and the permitted scheme being the loss of the car parking area at ground floor level previously granted under ref. 07/00968. Office accommodation is now sought over three floors. Regard must be given to the intensification of office use, increasing from approximately 66m² under ref. 07/00968 to approximately 144m² currently sought permission.

In terms of the impact on the visual appearance of the street scene, the proposed building appears to have to same height as the adjacent maisonettes. The space retained at the rear of the site would be comparable to the adjacent properties. It may be considered that the design of the building would not be out of character with the surrounding area.

A 1m side space is retained to the northern boundary, adjacent to the residential properties in Surrey Road. However, a range of between 0.2m and 1.9m is retained to the southern boundary. This is in fact greater than that permitted under ref. 07/00968, which showed a building hard up to the southern boundary. Members will note that Policy H9 refers to new residential development, which this proposal is not. It is considered that the space around the building is sufficient in this location.

There have been some concerns raised from neighbours regarding overlooking and loss of privacy. Although some loss of amenity may result, it may be considered acceptable given that the proposal is similar to those previously granted permission at the site.

A condition was placed on permission ref. 07/00968 requesting that 4 of the 6 car parking spaces be retained for the occupants of the maisonettes of 2-8 Surrey Road, with 2 spaces for the office use. The Agent states in the Design and Access Statement that there is no legal requirement to provide car parking for any other persons on the site (which is confirmed by the applicant's solicitor-letter included as part of the application). In addition, the Council's Highways division do not raised any objections to the scheme in terms of highways safety and the number of car parking.

Taking into account the above, the proposed development is considered acceptable in terms of the impact on the street scene, the use of the building, the amount of car parking and the impact on adjoining residents.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/00353, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 5 ACC03 Details of windows
 ACC03R Reason C03
- 6 ACD03 Restricted 100mm outlet (drainage)
 ACD03R Reason D03
- 7 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 8 ACH12 Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x
 3.3m 1m
 ACH12R Reason H12
- 9 ACI21 Secured By Design
 ACI21R I21 reason
- 10 No loose materials shall be used for surfacing of the parking area hereby permitted.

Reason: In the interest of the visual amenities of the area and in the interest of vehicular and pedestrian safety.

- 11 A side space of 1m shall be provided between the northern flank wall of the development hereby permitted and the flank boundary of the property.

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

- 12 Reason for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

BE1 Design of New Development
T3 Parking
EMP2 Office Development
EMP6 Development Outside Business Areas - non conforming uses

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

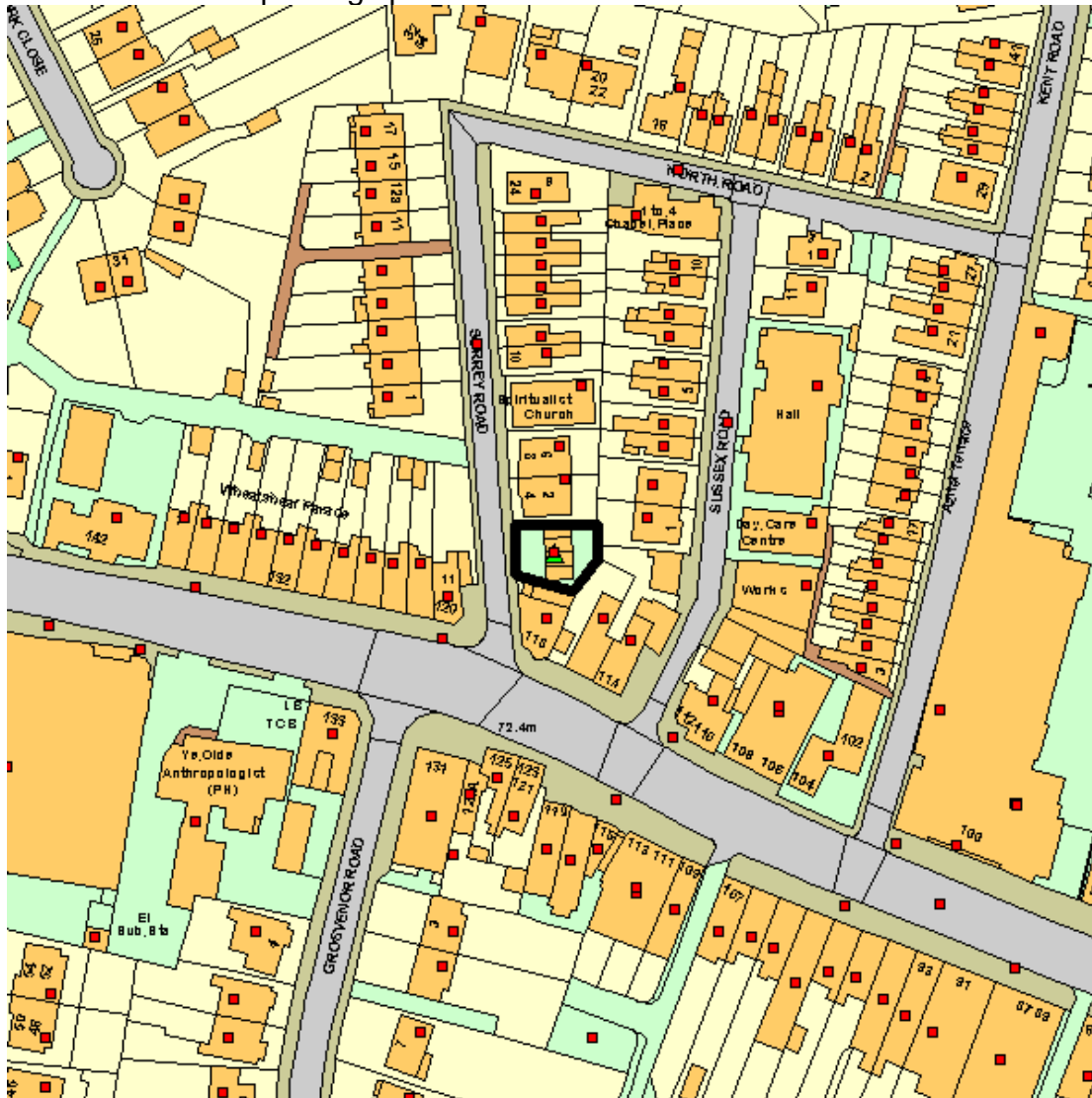
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of building and the spaces around them
- (i) accessibility to the building
- (j) the acceptability of the proposed use in the local area
- (k) the urban design policies of the development plan
- (l) the business policies of the development plan
- (m) the transport policies of the development plan
- (n) the neighbour concerns raised during the consultation process

and having regard to all other matters raised.

Reference: 09/00353/FULL1

Address: Land R/O 118 High Street West Wickham Kent

Proposal: Demolition of existing garages and erection of a detached two storey building with accommodation within the roofspace for use as offices with 2 car parking spaces at front



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9. Application No : 09/00477/FULL6 Ward : Bickley

Address : 18 Bird In Hand Lane Bromley BR1 2NB Conservation Area:NO

OS Grid Ref: E: 541906 N: 169088

Applicant : Brunner Ltd Objections: NO

Description of Development:

Single storey front/rear and first floor front/side extensions with elevational alterations

Proposal

The application is for the erection of a single storey rear extension, single storey front porch infill extension and first floor front/side extension, creating gable roof features and altering the character of the dwelling.

The single storey rear extension will have a pitched roof with a height of 3.6m (2.4m to the eaves) and will extend approx. 4.0m rearwards. This extension will have a width of approx. 5.9m and will be sited adjacent to the northern flank boundary with No. 20, retaining a side space to the flank boundary of approx. 1.5m (splaying down to 1.2m at the rearmost point).

The proposed front porch will incorporate a pitched roof with gable feature, matching the architectural style of the proposal.

The first floor front/side extension will replace the existing two storey section of the property adjacent to the southern flank boundary with No. 16. This will incorporate a chalet-style roof and will retain the existing ground floor, sited approx. 1m from the flank boundary at the rear corner of the property and 1.8m at the front.

The first floor extension will also include a gable feature to the front of the dwelling and a modestly sized flank dormer sited approx. 5m back from the front of the dwelling.

Location

The application site is on the eastern side of Bird In Hand Lane, close to the northern junction with Bickley Road. The properties on Bird In Hand Lane are predominantly detached residential dwellings. To the north, the rear gardens of properties on Bickley Road join the site. The properties on Bird In Hand Lane are considered to be family dwellings with spacious rear gardens. No. 18 is currently vacant, in a poor state of repair and of no particular architectural merit. No. 18 possesses no existing extensions.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received.

Comments from Consultees

None.

Any further comments received will be reported verbally at the Committee.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

Planning History

Planning permission was granted under ref. 01/02465 for a first floor side and single storey rear extension at No. 20 Bird In Hand Lane. Rear dormer extensions were subsequently permitted under refs. 02/01191 and 02/04276.

Planning permission was refused at Plans Sub-Committee on the 6th November 2008 for a single storey front/rear and first floor front/side extensions with elevational alterations under ref. 08/02977. The refusal grounds were as follows:

'The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The current application has been submitted with an accompanying copy of the official Land Registry plan. This plan indicates a 1.08m separation to both flank boundaries, whereas the previously refused application indicated a side space of significantly less than 1m. In situ, the fencing is currently within 1m of No. 18, however the supporting evidence concludes the true boundary to retain a 1m side space. The current application also incorporates a small side dormer on the southern flank elevation, including an obscurely glazed bathroom window.

The proposed first floor extension will be sited 1m of the flank boundary at the rear corner of the dwelling and will replace the existing two storey structure (which possesses a first floor bedroom with flank window). The eaves level of the resulting dwelling will be lower than the gable roof that currently exists and this reduction in bulk is considered acceptable in terms of its impact on the street scene and the relationship that the dwelling has with the adjacent bungalow at No. 16. In light of the siting of the original dwelling occupying the same footprint as that proposed, and including a first floor room within the roof space with a height of 6.0m, it is considered that the replacement of the first floor would not result in any further erosion of the space between the buildings and would not impact on the spatial characteristics of Bird In Hand Lane.

The proposed single storey rear extension will be sited on lower land to the adjacent property at No. 20. The extension will be separated from this dwelling by approx. 1.5m. No. 20 possesses a single storey rear extension that brings the rear of this property further back than that of the application site and on this basis the rear extension is not considered to impact significantly in respect to loss of prospect. No. 20 is sited to the north of the application site and although some overshadowing and loss of light may be experienced, the separation and difference in land levels is considered to result in no discernable harm to the amenities of this property.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02977 and 09/00477, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |

- | | | | |
|---|----------------------------------|---|------------------------------------|
| 3 | ACI09
ACI09R | Side space (1 metre) (1 insert)
Reason I09 | southern |
| 4 | ACI12
ACI12R | Obscure glazing (1 insert)
I12 reason (1 insert) H8 | on the first floor flank elevation |
| 5 | ACI14
ACI14R | No balcony (1 insert)
I14 reason (1 insert) H8 | the single storey rear extension |
| 6 | ACI17
ACI17R | No additional windows (2 inserts)
I17 reason (1 insert) H8 | flank extensions |
| 7 | Reasons for granting permission: | | |

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

On balance it is considered that the impact of the extension on the character of the street scene and neighbouring bungalow is acceptable, and the first floor extension (including small dormer) results in no significant impact on the spatial characteristics of the area in light of the existing two storey section of the dwelling sited 1m from the flank boundary. It is also considered that the impact of the single storey rear extension on the amenities of the neighbouring property at No. 20 is acceptable

and having regard to all other matters raised.

Reference: 09/00477/FULL6

Address: 18 Bird In Hand Lane Bromley BR1 2NB

Proposal: Single storey front/rear and first floor front/side extensions with elevational alterations



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

10. Application No : 08/03802/FULL6 Ward : Bromley Town
Address : 9 Bromley Avenue Bromley BR1 4BG Conservation Area:NO
OS Grid E: 539517 N: 170020
Ref:
Applicant : D Rouhan Objections : YES

Description of Development:

Two storey side extension

Proposal

Two storey side extension.

Location

The application dwelling is located on a steeply rising site, heavily treed and is of a similar design and age to the adjoining property t No. 7 Bromley Avenue. The site is located within an established residential area, this part of the street comprising detached houses.

Comments from Local Residents

Objections to the revised plan are submitted on the basis of tree loss and overlooking from a flank window, from the occupiers of No. 7 Bromley Avenue, east of the site.

Comments from Consultees

No objections have been received by the Tree Officer. The Tree Officer has surveyed the site and agreed necessary works to existing trees.

Planning Considerations

The proposal fails to be considered under the following Policies H8, BE1 and NE7.

The application property is sited on a steeply rising site and is of contemporary design as is the objector's property at No. 9 on the east flank.

There are no tree/landscaping objections to the revised plan and whilst a reduced flank window is indicated the amount of cross angled overlooking to a flank lounge window at No. 7 is considered acceptable.

Planning History

There is no significant planning history for the site.

Conclusions

The proposal in amended form is considered to be adequately separated from the flank window of No. 7 and the tree works minimal.

Background papers referred to during the production of this report comprise all correspondence on file ref. 08/03802 excluding exempt information.

as amended by documents received on 13.01.2009

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACB05 Replacement tree(s) elsewhere on site
 ACB05R Reason B05

- 4 Reasons for granting permission:

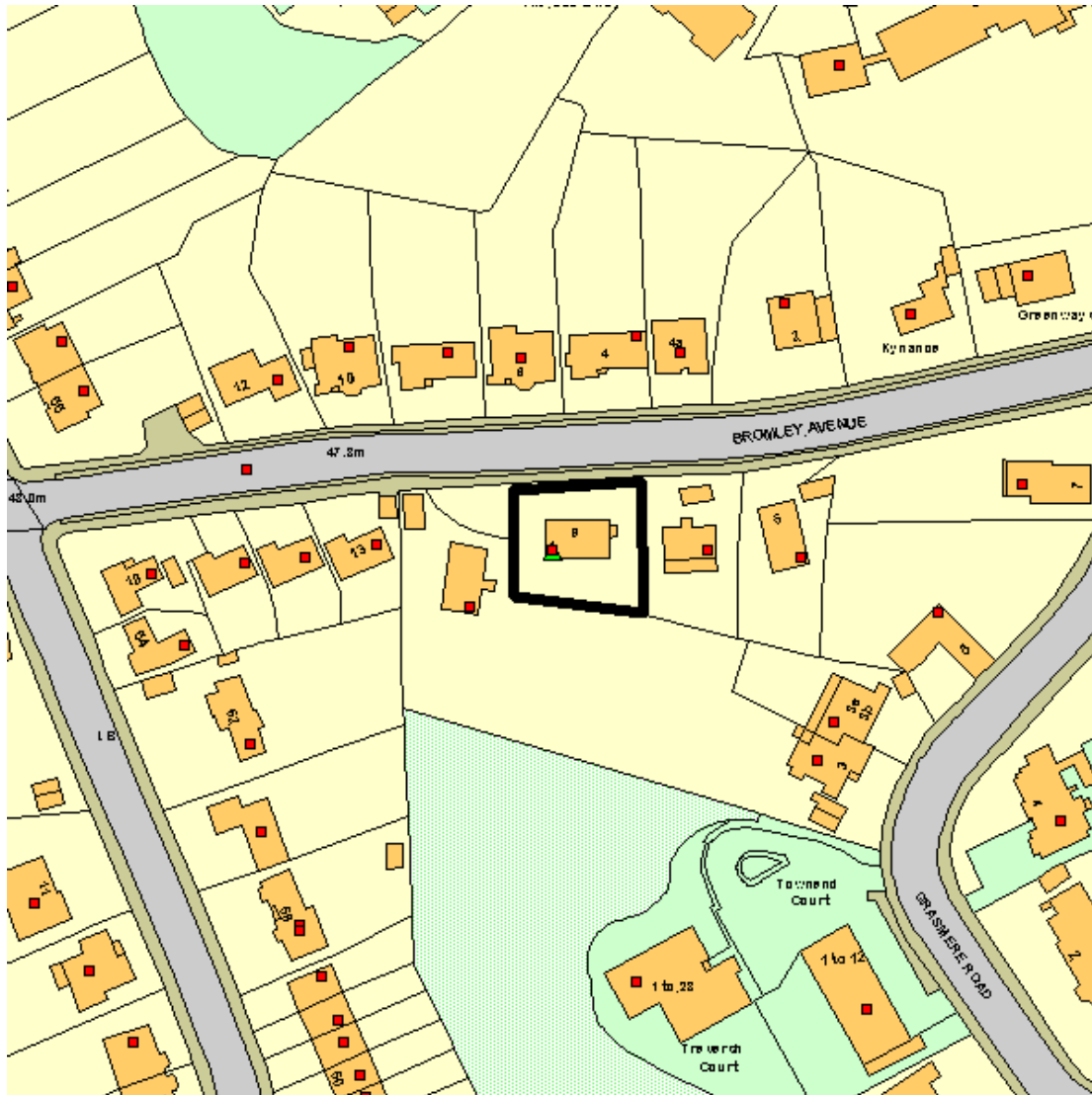
In granting permission the Local Planning Authority had regard to the following Policies of the Bromley Unitary Development Plan:

H8 Residential Extensions
BE1 Design of New Development
NE7 Development and Trees

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

The proposal, in its amended form, complies with Policies BE1, H8 and H9 of the Unitary Development Plan and Tree Preservation Orders. It is considered acceptable in terms of boundary separation and design and acceptable with regard to neighbouring amenity.

Reference: 08/03802/FULL6
Address: 9 Bromley Avenue Bromley BR1 4BG
Proposal: Two storey side extension



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SECTION 4 – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

11. Application No : 09/00376/VAR Ward : Hayes And Coney Hall

Address : Old Hurst Cottage Pickhurst Green Conservation Area:NO Bromley BR2 7QS

OS Grid Ref: E: 539736 N: 166965

Applicant : Mr M Nevard Objections : YES

Description of Development:

Variation of condition 11 of approved application 06/02827 granted for a two storey detached house to permit the retention of the vehicular access to Sedgewood Close.

Proposal

Variation of Condition 11 of approved application ref. 06/02827 granted for a two storey detached house to permit the retention of the vehicular access to Sedgewood Close.

Location

The proposal will access through a car parking compound that connects Sedgewood Close. The applicant has vehicular rights over this land, granted by the original estate developer.

Comments from Local Residents

Any comments received will be reported at the meeting.

Comments from Consultees

Assistant Director Transportation Planning –

Permission for the 2006 application included a condition that the access to the site from Sedgewood Close should be closed after the completion of the development in the interest of visual amenities. There is also access to the property from an unmade private track across the common.

The applicant indicates that he has a private right to access the property from the garage area in Sedgewood Close and I would have no objection to the application from a highways point of view.

Planning Considerations

The applicant seeks the removal of former condition 11 of permitted application ref. 06/02827 the condition states –

Building materials for construction of the dwelling hereby permitted shall be delivered via Sedgewood Close and on completion of the development, the access to Sedgewood Close shall be permanently closed and maintained as such thereafter.

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

Members may consider that within the terms of this imposed considering their reasons were to facilitate the construction of the permitted development having regard to the duration of heavy vehicles using the established unmade access adjoining the area of public open space.

Notwithstanding any agreements with purchasers of the estate known as Sedgewood Close concerning the site, garage and parking provisions, members did not consider two points of access and egress were necessary to serve one detached house.

Planning History

06/02827 – two storey detached house and 2 car parking spaces with access to Pickhurst Lane (outline) permitted by members 11.10.06.

06/04033 – details pursuant to outline permission 06/02827 approved 21.12.06.

08/01401 – detached garage for the new house with access via the unmade track permitted 19.06.08.

Conclusions

The property is considered to have more than adequate provision of garaging/parking to accord with the Council's standards.

The creation of a second access is considered an excessive provision at this site and could lead to a diminution of parking provision and unhindered access contrary to the original development principles of Sedgewood Close.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02827, 06/04033 and 08/01491, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

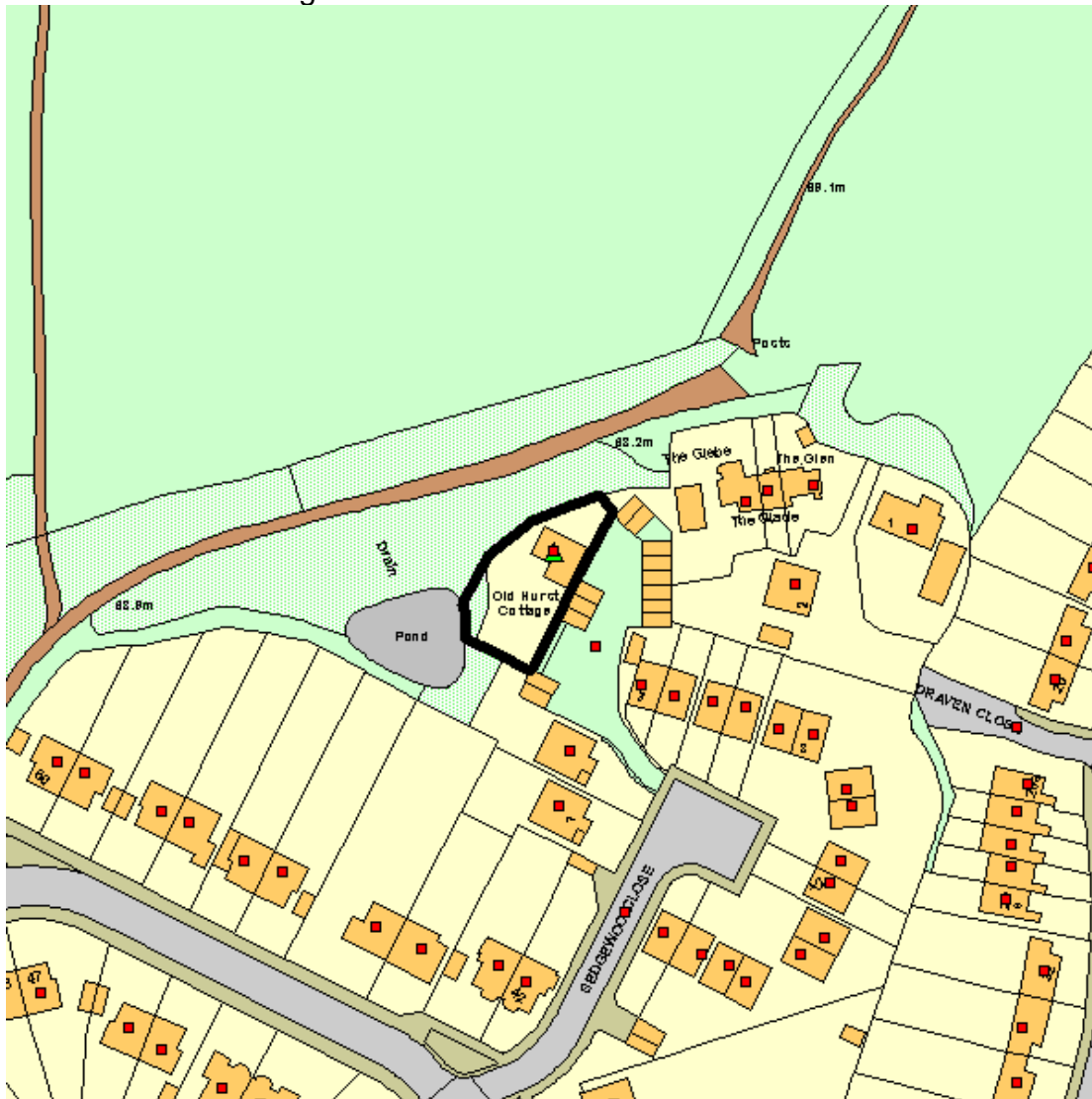
The reasons for refusal are:

- 1 The proposed establishment of a permanent second vehicular access from the property would be prejudicial to the principle of the original grant of permission and result in an over intensive use of the parking/garaging area contrary to Policy H8 and BE1 of the adopted UDP.
- 2 The proposed variation of condition 11 of the permitted application ref. 06/02827 would be in conflict with the provisions allowed to construct the dwelling and avoid undue pressure by contractor's vehicles over the unmade principle access that serves this property.

Reference: 09/00376/VAR

Address: Land Adj (Rear Of Garages) Sedgewood Close Bromley

Proposal: Variation of condition 11 of approved application 06/02827 granted for a two storey detached house to permit the retention of the vehicular access to Sedgewood Close.



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