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DATE: 9 April 2014

PLANS SUB-COMMITTEE NO. 2

Meeting to be held on Thursday 17 April 2014

SUPPLEMENTARY AGENDA

The attached reports listed below were not circulated with the published agenda and are now submitted for consideration.

Report No.	Ward	Page Nos.	Application Number and Address
S4.22	Mottingham and Chislehurst North	1 - 6	(14/00707/FULL1) Castlecombe Children and Family Centre
S4.23	Petts Wood and Knoll	7 - 12	(14/00151/FULL6) 70 Princes Avenue, Petts Wood
S4.24	Cray Valley East	13 - 18	(14/00583/FULL6) 20 East Drive, Orpington,
S4.25	Bickley	19 - 32	(13/02053/FULL1) Land East Side, Blackbrook Lane, Bickley
S4.26	Farnborough and Crofton	33 - 38	(14/00368/FULL1) 81 High Street, Farnborough

Copies of the documents referred to above can be obtained from
www.bromley.gov.uk/meetings

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

Application No : 14/00707/FULL1

Ward:
Mottingham And Chislehurst
North

Address : Castlecombe Children And Family
Centre Castlecombe Road Mottingham
London SE9 4AT

OS Grid Ref: E: 542292 N: 171459

Applicant :

Objections : YES

Description of Development:

Demolition of existing modular building and replacement single storey modular childrens centre

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land

Proposal

The proposed unit is to be a steel-framed single storey modular building (252 sq metres in area) and of similar size to the building it is replacing. It will incorporate a flat mono-pitch roof and rooflights as per the existing nursery. The location of the new proposed building is to be 5m further from the nursery with no adjoining links to allow the centre to operate as a standalone facility. It will also include ramped access and level egress from crèche / training rooms.

The proposed building will incorporate a crèche, training rooms, consultation rooms, kitchen, reception area, and sanitary facilities. The new facilities will cater for 30-35 children aged 0-5 with a maximum of 3 permanent staff on site, with frequent visitors.

The site comprises a single storey Nursery. The existing single storey children's centre will be demolished and a new upgraded facility provided. There are existing secure play areas which will be maintained.

The application is accompanied by a Design & Access Statement

Location

The site is situated along the southern end of Castlecombe Road within a designated area of Metropolitan Open Land, much of which comprises of a playing field. The application site currently comprises an existing single storey nursery which is physically attached to the single storey children's centre and is adjacent to the local youth centre which is a single storey detached building. The main Castlecombe Primary School building is situated some 20 metres to the west of the application building.

Comments from Local Residents

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

Comments from Consultees

No technical Highways or Environmental Health objections raised.

Planning Considerations

Policies BE1 (Design of New Development); G2 (Metropolitan Open Land); and C1 (Community Facilities) of the Unitary Development Plan (UDP) are relevant to this application and should be afforded due consideration.

Planning History

93/00043/FUL	USE OF PREMISES FOR CHILDRENS NURSERY GROUP	PERMITTED
96/00200/FUL	USE OF PREMISES FOR CHILDRENS NURSERY GROUP RENEWAL OF APPLICATION 930043	PERMITTED
99/00108/FUL	CONTINUED USE OF PREMISES FOR CHILDRENS NURSERY GROUP RENEWAL OF APPLICATION 96/00200/FUL	PERMITTED

Conclusions

The main issues for consideration relate to the impact of the proposal on the character and appearance of the surrounding Metropolitan Open Land, and its impact of residential amenity.

Policy G2 of the UDP advises that within Metropolitan Open Land (MOL), permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. This policy goes on to say that construction of new buildings or for extensions to buildings on land falling within MOL will be inappropriate, unless it is for one of a number of designated purposes, including for

limited extensions, alterations or replacement of existing dwellings in accordance with other policies.

The overall footprint of the new building is very similar to the building which is being demolished, with a flat mono-pitch roof and rooflights as per the existing nursery. The location of the new proposed building is to be 5m further from the nursery with no adjoining links to allow the centre and it will operate as a standalone facility. Given these characteristics it is not considered that the overall visual amenities and openness of the surrounding MOL will be harmed. Furthermore, it is not considered that neighbouring amenity will be adversely affected given the similarities between the existing size and use of the existing building, and the replacement structure.

Background papers referred to during production of this report comprise all correspondence on the file ref 14/00707 set out in the Planning History section above, excluding exempt information.

As amended by documents received on 07.04.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|---|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACA05 | Landscaping scheme - implementation |
| ACA05R | Reason A05 |
| 3ACJ01 | Restriction on use (2 inserts a Children's Centre D1
In the interest of the amenities of the area, and to comply with Policy
BE1 of the Unitary Development Plan. |
| 4ACK01 | Compliance with submitted plan |
| ACC03R | Reason C03 |

INFORMATIVE(S)

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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Application: 14/00707/FULL1

Address: Castlecombe Children and Family Centre,
Castlecombe Road, Mottingham, London, SE9 4AT.

Proposal:



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"
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SECTION '2' – Applications meriting special consideration

Application No : 14/00151/FULL6

Ward:
Petts Wood And Knoll

Address : 70 Princes Avenue Petts Wood
Orpington BR5 1QS

OS Grid Ref: E: 545004 N: 167613

Applicant : Ms Verity Dane

Objections : YES

Description of Development:

Two storey side extension to include front porch and single storey rear extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
Open Space Deficiency

Proposal

Two storey side extension, single storey rear extension and front porch.

- The application seeks permission for a two storey front extension which will square off the existing footprint of the host dwellinghouse, and a single storey porch will be located to the front of this. The two storey extension will measure 3 metres in depth, with an additional 1.1 metre forward projection for the porch. The eaves and ridge will match the eaves and ridge of the host dwellinghouse, with the flank elevation being in line with that of the host dwellinghouse, 1.5 metres away from the property boundary shared with Number 68.

- The proposal also involves the introduction of a single storey rear extension. The rear elevation of the host dwelling at present has a staggered elevation, therefore the extension will project in depth by 5 metres from the original rear elevation along the eastern flank elevation with a separation to the boundary of 1.5 metres. When viewed from No.72 the extension will project by 3.6 metres beyond the existing rear elevation, although the extension is set in from the boundary of the property with No.72 by approximately 5.9 metres. There will also be an infill section located between the existing playroom and the main part of the proposed rear extension which will project in depth by approximately 1.3 metres.

- Some elevation alterations are also proposed, including a new window in the first floor western flank elevation, a new window in the rear elevation, and a new door and obscure glazed window in the ground floor eastern flank elevation.

Location

The application site is located on the northern side of Princes Avenue, close to the junction with Willett Way, and hosts a two storey detached dwellinghouse. The site is located within an Area of Special Residential Character.

Comments from Local Residents

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

- o Porch is shown beyond the building line which is not commensurate with the other houses in the road;
- o Concerns re loss of light to the rear due to the extension.

Comments from Consultees

No internal consultations were considered necessary for this application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
H10 Areas of Special Residential Character

Planning History

There is no planning history at the site.

Conclusions

Members may consider that the main issues relating to the application are the effect that the development 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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed two storey front extension will square-off the host dwellinghouse and bring the front elevation all in line. The eaves and ridge of the roof over the extension will match and join up with the existing roof of the host dwelling. Members may therefore consider that this element will be in keeping with the host dwelling and will enhance the character of the dwelling. A separation of 1.5 metres will be retained between the flank elevation of the extension and the property boundary shared with Number 68, which will be in-line with the main flank elevation of the host dwelling and Members may agree is compliant with Policy H10 of the Unitary Development Plan relating to Areas of Special Residential Character.

The proposed porch will project forward beyond the front elevation of the two storey side extension by 1.1 metres, and beyond the existing bay window feature by 0.4 metres. Whilst concerns have been raised by the occupier of the adjacent property with regard to the porch being built forward of the existing building line, it is considered that there are a large number of porches further along the road and Members may agree that the introduction of the porch at Number 70 would not be out of keeping in the streetscene. The design of the porch will closely match other existing porches further along Princes Avenue, and as such the proposed projection of 0.4 metres forward from the existing bay window feature of the host dwelling may not be considered detrimental to the character of the host dwelling nor the Area of Special Residential Character that the site is located within.

The proposed single storey rear extension will project in depth by 5 metres along the eastern flank elevation, retaining a separation of 1.5 metres to the property boundary shared with Number 68, and a rearward projection of 3.6 metres along the western flank. Whilst it is accepted that 5 metres in depth is a large projection, there is a significant separation of 1.5 metres to the property boundary and the orientation of the host dwelling is such that the rear elevation of the host dwelling is north facing, therefore Members may consider that there will be no direct loss of light to the neighbouring property.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Area of Special Residential Character that the site is located within.

Background papers referred to during production of this report comprise all correspondence on the file reference 14/00151 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials
ACC04R	Reason C04
3ACK01	Compliance with submitted plan

ACC01R Reason C01
4ACI12 Obscure glazing (1 insert) in the first floor western flank
ACI12R I12 reason (1 insert) BE1 and H8

Application: 14/00151/FULL6

Address: 70 Princes Avenue, Petts Wood, Orpington.

Proposal:



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/00583/FULL6

Ward:
Cray Valley East

Address : 20 East Drive, Orpington, BR5 2BZ

OS Grid Ref: E: 546603 N: 167460

Applicant : Mr Ish Buckingham

Objections : YES

Description of Development:

Part one/two storey side and rear extension

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposal comprises of ground floor side and rear extensions, and a first floor side and rear extension which will, in part, form a cantilever to the side of the existing dwelling. The extension will be completed in a similar finish as the existing dwelling. The north-western corner of the first floor extension will be cantilevered and will extend to within 0.11m of the flank boundary.

The first floor cantilevered element of the proposal has a width of 1.1m and a depth of approximately 7.1m. This design will enable the external alley to be retained from the front of the property to the rear garden.

Location

The existing dwelling is situated at the end of a row of two storey semi-detached houses fronting the western side of East Drive. These houses are characterised by their distinct design which includes a cat-slide roof.

The site at No 20 is tapered along its northern boundary meaning that its width progressively reduces further towards the rear. Its northern boundary adjoins the rear gardens of Nos. 10 - 18A East Drive.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

Planning History

There is no relevant planning history relating to the application site.

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 proposed extension would maintain a similar design in relation to the host dwelling with a matching roof design at the front. This aspect of the proposal is considered favourably given the distinct cat-slide roof design which forms an important feature of the host dwelling and of the wider group of houses along this section of East Drive. This will also help to achieve a more satisfactory balance in regard to the adjoining semi at No 22.

Whilst the enlarged dwelling will maintain a generous separation to the northern boundary along its front section, this will progressively decrease toward the rear, given the tapered boundary line so that the overall separation between the first floor extension and the flank boundary will decrease to 0.11m. Although this conflicts with side space policy, which normally requires a clear 1 metre separation to be maintained in respect of two storey development, it is considered that the location of the dwelling at the end of this row of houses (which adjoins garden land along its northern side) and more generous side space provision toward the front will mean that the proposed extension will not appear prominent within the streetscene given the set-back of the first floor extension.

On balance, no objection is raised in regard to the impact of the proposal on residential amenity, in view of the orientation and separation between the extension and the adjoining semi (which has itself been extended at ground floor level adjacent to the party boundary). In respect of the dwellings situated to the north, given the separation between the properties, it is not considered that any substantial harm will arise.

Having regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents, nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref 14/00583/FULL6 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 years
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACI11 Obscure glazing/details of opening (1 in) along the first floor northern elevation
- ACI11R Reason I11 (1 insert) BE1
- 4ACK01 Compliance with submitted plan
- ACC03R Reason C03

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Application: 14/00583/FULL6

Address: 20 East Drive, Orpington, BR5 2BZ.

Proposal:



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Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 13/02053/FULL1

Ward:
Bickley

Address : Land East Side Blackbrook Lane
Bickley Bromley

OS Grid Ref: E: 543189 N: 168460

Applicant : Blackbrook Lane Plot Owners

Objections : YES

Description of Development:

Erection of 34 4/5 bedroom detached dwellings together with 102 car parking spaces associated highway works, entrance gates, refuse and recycling facilities and landscaping

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

Permission is sought for the erection of 34 four and five bedroom, 2 storey houses in a linear form extending north to south across this 3.3ha site, with one of the houses on a small spur of land to the east of the main site fronting Thornet Wood Road.

The main vehicular access for the site will utilise the existing vehicular access on Blackbrook Lane (with the exception of the Thornet Wood Road house) which sits midway along the site boundary. A straight spine road provides access to the houses each of which front this road. Turning heads are provided at the northern and southern ends of the estate road. Revised plans have been submitted showing a new vehicular access to Thornet Wood Road for use by refuse vehicles only.

There are 3 houses types proposed each with an integral or detached garage plus space for at least 1 additional car. All the gardens have private amenity space. The houses on the western site of the site will back on to Blackbrook Lane.

Twelve units, comprising 6 x 5 bedroom houses and 6 x 4 bedroom houses, have been identified for the provision of affordable housing on the southern side of the site. This equates to 12 units/104 habitable rooms.

The overall density of development is 10.3 units/76 habitable rooms per hectare.

The site lies within designated Green Belt and the trees around the boundary of the site and a small woodland area in the south east corner are protected by a Tree Preservation Order.

The applicant has submitted numerous documents to support the application, namely a Planning Statement incorporating Design and Access Statement, a Transport Statement, an Arboricultural Implications and Enhancement Report, an Ecological Assessment, Phase 1 Environmental Assessment

Location

The site is located on the eastern side of Blackbrook Lane with residential properties and Thornet Wood Road to the north and Bromley High School to the south. To the east is Bickley Manor Hotel and to the west are residential properties that front on to Blackbrook Lane.

The site is vacant and is rough grassland and surrounded by mature trees on all sides with a small woodland in the south east corner of the site. The applicant advises that the site accommodated buildings until 1975.

Comments from Local Residents

Nearby properties were notified and a considerable number of representations have been received from residents and Petts Wood and District Residents Association which are summarised below.

- Increased cars will make Blackbrook Lane and surrounding roads even busier, leading to further gridlock, reduced highway safety, increased pollution. This adds to the traffic created by new homes at Aquila and Trinity Village, Crown Lane and other development sites locally
- Too many car parking spaces proposed
- Vehicular access should be to Thornet Wood Road
- Loss of green space - the site provides a green lung, makes an important contribution to maintaining the openness of the area adverse
- Housing is not an appropriate use for this Green Belt land and will lead to loss of openness and result in urban sprawl
- Empty properties elsewhere should be used rather than adding new housing in the Green Belt
- Site is not previously developed land as claimed by the applicant
- use land to expand Jubilee Park, children's play spaces or flood relief area
- additional pressure on already stretched local services, such as doctors, schools
- Blackbrook Lane floods regularly and increased risk of flooding from extra housing
- site supports wildlife which should be protected and will have an adverse impact on wildlife in Jubilee Park. Ecology report submitted is not correct in saying there is no evidence of reptiles and amphibians

- development of this site will set precedent for other sites such a Bickley Manor Hotel
- planning history of refused applications
- overdevelopment - the site can only support 10-15 homes
- layout of the development is out of character with the area
- design of the scheme is poor quality and doesn't engage sustainability
- poor quality application lacking substance, quality and presentation - lack of affordable housing statement, landscape/townscape impact assessment, no draft S106, incomplete Design and Access Statement, lack of very special circumstances to justify development in Green Belt, lack of detail for sustainable construction, 5 year housing supply has been well researched and is not justification for releasing Green Belt for development
- large homes for affordable housing are not appropriate
- large homes for affordable housing don't help young/poorer people
- application should be refused on the same grounds as the previous application

The London Green Belt Council raise objections. They advise that the Inspector for the examination of the current Unitary Development Plan may have considered the site less important in Green Belt terms but it was not released from the Green Belt. The local plan process is the correct place to consider the site not through a planning application. The shortfall of housing is not sufficient justification to develop Green belt for housing.

Revised plans were received on March 19th 2014. Residents have been reconsulted and replies have been received reiterating previous objections and raising concerns about additional parking in Thornet Wood Road generated by the new vehicular access.

Comments from Consultees

The Council's Highways Officer raises objections to the original and revised scheme and recommends that the application is refused on the lack of up to date information regarding the impact on the highway network, together with inadequate turning area for refuse vehicles at the southern end of the site and lack of sufficient parking space in front of some garages.

The Council's Housing Officer advises that the site is a suitable location for the provision of affordable housing. The scheme does provide 35% affordable housing by habitable rooms. It provides 12 larger units for affordable housing but does not propose a balance of units to reflect housing needs, particularly 2 bed units which are in need in the borough and there are no wheelchair standard units indicated.

The Council's Waste Advisor raises no objections.

The Council's Drainage Officer advises that the Flood Risk Assessment is acceptable and raises no objection subject to conditions

The Environment Agency raise no objection subject to conditions

Thames Water raise no objections

The Metropolitan Police Designing Out Crime Officer raises no objection subject to conditions.

The application was referred to the Greater London Authority and a Stage 1 report has been received which can be summarised as follows:

The proposal represents inappropriate development on Green Belt for which very special circumstances have not been demonstrated to outweigh the resultant harm, contrary to the requirements of the NPPF and London Plan Policy 7.16. Bromley Council will need to address housing supply and affordable housing matters in the emerging draft Local Plan policies.

Planning Considerations

The application falls to be determined in accordance with the development plan which comprises the Unitary Development Plan and the London Plan.

Relevant UDP policies are:

- H1 Housing supply
- H2 Affordable housing
- H7 Housing design and density
- G1 Green Belt
- T1 Transport demand
- T2 Assessment of transport effects
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road safety
- BE1 Design of new development
- NE4 Additional nature Conservation Sites
- NE7 Development and Trees
- IMP1 Planning Obligations
- Affordable Housing SPD (March 2008)
- Planning Obligations SPD (Dec 2010)
- Supplementary Planning Guidance (Design)

In regional terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balance Communities
- 3.10 Definition of Affordable Housing
- 3.11 Affordable Housing Targets

3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
5.2 Minimising Carbon Dioxide Emissions
5.3 Sustainable Design and Construction
5.7 Renewable Energy
5.12 Flood Risk Management
5.13 Sustainable Drainage
6.13 Parking
7.2 An Inclusive Environment
7.4 Local Character
7.16 Green Belt
7.19 Biodiversity and Access to Nature
7.21 Trees and Woodlands
8.2 Planning Obligations

In national terms the National Planning Policy Framework provides strategic advice and guidance. The most relevant paragraphs include

14 Presumption in favour of sustainable development
17 Core planning principles
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 9 Protecting Green Belt
39 - Parking
96 and 97 - Climate change and renewable energy
100 - Flood risk
203-206 Planning obligations

From an arboricultural point of view objections are raised. Concerns are raised that the information submitted is out of date and does not conform with up to date standards for tree surveys. The survey does not relate specifically to the scheme submitted with this application. On this basis it is likely that there will be an adverse impact on the trees during the enabling works and at construction and post development stages..

From an ecology point of view objections are raised as the information is considered to be out of date and the report is not based on up to date guidance. On this basis the development could have an adverse impact and result in a net loss of biodiversity during enabling works and at construction and post development stages.

Planning History

The site has been the subject of the following previous relevant applications

Erection of 31 dwellings and garages Scheme 1. Refused June 1980 (19/80/3457) and upheld at appeal.

Erection of 31 dwellings and garages Scheme 2. Refused June 1980 (19/80/3456) and upheld at appeal.

Erection of 9 bungalows. Refused August 1983 (83/01060/OUT).

Siting of kennels and Cattery. Refused December 1983 (83/02503).

Two detached bungalows. Refused April 1987 (87/00621/OUT).

Detached house and garage. Refused April 1988 (88/00684/OUT) and upheld at appeal.

Use of land as garden nursery and erection of landscape accommodation with new access and 10 car parking spaces. Refused December 1988 (88/04131) and upheld at appeal.

96 dwellings (72 houses and 24 flats) with estate road and pedestrian route. 144 car parking spaces and open space. Refused April 2010 (10/00230/FULL). This application was refused for the following reasons:

1. The site is designated Green Belt and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan, Policy 3D.9 of the London Plan and Central Government advice in PPG2 'Green Belts'.
2. The introduction of built development on this site will be injurious to the openness and visual amenity of the Green Belt Land, contrary to Policy G1 of the Unitary Development Plan, Policy 3D.9 of the London Plan and Central Government advice in PPG2 'Green Belts'. This part of the Green Belt makes an important contribution to maintaining the openness of the area between Bickley and Petts Wood, thereby preventing in part coalescence of urban areas.
3. In the absence of a commitment to pay the appropriate contribution towards necessary and relevant physical and social infrastructure relating to education and bus stop improvements the application is contrary to Policy IMP1 of the Council's Unitary Development Plan.
4. The proposal, by reason of the type and number of residential units, would be out of character with the surrounding area, contrary to Policies H7 and BE1 of the Unitary Development Plan and Policies 3A.3 and 4B.1 of the London Plan.

No appeal against this decision was lodged.

Conclusions

The main issues to be considered are

- The acceptability of the development of land in the Green Belt for residential use
- The acceptability of the proposed affordable housing provision
- The acceptability of the layout and design of proposed scheme
- The impact on protected trees
- The impact on neighbouring residential properties
- The impact on the local highway network

Green Belt

The site lies within designated Green Belt. Policy G1 of the UDP clearly states that

'Within Green Belt...permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.'

Residential development is not considered to be an appropriate use within the Green Belt as defined in Policy G1.

In addition 'change of use of land, engineering and other operations within the Green Belt will be inappropriate unless they maintain the openness and do not conflict with the purposes of including land within the Green Belt.'

The National Planning Policy Framework, paragraph 89 states that the exceptions for the construction of new buildings apply where 'limited infilling or partial or complete redevelopment of previously developed site (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'

In this case the applicant advises that the land was occupied by buildings until 1975. Since that time the site has been vacant. It is considered that the site makes an important visual and functional contribution to the Green Belt which extends to the south of this site, fronting Blackbrook Lane. The site serves as a wedge of open land that links with Jubilee Park to the rear and beyond Bromley High School and retention of this site in the Green Belt helps prevent urban sprawl in this part of the borough.

The applicant considers that the site is 'previously developed land in view of the existence of foundations and drainage from the previous Defence buildings that occupied the site until 1975.

It is considered that the site is not previously developed land in that it has been vacant for nearly 40 years with no buildings on the site. In relation to paragraph 89 in the NPPF the reuse of previously developed land (and it is not accepted that this is the case with this site) is qualified by reference to the impact of future development on openness and the purpose of including land in the Green Belt within it 'than the existing building'.

In this case it is considered that the introduction of new, not replacement, buildings does not comply with the policy and will cause significant harm to the open nature of the site and will undermine the purpose of the Green belt to prevent urban sprawl. This view was endorsed by the Planning Inspectors report at the time of consideration of the current UDP. In Appendix D, paragraph 8.22.1 of the report, the Inspector concludes that the site could not be treated as previously developed land in view of removal of the buildings many years prior.

In addition the applicant draws attention to paragraph 8.22.12 of this report where the Inspector recommends that a sequential test is carried out to determine if the Blackbrook Lane site should be considered as a 'reserve' housing site. The Council undertook this work and in the Bromley Housing Supply Strategy 2005, the assessment concluded that the site is not appropriate for housing due to the harm that it could cause the Green Belt in terms of its contribution to preserving the openness between groups of buildings.

In order to overcome the potential harm to the Green Belt it is necessary to demonstrate that there are 'very special circumstance' which outweigh the designation of the site. The applicant has submitted detailed submissions on the five year housing supply for Bromley and states that the Council has identified 2,700 'deliverable' units to meet the 5 year supply target of 2,594 homes. He goes on to state that 'However there is no clear guarantee that windfall sites will still come forward and such a reliance, due to their smaller size, is unlikely to help with satisfying the demand for larger affordable units'

In response the Council agreed the Five Year Supply of Housing in a paper at Development Control Committee in June 2013. The paper concludes that the Council is able to meet its five year supply target of 2594 units (including the 5% buffer) given that there are over 2700 deliverable units in the pipeline. This includes 300 windfall sites over the five years and the Council has, historically, exceeded this figure.

In addition the robustness of the five year supply has recently been tested at appeal (12/01812: Jason, Yester Road, Chislehurst) where the Planning Inspector supported the Council's evidence in this respect.

Work is progressing to update the Strategic Housing Market Assessment as part of the Local Plan process (Policy H1 of the Draft Policies and Designations Document February 2014)

In respect of the impact on the Green Belt, it is considered that the introduction of the residential development is inappropriate development and will have an adverse impact on the openness of the Green Belt and the purpose of including this site in the Green Belt. . The applicant has not provided sufficient 'very special circumstances' to demonstrate that the harm to the Green belt is outweighed by other considerations.

Notwithstanding the objection to the principle of development of this Green Belt site it is necessary to consider the acceptability of the development in all other respects.

Affordable Housing Provision

The submitted plans and Planning Statement show that a provision of 12 affordable units will be provided on site. Contrary to the application form 6 x 5 bedroom and 6 x 4 bedroom affordable housing units are proposed in the southern part of the site.

The scheme meets the overall provision of affordable housing of 35% in habitable rooms required by UDP Policy H2. In addition the tenure mix of units at 60% affordable rent and 40% shared ownership conforms with the London Plan requirements.

The applicant has submitted detailed information in the Planning Statement to try and demonstrate that there is an insufficient number of units being provided in the borough overall, with a preponderance of 1 and 2 bedroom units and a lack of family sized dwellings.

In response the Council's Housing Officer advises that the scheme does not comprise a balanced mix of units to reflect housing needs e.g. including 1 and 2 bedroom properties suitable for intermediate housing such as shared ownership for households looking to take the first step onto the housing ladder. There is also a shortage of 2 bedroom properties for affordable rent that is not addressed by this scheme. This is supported by a report to the Care Services Policy and Development and Scrutiny Committee in January 2014 which shows that there is a demand for affordable units of all sizes with the highest demand for 1 and 2 bed units.

Layout and Design

The scheme primarily provides a linear development along a central spine estate road with houses on either side of the road. The houses are uniformly large detached houses.

Policy BE 1 of the UDP and Policy 3.5 of the London Plan encourage the provision of high quality housing development that complements the scale, form, layout and materials of adjacent buildings and areas.

The proposed linear layout will result in an unimaginative and featureless scheme which results in 2 straight rows of houses, with rear elevations of one row facing Blackbrook Lane. The provision of large detached houses only does not reflect the character and appearance of the surrounding area which is varied in scale, design and layout. Three house types are proposed and this does not provide variety and richness in terms of appearance and use of materials.

Notwithstanding the fundamental objections raised to the principle of development the design of the scheme is considered to be a lost opportunity to achieve a high quality of design and make a positive contribution to the character and appearance of the area.

Impact on protected trees and ecology

The applicant has submitted an Arboricultural Implications and Enhancement Report and an Ecological Assessment. Both reports are out of date and reflect the condition of the site at the time of the previous application in 2010. In addition the assessments do not conform to the most recent British Standards and other relevant advice. Therefore it is not possible to make an accurate assessment of the impact of the development on trees or biodiversity and, therefore, it is

recommended that permission be refused on the grounds of insufficient, up to date submissions.

It should be noted that there are new vehicular access points shown to Thornet Wood Road and protected trees will need to be removed to provide the access and the necessary sightlines. The impact of this has not been provided within the submitted report.

The impact on neighbouring residential properties

The nearest residential properties are to the west of Blackbrook Lane and the north of Thornet Wood Road. It is considered that there is a considerable distance between the existing and proposed houses and that there would be no adverse impact on existing residents in terms of daylight, sunlight, loss of prospect and overlooking.

The impact on the local highway network

The Council's Highways Officer requested further details from the applicant on several aspects of the development including insufficient turning provision at north and south end of site for refuse vehicles, incomplete information relating to parking spaces and lack of sightlines for the house with access from Thornet Wood Road.

In addition the data submitted in the Transport Assessment does not fully assess the impact of the Aquila development on the highway network.

Revised plans have been received which introduce a new vehicular access to Thornet Wood Road which will be key controlled and provide exit only for the refuse vehicles. Visibility splays have been shown for the vehicular access for the house leading off Thornet Wood Road.

The Highways Officer continues to raise objections in terms of the lack of up to date information regarding the impact on the highway network, the turning area for refuse vehicles at the southern end of the site and lack of sufficient parking space in front of some garages.

On this basis the Highways Officer recommends that the application is refused on the lack of up to date information to assess the proposal.

Summary

Having regard to the above it is considered that the proposed development is unacceptable for the following reasons

- it does not comply with Green Belt policy in principle or in the terms of the impact on openness,
- the applicant has not submitted sufficient evidence of 'very special circumstances to overcome the objection to the scheme on Green Belt grounds,
- the design and layout of the scheme is unimaginative and out of character with the area,
- the affordable housing mix is contrary to UDP policy requirements,

- the information submitted in terms of the impact on ecology and trees is significantly out of date,
- there is insufficient information to fully consider the impact of the development on the highway network and technical concerns regarding the internal access road and parking arrangements.

On this basis it is recommended that the application is refused for the reasons set out below.

Background papers referred to during the production of this report comprise all correspondence on file ref: 13/02053, excluding exempt information.
As amended by documents received on 19.03.2014

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

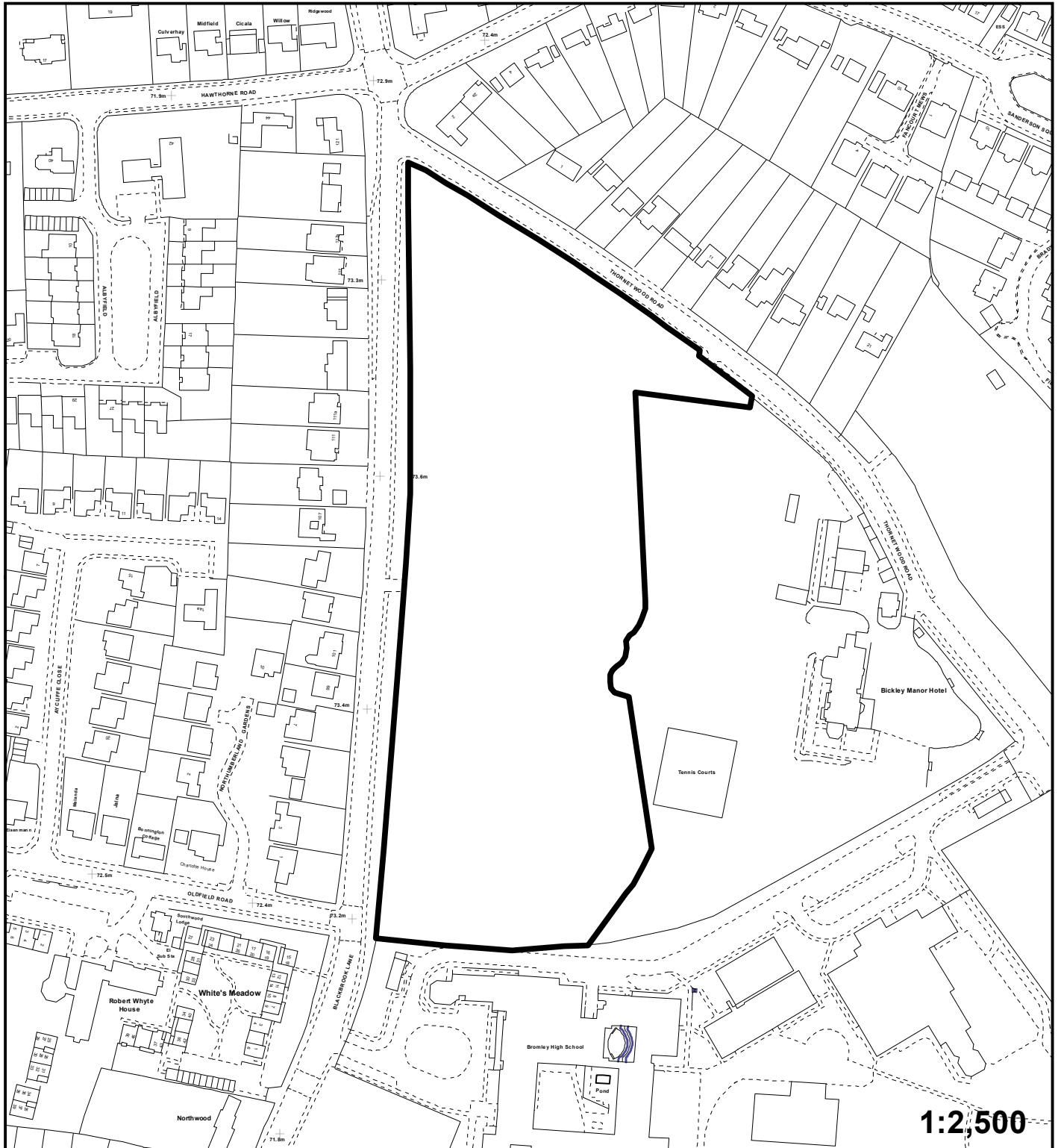
1. The site is designated Green Belt and the Council sees no very special circumstances which might justify the grant of planning permission for the inappropriate erection of 34 houses with 102 car parking space, associated highway works, entrance gates, refuse and recycling facilities and landscaping as an exception to Policy G1 of the Unitary Development Plan, Policy 7.6 of the London Plan 2011.
2. The introduction of built development on this site will be injurious to the openness and visual amenity of the Green Belt, contrary to Policy G1 of the Unitary Development Plan and Policy 7.6 of the London Plan 2011 and the National Planning Policy Framework. This part of the Green Belt makes an important contribution to maintaining the openness of the area between Bickley and Petts Wood, thereby preventing coalescence of urban areas.
3. The proposal, by reason of the unimaginative design and layout of the scheme, will not reflect the character and appearance of the surrounding area, contrary to Policy BE1 of the Unitary Development Plan.
4. The proposal, by reason of the mix of the units, does not meet the requirements for affordable housing set out in Policy H2 of the Unitary Development Plan and the Affordable Housing SPD.
5. The proposal is not acceptable in terms of the impact on the local highway network and internal layout by reason of the insufficient and out of date information that has been submitted, contrary to UDP policies T2, T3 and T12.
6. The proposal is not acceptable in terms of the impact on the protected trees by reason of the insufficient and out of date information that has been submitted, contrary to UDP policy NE7 and BE1.
7. The proposal is not acceptable in terms of the impact on the biodiversity of the site by reason of the insufficient and out of date information that has been submitted, contrary to UDP policies BE1.and NE4.

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Application: 13/02053/FULL 1

Address: Land east side Blackbrook Lane, Bickley, Bromley.

Proposal:



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"
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Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 14/00368/FULL1

Ward:
Farnborough And Crofton

Address : 81 High Street Farnborough Orpington
BR6 7BB

OS Grid Ref: E: 544154 N: 164314

Applicant : Mr Philip Brouard

Objections : YES

Description of Development:

Demolition of existing building and erection of part two/three storey building with office on part ground floor and 3 bedroom residential unit to rear of ground floor, first and second floors and extension/alteration to single storey building at rear to provide home studio.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Open Space Deficiency

Proposal

Planning permission is sought for the following:

- demolition of existing building
- erection of part two/three storey building (maximum height of approx. 8.1m)
- building would have a metal roof, wooden cladding on first floor and render on ground floor
- office on part ground floor (38m²)
- 3 bedroom residential unit to rear of ground floor, first and second floors
- extension/alteration to existing single storey building at rear to provide home studio (roof raised by 0.6m and extended approx. 6.3m forward into the site)

Location

This proposal is to replace the existing detached building at the site. The existing building is currently used as offices, at present by an architectural firm. The building is sited on the northern side of the High Street. The site is adjacent to the Farnborough Village Conservation Area. Opposite the site are playing fields which form part of the Green Belt.

Consultations

Nearby neighbours were notified of the proposal but at the time of writing the report no responses were received. Any letters received will be reported verbally at the meeting.

Comments from Consultees

Highways - No objections raised in principle.

Environmental Health- No objections raised.

Thames Water/ Drainage- No objections raised in principle subject to suggested conditions and informatives.

Planning Considerations

In considering the application the main policies are H1, H7, H9, BE1, BE13, T3 and T18 of the Unitary Development Plan. These concern the housing supply and design of new housing/new development, development adjacent to a conservation area and the provision of adequate car parking and road safety.

Members will note that the National Planning Policy Framework (NPPF), which was adopted in March 2012 is also relevant in this case.

Planning History

The planning history of the site is summarised as follows:

- 13/00474 - Advertisement consent was granted for an internally illuminated fascia sign to front elevation
- 04/00722- Planning permission granted for a single storey rear extension
- 93/01934 - Planning permission granted for a shopfront
- 86/03542- Planning permission granted for a change of use from dental surgery to offices
- 84/02617- Planning permission granted for the change of use from offices to dental surgery

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area and on the amenities of neighbouring residential properties, having particular regard to layout and design of the proposed scheme.

The proposed building would replace an existing single storey building with accommodation in the roofspace. The proposed building would have a three storey

appearance when viewed from the street frontage with a lower two storey height at the rear. The mansard style roof would provide the third storey. As indicated on the submitted streetscene plan, the proposed building would be of a similar ridge height to the adjoining properties. However, given the mansard style roof Members may consider that the proposal would be overdominant compared with the surrounding development.

The building is to be constructed up to the boundary with the area of open land to the west. Approximately 1.3m separation will be retained to the eastern boundary (with No.83). This area is shown to be red-hatched on the drawing at being in the freehold ownership of No.83. It is considered that adequate separation would be retained between the two buildings. It is noted that there is an area of open land to the west of the site, no side space is provided to the western boundary which would be in breach of the 1m side space requirement of Policy H9. Members may consider that the proposed building would appear cramped in this context.

In terms of the proposed design and materials, the building would be contemporary in appearance with the use of contrasting materials on different storeys. The roof is proposed to be constructed of metal, the first floor to be clad in wood and the ground floor to be white rendered. Concerns have been raised from the Conservation Officer regarding the design of the mansard roof and front balconies stating that their bulk would lead to the building being overdominant in the streetscene and detrimental to the character of the area. There is a mix of styles and designs of properties in the surrounding area and given that the site is located adjacent to the Farnborough Village Conservation Area Members will need to take a view as to whether the proposed design is appropriate in this context.

It is noted that the office unit would have its main access to the side of the site which does not form part of the site outlined in red by the Applicant. This access appears to be the right of way for No.81. The proposed office unit would occupy 38m² of the ground floor space. A condition could be imposed to restrict this use to an office as currently operated at the site.

The proposed residential unit would occupy the remainder of the building, with the living and kitchen area set to the rear of the ground floor, with the 3 bedrooms on the upper floors. There are four windows proposed on the upper levels of the western flank to serve the bedrooms which would overlook the adjoining open space. The flank windows to the eastern flank mainly serve bathrooms and will be obscure glazed. Members may consider that given the siting of the windows the development is unlikely to result in a loss of privacy to adjoining residents. The resulting rear garden would measure approximately 11m in depth and Members will need to assess whether they consider that this is sufficient to serve the proposed residential unit.

The proposal also includes the extension and alteration of an existing outbuilding, to provide a home studio. The building would be extended into the site by approximately 6.3m and would involve raising the roof by 0.6m in height. The resulting outbuilding is large in size and results in a significant development in the rear garden. If Members were minded to recommend permission, a condition may

be imposed restricting the use of the outbuilding to the residents of the residential property only.

Whilst the main element of the proposal, comprising of the residential accommodation and office, is significantly larger than the existing building, as the location of the building is offset from the adjoining maisonettes (nos.77/79) the impact of this element of the proposal on No.s 77/99 is reduced and considered to fall within acceptable levels. In respect of the main element of the proposal, any additional impacts on the residential amenities of No.83 will result from the first floor element of the proposal and the increase in the height and bulk of the building. A substantial amount of development is also proposed in the rear garden to provide a home studio, and when viewed a whole the proposal is considered to represent an over development of the site, that would be detrimental to the amenities of the occupiers of the adjoining properties.

With regards to the highways implications of the scheme, the access and parking for 2 cars will remain unchanged. Although there would be a shortfall of one car parking space for the new residential and office unit, it is considered that, given the amount of on-street car parking available, this would not be sufficient to warrant to refusal of planning permission on this basis alone.

In summary, it is considered that the proposal represents an overdevelopment of the site, and that as a result of the design of the scheme the proposal will also be detrimental to the streetscene and out of keeping with the surrounding area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 14/00368 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

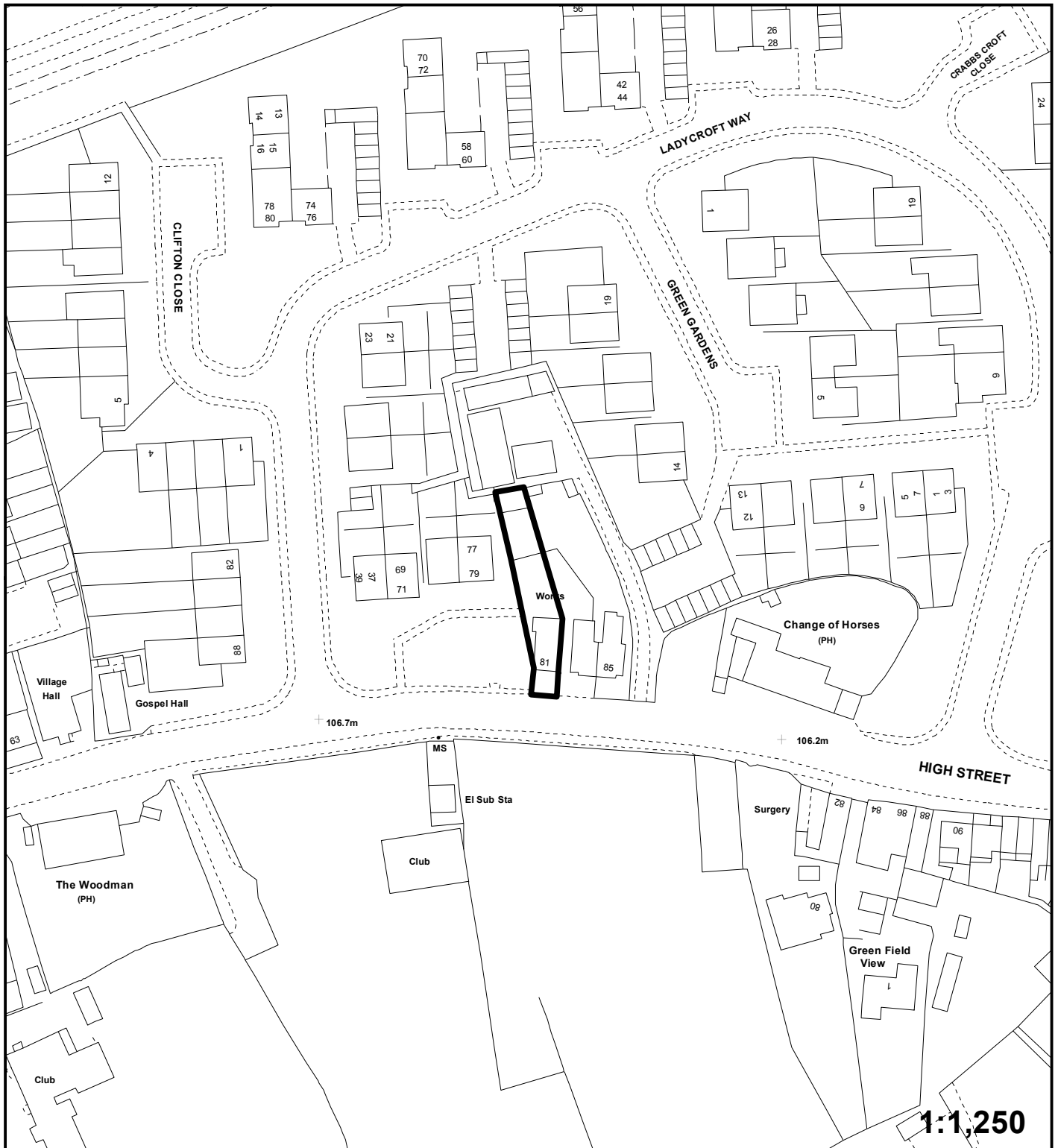
The reasons for refusal are:

- 1 The proposal, by reason of its scale/bulk and the quantum of additional development proposed in the rear garden would result in the overdevelopment of the site that will be detrimental to the amenities of the occupiers of the surrounding residential properties, thereby contrary to Policy BE1 of the Unitary Development Plan.
The design of the building with its bulky mansard roof is considered to be detrimental to the streetscene and out of keeping with the surrounding area, thereby contrary to Policies BE1 of the Unitary Development Plan.

Application: 14/00368/FULL 1

Address: 81 High Street, Farnborough, Orpington, BR6 7BB.

Proposal:



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