



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333 CONTACT: Lisa Thornley
lisa.thornley@bromley.gov.uk

THE LONDON BOROUGH
www.bromley.gov.uk

DIRECT LINE: 020 8461 7566
FAX: 020 8290 0608 DATE: 23 November 2010

To: Members of the
PLANS SUB-COMMITTEE NO. 4

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Peter Dean, Lydia Buttinger, Russell Jackson, Kate Lymer,
Richard Scoates, John Canvin and Peter Fookes

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on
THURSDAY 9 DECEMBER 2010 AT 7.00 PM

MARK BOWEN
Director of Legal, Democratic and
Customer Services.

Please note: The items on this agenda were originally due to be considered by the Plans Sub-Committee No. 4 on 2nd December 2010, but this meeting was cancelled due to bad weather. Please refer to the reports previously circulated.

The deadline to register to speak for these items will now be 10.00am on 8th December 2010.

Members of the public can speak at Plans Sub-Committee meetings on planning reports, contravention reports or tree preservation orders. To do so, you must have already written to the Council expressing your view on the particular matter, and indicated your wish to speak by contacting the Democratic Services team by no later than 10.00am on the working day before the date of the meeting.

These public contributions will be at the discretion of the Chairman. They will normally be limited to two speakers per proposal (one for and one against), each with three minutes to put their view across.

To register to speak please telephone Democratic Services on 020 8313 4745

If you have further enquiries or need further information on the content of any of the applications being considered at this meeting, please contact our Planning Division on 020 8313 4956

Information on the outline decisions taken will usually be available on our website (see below) within a day of the meeting.

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

A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 7 OCTOBER 2010**
(Pages 5-12)
- 4 **PLANNING APPLICATIONS**

SECTION 1 (Applications submitted by the London Borough of Bromley)

Report No.	Ward	Page Ref.	Application Number and Address
4.1	Farnborough and Crofton	13-18	(10/02864/FULL2) - Tugmutton Allotment Gardens, Lovibonds Avenue, Orpington.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page Ref.	Application Number and Address
4.2	Cray Valley East	19-28	(10/01675/FULL1) - Kelsey House, 2 Perry Hall Road, Orpington.
4.3	Clock House	29-34	(10/01722/FULL1) - Stewart Fleming School, Witham Road, Penge, London SE20.
4.4	Bickley	35-44	(10/01830/VAR) - 26 Pembroke Road, Bromley.
4.5	Penge and Cator	45-52	(10/02385/FULL2) - 4 Green Lane, Penge, London SE20.
4.6	Bromley Common and Keston	53-60	(10/02618/FULL1) - 361 Southborough Lane, Bromley.
4.7	Bromley Common and Keston	61-66	(10/02641/FULL6) - Kent House, Keston Avenue, Keston.
4.8	Bromley Common and Keston	67-72	(10/02784/FULL6) - 8 Langham Close, Bromley.

4.9	Darwin	73-80	(10/03000/FULL6) - Stoneridge, Silverstead Lane, Westerham.
4.10	Bromley Common and Keston	81-86	(10/03021/FULL6) - 358 Southborough Lane, Bromley.

SECTION 3 (Applications recommended for permission, approval or consent)

Report No.	Ward	Page Ref.	Application Number and Address
4.11	Darwin	87-92	(10/01728/FULL1) - Land known as Blue Field, Berrys Green Road, Berrys Green, Westerham.
4.12	Petts Wood and Knoll Conservation Area	93-96	(10/02398/FULL1) - 12 Station Square, Petts Wood, Orpington.
4.13	Shortlands Conservation Area	97-104	(10/02528/VAR) - 50 Shortlands Road, Shortlands, Bromley.
4.14	Petts Wood and Knoll	105-108	(10/02620/FULL6) - 26 Derwent Drive, Petts Wood.
4.15	Bickley Conservation Area	109-114	(10/02673/FULL1) - Dunoran Home, 4 Park Farm Road, Bromley.
4.16	Bickley Conservation Area	115-116	(10/02674/CAC) - Dunoran Home, 4 Park Farm Road, Bromley.
4.17	Kelsey and Eden Park	117-120	(10/02699/FULL6) - 7 Elderslie Close, Beckenham.
4.18	Bromley Common and Keston	121-124	(10/02840/FULL6) - 97 Gravel Road, Bromley.
4.19	West Wickham	125-132	(10/03025/FULL3) - Cheyne Centre, Woodland Way, West Wickham.

SECTION 4 (Applications recommended for refusal or disapproval of details)

Report No.	Ward	Page Ref.	Application Number and Address
4.20	Hayes and Coney Hall	133-136	(10/02506/FULL6) - 64 Cherry Tree Walk, West Wickham.
4.21	Penge and Cator Conservation Area	137-140	(10/02993/FULL6) - 6 Watermen's Square, Penge, London SE20.
4.22	Penge and Cator Conservation Area	141-144	(10/02994/LBC) - 6 Watermen's Square, Penge, London SE20.

5 CONTRAVENTIONS AND OTHER ISSUES

Report No.	Ward	Page Ref.	Application Number and Address
	NO REPORTS		

6 TREE PRESERVATION ORDERS

Report No.	Ward	Page Ref.	Application Number and Address
	NO REPORTS		

7 MATTERS FOR INFORMATION: ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY

NO REPORTS

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 7 October 2010

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Lydia Buttinger, John Canvin, Peter Dean,
Peter Fookes, John Ince, Kate Lymer and Richard Scoates

Also Present:

Councillors Nicholas Bennett J.P., Russell Mellor, Nick Milner
and Sarah Phillips

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Russell Jackson; Councillor John Ince attended as his alternate.

12 DECLARATIONS OF INTEREST

Councillor Peter Dean declared a personal interest in items 4.2 and 4.3 as a Member of The Studio Working Group. He commented on the item then left the chamber and did not vote.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 12 AUGUST 2010

RESOLVED that the Minutes of the meeting held on 12 August 2010 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

14.1 Penge and Cator

(09/03152/FULL1) - 6 Padua Road, Penge, London SE20.

Description of application - Roof alterations incorporating front and rear dormer extensions/three storey side/rear extension and conversion to form 1 three bedroom dwelling, 1 studio flat and 1 one bedroom and 2 two bedroom flats with 3 car parking spaces and cycle/refuse stores.

Oral representations in objection to and in support of the application were received at the meeting.

It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposal would result in a cramped overdevelopment of the site, out of character with the surrounding area and harmful to the amenities of adjoining residents, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposal would be lacking in adequate on-site car parking provision which would give rise to an undesirable increase of on-street parking in nearby roads which already suffer from congestion, contrary to Policy T3 of the Unitary Development Plan.

14.2 Clock House Conservation Area

(09/03280/FULL1) - 28 Beckenham Road, Beckenham.

Description of application - Two storey extension for disabled access lift and glazed entrance canopy to northern elevation together with refurbishment of building.

Oral representations in objection to and in support of the application were received. Oral representations from two Ward Members, Councillors Sarah Phillips and Nicholas Milner in support of the application were received at the meeting.

It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with condition 5 amended to read:-

‘Prior to the commencement of the development hereby permitted, details of the design, external appearance and external materials of the lift extension hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The extension shall be constructed in accordance with the approved details.

REASON: In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interests of the character, appearance and special interest of the listed building.’

The following condition and informative were also added:-

“6. Details of a scheme of landscaping to the area adjacent to the lift extension shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development hereby permitted.

REASON: In order to comply with Policies BE1, BE8 and BE11 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

INFORMATIVE

The applicant should seek to provide a reflective surface for the external surfaces of the lift extension with a 100% coverage.”

**14.3
Clock House Conservation
Area**

**(09/03281/LBC) - 28 Beckenham Road,
Beckenham.**

Description of application - Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor re-enforcement, replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT.

Oral representations in objection to and in support of the application were received. Oral representations from two Ward Members, Councillors Sarah Phillips and Nicholas Milner in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that LISTED BUILDING CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**14.4
Cray Valley East**

**(10/01675/FULL1) - Kelsey House, 2 Perry Hall
Road, Orpington.**

Description of application - Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 4 one bedroom, 4 two bedroom and 3 three bedroom flats with 24 car parking spaces and associated bicycle parking and refuse storage.

Oral representations in support of the application were received at the meeting.

It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a reduction in size of the rear building (fronting Perry Hall Road).

**14.5
Clock House**

**(10/01722/FULL1) - Stewart Fleming School,
Witham Road, Penge, London SE20.**

Description of application - Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.

Oral representations in objection to the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to investigate through Environmental Health whether there are any possible mitigation measures and for the applicant to clarify why the works were carried out without planning permission.

**14.6
West Wickham**

**(10/01764/FULL1) - St David's College, Beckenham
Road, West Wickham.**

Description of application - Erection of a single storey timber framed building for use as classroom.

Oral representations in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner. Councillor Peter Dean's vote against refusal was noted.

**14.7
Bromley Common and
Keston**

(10/01847/PLUD) - 25 Keston Gardens, Keston.

Description of application - Single storey rear extension and conversion of garage to habitable room. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

Oral representations in support of the application were received at the meeting.

Members sought legal advice from the attending lawyer in regard to the DCLG publication 'Permitted Development for Householders: Technical Guidance'.

The lawyer concluded that the guidance would be adhered to by the Planning Inspectorate in the event of an appeal and that the proposal appeared to fulfil the criteria in the guidance.

Members having considered the report, objections and representations, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

**14.8
Chislehurst**

(10/01918/FULL6) - 2 The Weald, Chislehurst.

Description of application - Part one/two storey rear and two storey side extensions.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**14.9
Chelsfield and Pratts
Bottom**

(10/02058/FULL6) - 7 The Meadows, Orpington.

Description of application - First floor side extension.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**14.10
Kelsey and Eden Park**

(10/02094/FULL1) - Langley Park School For Boys, Hawksbrook Lane, Beckenham.

Description of application - All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform.

Oral representations in support of the application were received at the meeting.

Comments from the Trees Officer were reported at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner

with the addition of a further two conditions to read:-
“3. Details of the proposed permeable surfacing to be used on the all weather pitch shall be submitted to the Council for approval before the commencement of the development hereby permitted and shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory means of surface water drainage and to comply with the Unitary Development Plan.

4. If any trees are felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

REASON: In order to comply with Policy NE7 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

**14.11
West Wickham**

(10/02305/FULL6) - 41 Corckscrew Hill, West Wickham.

Description of application - Two storey side and single storey front and rear extensions.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Nicholas Bennett JP in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**14.12
Copers Cope**

(10/00893/FULL1) - 14 Robins Court, 77 Bromley Road, Beckenham.

Description amended to read:- 'Demolish existing house and erection of new three storey building comprising four apartments/provision of associated car parking at 12A and 14 Robins Court.'

Oral representations from Ward Member, Councillor Russell Mellor in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposed development, by reason of its size, siting and bulk, would result in a cramped overdevelopment of the site out of character with the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposed development, due to its size, siting and bulk would be harmful to the amenities currently enjoyed by adjoining residents, in particular the occupiers of Nos.15 and 16 Robins Court, by reason of visual impact and loss of prospect and light, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**14.13
Bromley Town**

(10/01810/FULL1) - Land Adjacent To 45 Havelock Road, Bromley.

Description of application - Erection of a three bedroom end of terrace house and associated parking.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further informative to read:-

“The Applicant should seek to provide two car parking spaces at the site.”

**14.14
Bickley Conservation Area**

(10/01826/FULL6) - The Mount, Mavelstone Road, Bromley.

Description of application - 1.8 metre high gates and piers at front.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**14.15
Penge and Cator
Conservation Area**

(10/01925/FULL6) - 36 Albert Road, Penge, London SE20.

Description of application - Removal of section of boundary wall, erection of picket fence style gates and

creation of hardstanding to provide parking space (Article 4 (2) Direction).

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**14.16
Bromley Common and
Keston**

**(10/02154/FULL6) - Turpington Farm House,
146 Southborough Lane, Bromley.**

Description of application - Detached single storey garage to side (amendment to planning reference: 09/03260),

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**14.17
Chelsfield and Pratts
Bottom**

(10/02330/PLUD) - 1 Stirling Drive, Orpington.

Description of application - Single storey side extension
CERTIFICATE OF LAWFULNESS FOR A
PROPOSED DEVELOPMENT.

Members having considered the report and objections, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

The Meeting ended at 9.26 pm

Chairman

Agenda Item 4.1

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

Application No : 10/02864/FULL2

Ward:
Farnborough And Crofton

Address : Tugmutton Allotment Gardens
Lovibonds Avenue Orpington

OS Grid Ref: E: 543784 N: 165063

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Change of use from grazing land to public open space and allotments

Key designations:

Flood Zone 2
Historic Flooding
Urban Open Space

Proposal

- The proposal is for a change of use of the site from grazing land to allotments and public open space
- The proposal will accommodate approximately 20 further allotment plots and a large recreation area and area for biodiversity and wildlife. The site includes raised beds, communal areas, hardstanding for deliveries, and manure and fertiliser storage with access from Lovibonds Avenue. There is also a portakabin proposed to accommodate a meeting room and toilet facilities. Gates and fencing are proposed to some parts of the site measuring approximately 1 metre in height.
- The site will accommodate a further 20 plots which will potentially lead to 60 further users including families and community groups.
- The portkabin measures approximately 10 metres in length, 4.2 metres in width and 2.5 metres in height.
- Other features are proposed at the site including bee hives, benches and an area for stag beetles.

Location

- The application site is located to the west of Lovibonds Avenue and adjacent to the Farnborough recreation ground.

- The surrounding area is comprised of residential properties, open space and Darrick Wood School.
- The site vehicular access is from Lovibonds Avenue with pedestrian access from various other points around the site.
- Between the proposed allotment/recreation site and Farnborough recreation ground there is a small stream which is a Site of Importance for Nature Conservation.
- The site is designated Urban Open Space.
- The site is currently largely overgrown with a number of trees surrounding and within the site.
- The site is visible both from Lovibonds Avenue and Farnborough recreation ground and the area acts as a buffer between the two.
- There are two existing allotment sites adjacent to the application site and the proposal will extend one of these to create a larger site with vehicular access and toilet facilities.

Comments from Local Residents

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

Comments from Consultees

The following comments have been received from countryside management:

'I have no objections to the above application. The area is a SINC and this has been addressed in the draft management plan which also sets out benefits and enhancements in the proposed biodiversity area. The management plan is sound and we should ensure that the recommendations by Judy John, section 11 in the application pack, to improve Biodiversity value are delivered.'

The Highways Engineers have commented that there is concern over parking and road congestion. Further comments from the Highways Engineers will be reported verbally.

Planning Considerations

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

- BE1 Design of New Development
- G8 Urban Open Space
- L7 Leisure Gardens and Allotments
- C1 Community Facilities
- T11 New Accesses
- T18 Road Safety

As this is Council owned land there is no TPO affecting this site. There are a number of trees which are worth retaining, some of which are identified on the

plans as being retain. However, there are likely to be a number of young oaks which will need to be removed to accommodate the allotments and these would in the future grow into a small oak woodland. There is also an attractive Birch tree which is worthy of retention.

Planning History

Planning permission was granted for a detached storage shed for the storage of maintenance machinery in 2000 under ref. 00/03034.

There appear to be no other relevant planning applications at the site.

Conclusions

The main issues relating to the application are the impact the proposed change of use is likely to have on the character of the area of Urban Open Space and the amenities of surrounding residents. Members will also need to consider any impact on trees, road safety and potential benefits for the surrounding community.

Policy L7 looks to safeguard existing land used as allotments and highlights the positive contribution they make in supporting healthier and more sustainable lifestyles. Allotments are considered to be important in allowing for self sufficiency, social interaction and supporting the wildlife of the surrounding area. They are beneficial to different communities and important in achieving healthy and active lifestyles. The allotment plots proposed include raised beds which are to accessible for disabled users and an areas for bees which would not only support biodiversity but also have a positive impact on the produce from the plots.

Policy G8 seeks to only allow development on Urban Open Space which is related to the existing use or small scale development which relates to outdoor activity. Members may consider that the small amount of built development in the form of the proposed hardstanding and portakabin is unlikely to harm the overall character of the area and is in relation to the proposed use as allotments and open space. The proposed hardstanding and portakabin are located to the east of the site with access from Lovibonds Avenue. Members may consider that this location is the least harmful to the open character of the rest of the site and the Farnborough recreation ground beyond. The portakabin is not considered to be excessive in size and is to house essential toilet facilities and a meeting room for the use of the surrounding community. Members may therefore consider that the benefits to the community of the proposed built development outweigh the harm that it may cause on the open nature of the site with regard to its designation as Urban Open Space.

The proposal includes an area of community land which offers benefits to children, adults and wildlife. This area is mainly open land with some trees and planting and designated areas for community activities. Policy C1 identifies the need for community facilities and looks at the health, education, social, faith or other needs of a particular community. Members may consider that the area to the north of the site may offer an outdoor facility which meets some if not all of the needs identified in the Policy. This area retains the open nature of the site whilst retaining trees and hedgerows which are essential to supporting the wildlife of the area.

Policy C1 also states that permission will normally be granted for developments addressing the above needs providing it is accessible by modes of transport other than the car and is accessible to the community it is intended to serve. Concerns have been raised by the Highways engineers and from the Public Consultation meeting in relation to the parking implications and road congestion at the site. There is no parking proposed at the site other than for disabled persons. The access and turning area will allow community groups to be dropped off by mini-bus. Other than this, it is anticipated that users would walk to the site or use the on-street parking along Lovibonds Avenue. The applicants envisage that no more than 4-5 plot holders would be in the allotment extension area at any one time. Members are asked to consider whether this is likely to cause a harmful impact on the parking and road safety of the area.

Members may consider that the proposal is not unduly harmful to the open nature of the site and its surrounding in terms of its designation as Urban Open Space. The built development is considered to be in relation to the use of the site and is of a suitable scale, location and form for the site. The use is likely to be beneficial to the community, especially in relation to the school children in close proximity of the site – providing a site which is likely to be educational and of benefit to the health and wellbeing of the community. There may be some impact on parking and traffic congestion in the area, although the majority of users are likely to walk or be taken to the site by mini-bus. Members may therefore consider that the benefits of the proposal are likely to outweigh the harm and planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/03034 and 10/02864, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

Reasons for granting permission:

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

- BE1 Design of New Development
- G8 Urban Open Space
- L7 Leisure Gardens and Allotments
- C1 Community Facilities
- T11 New Accesses

T18 Road Safety

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

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area and in relation to its designation as Urban Open Space
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on the local community
- (f) the impact on road safety

and having regard to all other matters raised.

Reference: 10/02864/FULL2

Address: Tugmutton Allotment Gardens Lovibonds Avenue Orpington

Proposal: Change of use from grazing land to public open space and allotments



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SECTION '2' – Applications meriting special consideration

Application No : 10/01675/FULL1

Ward:
Cray Valley East

Address : Kelsey House 2 Perry Hall Road
Orpington BR6 0JJ

OS Grid Ref: E: 546667 N: 166881

Applicant : Stonechart Property Ltd

Objections : YES

Description of Development:

Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 3 one bedroom, 3 two bedroom and 3 three bedroom flats with 32 car parking spaces and associated bicycle parking and refuse storage

The application was deferred at the Plans Sub Committee meeting of 4 November 2010 to seek an increase in the number of car parking spaces. The applicants have accordingly increased the number of spaces from 28 to 32.

The application had been previously deferred at the Plans Sub Committee meeting of 7 October 2010 in order to seek a reduction in the bulk and density of the proposed new build block fronting Perry Hall Road. The scheme was amended with a reduction in the number of units from 11 to 9, a reduction in the size of the block and an increase in the number of parking spaces from 24 to 28.

The original report follows and has been amended where appropriate.

Proposal

- Kelsey House will be extended to the rear and converted to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats
- existing single storey ground floor element of Kelsey House will be demolished and proposed 3 storey extension will occupy similar footprint
- existing commercial façade will be clad to provide a contemporary residential appearance
- new block will provide 3 one bedroom flats, 3 two bedroom wheelchair flats on the ground floor and 3 three bedroom flats
- building will be of a traditional style with contemporary detailing and will feature slate grey tiled roofing, ventilation 'chimneys' and flat roofed dormers

- application states that design and scale of block seeks to respect nearby houses on Perry Hall Road and Willow Close
- second floor flats will be single aspect with windows looking out to Perry Hall Road to minimise overlooking
- existing vehicular access will be retained and there will be off-street parking for 32 cars
- communal amenity space will be provided within rooftop terrace with privacy screen
- existing boundary enclosures will be retained and made good
- renewable energy provided by roof mounted photovoltaic panels
- scheme will be 100% affordable housing
- application states that scheme reflects identified housing need in the area as advised by the Council's Housing Department.

Application documents

The application is accompanied by the following:

- Planning, Design and Access Statement
- Statement of Community Involvement
- Environmental Report
- Flood Risk Assessment
- Energy Statement
- Archaeological Desktop Study
- Parking Survey
- Marketing Campaign Report.

Location

- 0.228 ha site lies at junction of Perry Hall Road and the High Street at the edge of Orpington town centre
- Kelsey House is an approx. 30 year old three storey purpose built office building at eastern end of site and remainder of site is laid out as car parking
- building last used as headquarters of Kelsey Housing Association (KHA) but is now vacant except for temporary skeleton maintenance staff - KHA recently merged with a larger Registered Social Landlord (RSL) and premises are now surplus to requirements
- site is enclosed with high security steel palisade fencing and entrance gates
- surrounding area comprises:
 - o Victorian terraced houses fronting Perry Hall Road to the west
 - o petrol filling station and tyre fitting business to the south west
 - o Priory Gardens public park to the south and east
 - o Carlton Parade comprising shops with flats over to the north
 - o interwar semi-detached properties fronting Willow Close to the north.

Comments from Local Residents

Nearby residents were notified of the application and representations were received, which can be summarised as follows:

- overdevelopment
- overlooking / loss of privacy
- inadequate security on site
- increased noise and disturbance
- devaluation of nearby property
- inadequate parking / increased demand for on-street parking
- increased anti-social behaviour
- disruption during construction period.

Comments from Consultees

There are no objections from the Assistant Director of Housing and Residential Services.

English Heritage has no objections in terms of archaeology, subject to a condition securing a programme of archaeological works.

There are no objections in terms of sustainable development and renewable energy.

The Council's Economic Development and Business Coordinator has objected to the proposal on the basis that there will be an increased demand for office floorspace as the economy recovers.

The Metropolitan Police Crime Prevention Design Adviser has requested that a condition is attached to any planning permission to secure measures to minimise crime.

Any further comments will be reported verbally at the meeting, including highways comments regarding the revised car parking arrangements.

Planning Considerations

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

UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- BE1 Design of New Development

BE16 Ancient Monuments and Archaeology
EMP3 Conversion or Redevelopment of Offices
EMP5 Development Outside Business Areas

London Plan

2A.9 The Suburbs: supporting sustainable communities
3A.3 Maximising the potential of sites
3A.5 Housing choice
3A.6 Quality of new housing provision
3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
3A.11 Affordable housing thresholds
3A.17 Addressing the needs of London's diverse population
3C.2 Matching development to transport capacity
3C.23 Parking Strategy
3D.13 Children and young people's play and informal recreation strategies
4A.1 Tackling Climate Change
4A.3 Sustainable design and construction
4A.4 Energy assessment
4A.6 Decentralised energy: heating, cooling and power
4A.7 Renewable energy
4A.9 Adaptation to climate change
4A.12 Flooding
4A.13 Flood risk management
4A.14 Sustainable drainage
4A.18 Water and sewerage infrastructure
4A.19 Improving air quality
4B.1 Design principles for a compact city
4B.5 Creating an inclusive environment
4B.6 Safety, security and fire prevention and protection
4B.8 Respect local context and communities

The following documents are also relevant:

Mayor of London's Waste Strategy
Mayor of London's Ambient Noise Strategy.

Policy EMP3 of the Unitary Development Plan states that the conversion or redevelopment of offices for other uses will be permitted only where: (i) it can be demonstrated that there is no local shortage of office floorspace and there is evidence of long term vacancy despite marketing of the premises; and (ii) there is no likely loss of employment resulting from the proposal.

Policy EMP5 of the Unitary Development Plan states that the redevelopment of business sites or premises outside of the Designated Business Areas will be permitted provided that: (i) The size, configuration, access arrangements or other characteristics make it unsuitable for uses Classes B1, B2 or B8 use, and (ii) Full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses.

The Marketing Campaign Report which accompanied the application states that the existing office building is disadvantaged by its Orpington location (which is viewed as secondary to Bromley) and by its distance from Orpington railway station. It also provides a market overview which indicates significant office vacancies in the Orpington area.

The residential density of the scheme is equivalent to 132 dwellings per hectare.

A Section 106 legal agreement is being prepared to secure the affordable housing.

Conclusions

The main issues to be considered in this case are the impact on the character and residential amenities of the area and the implications of the loss of the office accommodation.

In terms of the impact of the proposal on the character of the area, the new block will seek to respect the character of Perry Hall Road through its design and materials. The block will appear slightly higher and bulkier than the adjacent terraced housing but will not result in undue harm to the character of the area, and has now been reduced in size following the recent deferral. Kelsey House is a functional office building of no particular architectural merit and the proposed cladding should improve its appearance. It will be extended to the rear and will appear bulkier but this should not unduly harm the character of the area, particularly as there is currently a three storey element of the building which projects to the rear along Perry Hall Road.

There will be increased overlooking of properties on Willow Close from the two blocks, however the back to back separation between the buildings is considered sufficient to avoid undue harm from overlooking, particularly given that the top floor flats within the new block will be single aspect. In terms of the impact of the proposal on 26 and 26A Carlton Parade, Kelsey House already projects to the rear adjacent to these properties and the rear extension to Kelsey House should not result in an undue loss of light or outlook.

It can be recognised that Kelsey House is not especially well located as far as the present office market is concerned. The applicants have carried out a marketing campaign in compliance with policies EMP3 and EMP5 and this would appear to satisfactorily demonstrate that there is a lack of demand for the office accommodation. The building is in a residential area and redevelopment of the site for other industrial uses may not be viable or desirable in terms of local amenity. It may therefore be considered that policies EMP3 and EMP5 are satisfied. The Council's Economic Development and Business Coordinator has objected to the proposal on the basis that the office floorspace should be retained to meet anticipated future demand once the economy recovers. Policies EMP3 and EMP5 recognise current circumstances and do not take account of anticipated future demand therefore refusal of planning permission on such a basis is considered inappropriate.

The scheme offers benefits insofar as it provides 100% affordable housing including 3 wheelchair units. It can be considered that satisfactory amenity space is provided given the roof terrace and soft landscaped areas whilst Priory Gardens is located opposite.

On balance, the proposal is considered acceptable.

as amended by documents received on 17.10.2010 8.11.10

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 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA08 Boundary enclosures - implementation
 ACA08R Reason A08
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 5 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 6 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 7 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 9 ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
- 10 ACH22 Bicycle Parking
 ACH22R Reason H22
- 11 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 12 ACH27 Arrangements for construction period
 ACH27R Reason H27
- 13 ACH32 Highway Drainage
 ADH32R Reason H32
- 14 ACI21 Secured By Design
 ACI21R I21 reason
- 15 ACK05 Slab levels - no details submitted
 ACK05R K05 reason
- 16 ACK08 Archaeological access
 ACK08R K08 reason
- 17 ACK09 Soil survey - contaminated land
 ACK09R K09 reason
- 18 ACI21 Secured By Design
 ACI21R I21 reason

- 19 ACL01 Energy Strategy Report
ADL01R Reason L01
- 20 No additional structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval in writing by or on behalf of the Local Planning Authority.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.
- 21 Details of privacy screens to the rooftop amenity area shall be submitted to and approved in writing by the local planning authority and the approved screens shall be permanently maintained thereafter.
ACI12R I12 reason (1 insert) BE1

Reasons for permission:

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

UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology
- EMP3 Conversion or Redevelopment of Offices
- EMP5 Development Outside Business Areas

London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
- 3A.11 Affordable housing thresholds
- 3A.17 Addressing the needs of London's diverse population
- 3C.2 Matching development to transport capacity
- 3C.23 Parking Strategy
- 3D.13 Children and young people's play and informal recreation strategies
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment

- 4A.6 Decentralised energy: heating, cooling and power
- 4A.7 Renewable energy
- 4A.9 Adaptation to climate change
- 4A12 Flooding
- 4A.13 Flood risk management
- 4A.14 Sustainable drainage
- 4A.18 Water and sewerage infrastructure
- 4A.19 Improving air quality
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, security and fire prevention and protection
- 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 housing policies of the development plan
- (h) the design policies of the development plan
- (i) the transport policies of the development plan

and having regard to all other matters raised.

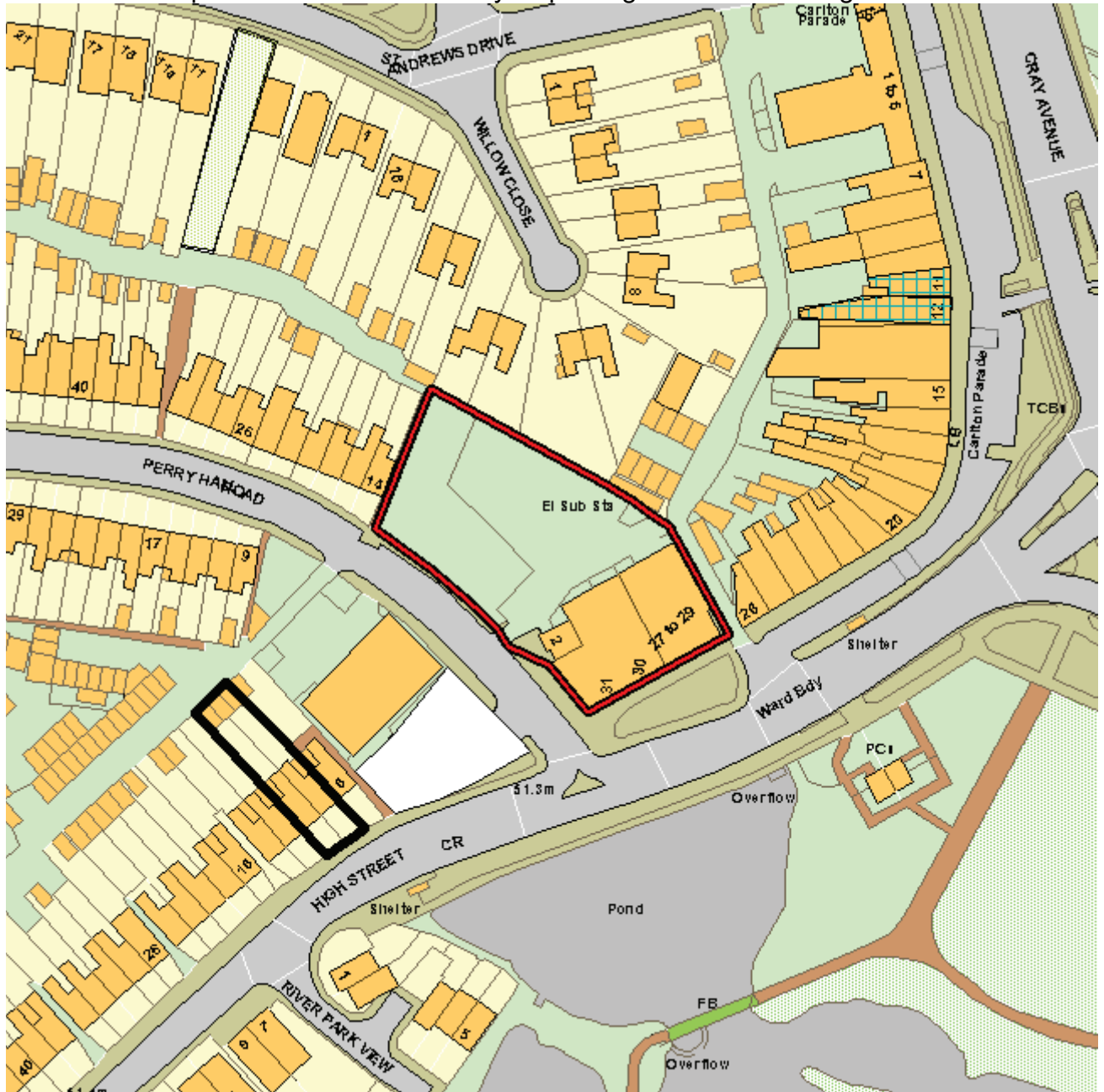
INFORMATIVE(S)

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 2 RDI16 Contact highways re. crossover

Reference: 10/01675/FULL1

Address: Kelsey House 2 Perry Hall Road Orpington BR6 0JJ

Proposal: Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 3 one bedroom, 3 two bedroom and 3 three bedroom flats with 32 car parking spaces and associated bicycle parking and refuse storage



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SECTION '2' – Applications meriting special consideration

Application No : 10/01722/FULL1

Ward:
Clock House

Address : Stewart Fleming School Witham Road
Penge London SE20 7YB

OS Grid Ref: E: 535124 N: 168969

Applicant : Head Teacher Of Stewart Fleming School **Objections :** YES

Description of Development:

Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.

Members may recall that this case was presented to the Plans Sub Committee held on the 7th October 2010.

It was resolved that this case should be deferred without prejudice to any decision taken in order that the applicant investigates through Environmental Health whether there are any possible mitigation measures that can be taken to reduce the potential noise and disturbance. It was also resolved that the applicant should be given the opportunity to clarify why the works were carried out without planning permission.

The applicants have met with the Council's Environmental Health Officer on site and discussed the proposals in detail. Following this site meeting, further comments on the proposals have now been received from Environmental Health in relation to noise and disturbance issues and these comments are summarised in the comments from consultees section later in the report.

With regards to the clarification as to why the development was undertaken without planning permission, the applicants have provided a letter dated 25th October clarifying this matter. The letter states that the school were unfortunately not aware that planning permission was required for such works but will now in the future consult with the planning department before any work is undertaken.

The previous report is repeated below subject to suitable updates.

Proposal

The application seeks retrospective planning permission for various works which have been completed at the school.

Retrospective permission is sought for a bicycle store constructed at the front of the school towards the boundary with Felmingham Road. This is a blue painted steel framed structure supporting a clear acrylic curved roof.

Retrospective permission is also sought for two new enclosed play areas with artificial grass surfaces; one of the play areas indicated on the submitted drawings is the infant play area. This enclosed area is located towards the rear of the school building adjacent to the rear boundary wall and properties located in Suffield Road and Felmingham Road. This area is enclosed by a 1.8 metre high timber fence and the existing rear boundary wall.

The other play area enclosure which has also been completed and forms part of this application is located towards the front of the school building and is enclosed by powder coated metal balustrades and a timber paling fence and handrails with gate access.

The application also includes a pedestrian ramp with a metal handrail and balustrade to the front of the school building. This ramp is located adjacent to the play area.

A free standing open canopy supported by steel posts has also been constructed at the front of the school partially covering the play area. This canopy is also part of the retrospective application.

Location

The application site is a detached building used as a primary school known as the Stewart Fleming Primary School. The school is located between the junctions of Felmingham Road towards the north and Sheringham Road towards the south. Pedestrian public access to the school is located off Felmingham Road. A rear vehicle entrance with existing gates and security fencing is located off Suffield Road towards the rear boundary of the site.

The area is predominantly residential in character towards the north and east with Beckenham Crematorium located further towards the south. The school has an existing large hard surfaced playground area to the front of the building

Comments from Local Residents

These can be summarised as follows:

- the development has been progressing over the past 2 – 3 years and is causing unacceptable noise and disturbance to surrounding residents.
- the properties in Suffield Road are suffering with noise all day long
- whilst the structures themselves may not be significant, the use of the play areas result in increased noise and disturbance

- The West Beckenham Resident's Association supports local objections to the development. The use of the rear area of the school for a play ground results in unacceptable noise and disturbance to residents.
- the rear of the school was previously a quiet service yard / storage area and to change this use to a playground so close to residential properties is unacceptable.

Comments from Consultees

From a highway planning perspective, no technical objections are raised.

With regards to environmental health concerns, the application proposes a number of elements, the majority of which would not have any adverse impact on neighbouring residents in terms of increased noise and disturbance. The use of the additional play area would bring children closer to the nearest house (No. 27 Suffield Road) however there would be no measurable impact on the noise levels received in any of the gardens or houses. Noise levels may in fact be reduced due to the use of Astroturf and the erection of the wooden fencing. No technical objections are therefore raised in terms of noise and disturbance.

Planning Considerations

The principal policies against which to assess this application are, BE1 Design of New Development and C7 Education and Pre School Facilities.

The main issues to consider in this application are, the impact of the building on the character and appearance of the area, and the possible effect on the prospect and amenity enjoyed by residents of surrounding properties.

Policy BE1 highlights the need for new buildings to be of a high standard of design and layout complementing the scale, form and materials of adjacent buildings. The proposed building maintains acceptable spatial standards and respect the character and appearance of the locality.

Policy C7 requires extensions to existing educational establishments to be located so as to maximise access by means of transport other than the car.

Planning History

Under planning application ref. 99/00138, permission was granted for a single storey extension to provide 4 classrooms and office and toilet accommodation and formation of pedestrian access.

Under planning application ref. 02/01830, permission was granted for single storey extensions to form store room and cloak room.

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 alterations are of an acceptable design and scale and do not result in an increase in numbers of visitors to the site.

Whilst it is acknowledged that the area located towards the rear of the school has not previously been used as a play area, this area can potentially be used for a school amenity area (such as a playground) without the need for planning permission. In this instance planning consent is only required for the storage sheds and any associated boundary enclosures. The timber fence which encloses part of the play area is lower in height than the existing rear boundary wall and provides an acceptable means of screening and enclosure for the artificial grassed play area. The enclosures due to their height siting and design do not result in any significant harm to existing residential amenities. The timber storage sheds are small in size and scale and due to their location and size are not likely to result in any significant harm to existing residential amenities.

The canopy located towards the front of the school building is small in scale and size and is of an acceptable design. The canopy would not result in any significant harm to existing residential amenities due to the orientation of the site and the location of the canopy.

The pedestrian ramp with handrail and balustrade and gate access is of an acceptable design and scale and provides appropriately designed wheelchair access to the school entrance. The railings and gates are of a sympathetic appearance and provide necessary enclosure to the artificial grass play area.

The bicycle store is appropriately located close to the existing school entrance and is small in scale and of an acceptable design. The bicycle store also encourages the use of alternative transport other than the car in accordance with Policy C7.

The development is therefore considered to be of an acceptable design and scale and is in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers is adequately safeguarded compliant to Policy BE1.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01722, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

Reasons for granting permission:

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

BE1 General Design

C7 Educational and Pre School Facilities

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 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

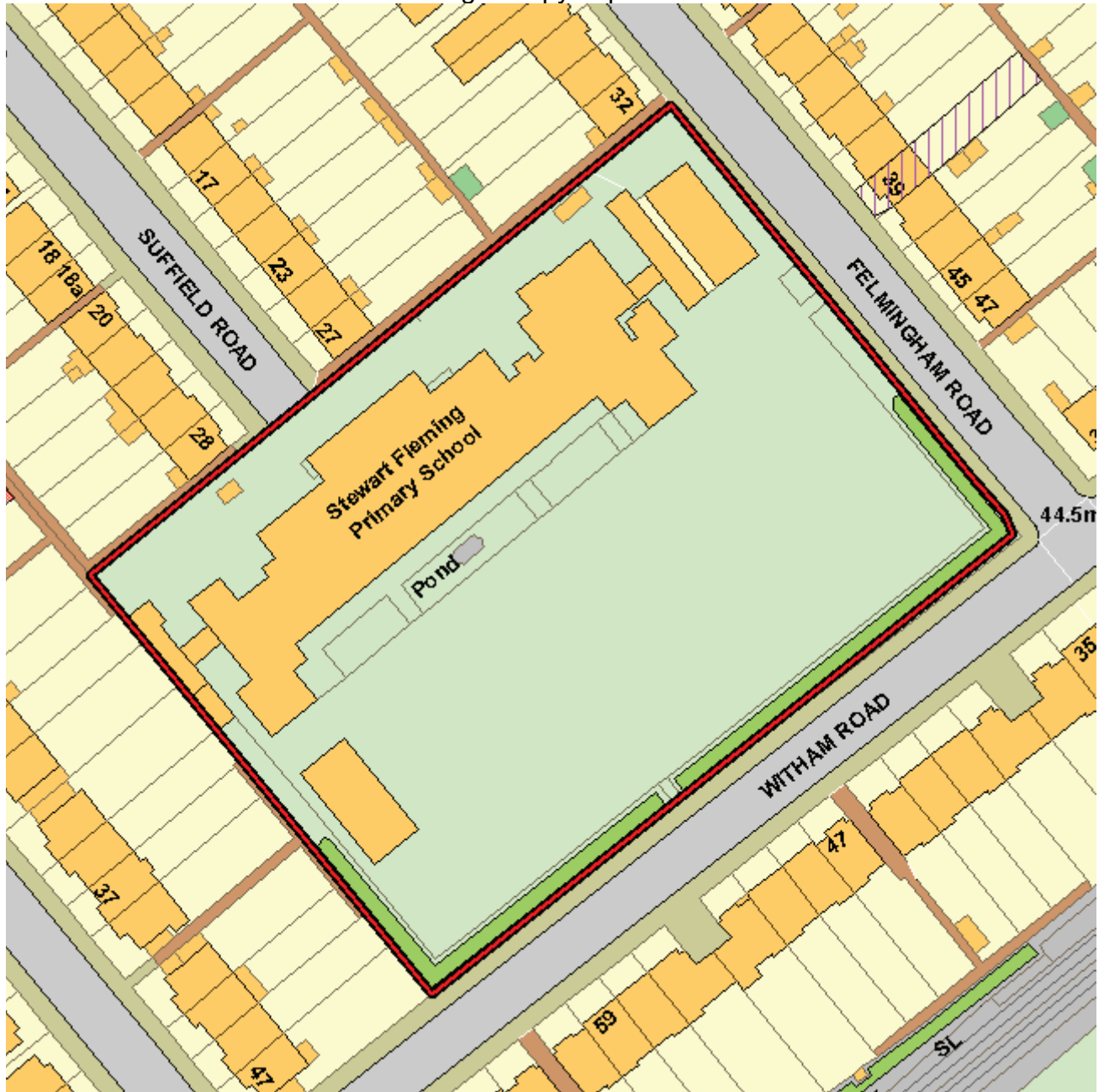
- (h) the urban design policies of the development plan

and having regard to all other matters raised.

Reference: 10/01722/FULL1

Address: Stewart Fleming School Witham Road Penge London SE20 7YB

Proposal: Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.



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SECTION '2' – Applications meriting special consideration

Application No : 10/01830/VAR

Ward:
Bickley

Address : 26 Pembroke Road Bromley BR1 2RW

OS Grid Ref: E: 541527 N: 169199

Applicant : Smart Start Nurseries Ltd (Mr Stephen Flook) **Objections :** YES

Description of Development:

Variation of condition 4 of permission ref. 08/01696 granted for change of use to childcare nursery (which restricts the number and ages of children attending) to allow increased capacity from 60 to 120 children and increased age limit from 5 years to 11 years.

Key designations:

Proposal

Under ref. 08/01696, planning permission was granted for the change of use of the building at 26 Pembroke Road to a childcare nursery. Condition 4 of this approval restricts the age of children attending to between the ages of 3 months and 5 years, with not more than 60 children accommodated at any one time. Approval is now sought to vary this condition to permit an increased capacity of 120 children and an increased age limit of 11 years. The permitted hours of operation (07.30 to 18.30 Mondays to Fridays) would remain.

In support of the application, a design and access statement has been submitted, which can be summarised as follows:

Occupancy Number

- Petit Pembrokes wishes to increase the capacity of children from 60 to 120 in line with their recently revised OFSTED Registration Certificate
- the nursery currently provides childcare predominantly on the ground floor, although the whole building is occupied
- as the nursery grows in attendance OFSTED have recommended that the premises be maximised
- consequently it is planned to cater for an increasing number of children

- planning permission currently restricts the nursery to offer care for up to 60 children, whilst operating within this limit it is forecast that this number will be exceeded within the next 2 years
- it is important to note that the full occupancy numbers will not practically be reached due to the nature of part time childcare requirements – experience has shown that it is reasonable to plan no more than 80-85% of the total occupancy provision

Age limit

- in addition the age limit is sought to be increased to 11 years, maintaining the registered total occupancy numbers
- this will enable the nursery to provide an after school and breakfast club service for parents with older children

Supporting information

Local Community

- since opening in January 2009 a good relationship has been forged with the local community and local primary schools at Bickley and St Georges
- increasing demand has been received for an after school and breakfast club for local primary school children, including older brothers and sisters of existing nursery attendees and new local children alike
- having developed a business plan and in consultation with OFSTED and Early Years a successful trial of this service has been run
- in order to comply with the planning permission approval is sought for the variation of Condition 4
- occupancy numbers would still operate within the maximum number stipulated

Car Parking

- a total of 21 off-street car parking spaces are offered, with space for a further 3-4 cars not in marked bays
- experience over the last 18 months has shown that parents only occupy a parking space for 10 minutes at each drop off and pick up – consequently there are no more than 5 parents' cars in the car park at any one time

Staff

- to provide 60 places up to 12 staff members are currently required, of which half travel by public transport, walk or cycle
- it is estimated that a total of 26 staff members would be necessary to operate a 120 place nursery
- staff requirements to provide the after school and breakfast club do not change in number as activities are run only in the quieter hours of the day
- as attendance numbers in the nursery decrease towards mid afternoon, space can be released for older children attending the after school club –

similarly in the mornings car can be offered for breakfast club leading up to school time, after which nursery attendance increases

Opening hours

- opening hours are not to be changed as part of this application
- operation will continue as stipulated between 07.30 and 18.30 Monday to Friday

Additional supporting information was submitted on 1st September, in response to Highways comments. This can be summarised as follows:

Survey results of travel modes of existing customers

- survey was undertaken between August and September 2010, which indicated that 53% of parents walk (20 in total) while 47% drive (18 in total)
- in addition, a total of 10 full and part time staff are employed, of whom 2 drive and the rest travel on foot or use the local bus service, with one staff member cycling
- the proposal to raise the age limit is to assist in providing an after school club service to the local population
- it is proposed to operate a walking bus service to and from the local primary schools (Bickley and St Georges) which will reduce the number of cars in the area and during peak school drop off and collection times
- the reduction in traffic is further aided by parents already having a child at the nursery and collecting the older sibling at the same time thereby reducing the total number of journeys required
- enquiry records indicate that of potential and confirmed customers over 60% are local and intend to walk to and from the nursery
- consequently it is felt that the walking bus service will reduce the heavy congestion in surrounding roads, with those parents who continue to drive doing so outside of these peak times

Location of additional parking space

- ample off street parking is currently available
- at no time is there insufficient parking or turning space within the site
- no specific drop off or collection times are specified, although these typically occur from 7.45am onwards, and from 1pm to 6pm depending on parents' needs
- it is not envisaged that the increase in child numbers will attract an adverse percentage increase in car traffic as more local families utilise the nursery
- prior to the current use, the premises was used for business/office purposes which attracted significantly greater traffic

Travel Plan

- as demonstrated over half of the current parents travel with their children to and from the nursery on foot

- the nursery continues to attract families looking for childcare from the local area
- by increasing attendance it is not expected to proportionally increase car traffic
- attention is drawn to the local bus services and footpaths
- staff provision is local, while job vacancies will continue to be promoted locally
- other means of transport is encouraged, with staff locker and changing facilities for cycling available
- as demand increases consideration will be given to dedicated cycle parking for staff and parents

Further information was received 26th October, which can be summarised as follows:

Head count

- a further head count was carried out for a single day in September 2010 with results attached in the form of a chart (available on the file for Members to view).

Breakfast and after school club attendees

- trial runs of the after school and breakfast clubs have shown that all pupils depart for school and arrive from school as part of a walking bus service, with parents dropping children off from 8am and collecting later on in the day, alleviating the vehicular traffic that peaks around 3.30pm to later in the afternoon
- the same benefit to traffic in the morning was also reflected in the trial operation of the breakfast club
- consequently it is felt that the already heavy traffic congestion in surrounding roads in connection with local primary schools will be reduced as a direct result of the Nursery providing breakfast and after school clubs

Traffic measures and projections

- the survey shows a total of 24 children on site from 10.30am, reducing from 1pm as the afternoon session commences
- attendance numbers again reduce from 4.00pm
- this is significantly later than local schools finish, with parents arriving to collect children from after school club after the peak traffic period created by local primary schools
- traffic is therefore offset from the times of peak demand associated with local schools
- total number of cars on the site is low compared to the number of children on site
- at 8.30am a total of 18 children were on site (7 in the trial breakfast club) of which 12 arrived on foot, and only 6 by car, amounting to 2/3 walking

- projecting this result to the planned capacity of 120 children would equate to 30 children arriving by car over a 1hr period
- current parking capacity on the site would adequately cope with this
- it should be noted that from 11 years experience in providing pre-school nursery care in Bromley that capacity numbers are unlikely to reach maximum at any one time
- numbers of siblings attending both nursery and school clubs increase proportionately – further reducing the number of individual arrivals and collections

Location

The application site is located on the northern side of Pembroke Road, and comprises a two storey building which had formerly been used as an office, which is set back from Pembroke Road and benefits from 21 off-street parking spaces. Pembroke Road is part of a Controlled Parking Zone, which restricts on-street parking between the hours of 12pm and 2pm to permit holders only. The immediate surrounding area is primarily residential in character, comprising a mix of maisonettes, terraced dwellings and flats, the latter primarily being located to the east of the site within Sheridan Place.

Comments from Local Residents

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

- car park not sufficient for increased attendance
- impact to on-street parking demand which is already problematical in Pembroke Road and inconvenience to other road users/harm to conditions of road safety
- increased noise and disturbance from vehicular movements and children playing, both inside and outside of premises
- increased age range would result in greater noise and disturbance
- proximity of site to residential properties (Sheridan Place)
- loss of privacy
- breach of Human Rights Act 1998 with regard to peaceful enjoyment of possessions
- increase in children will result in increase in need for servicing, creating further noise and disturbance
- 100% increase in child numbers will materially increase noise levels generated by the use, which would be audible from nearby residential properties
- site is in an area poorly served by public transport
- applicant has failed to provide a transport assessment as required by Appendix II of the UDP

In addition, a petition submitted on behalf of the Pembroke Road and Sheridan Place Action Group was received, containing approx. 43 signatures.

Comments from Consultees

From the technical Highways perspective, no objections were raised.

Environmental Health raised no objection to the proposal.

Planning Considerations

The main policies of relevance to this application are as follows:

Unitary Development Plan

- BE1 Design of New Development
- C7 Educational and Pre-School Facilities
- T3 Parking
- T18 Road Safety

London Plan

4A.20 Reducing noise and enhancing soundscapes

Planning History

Under ref. 08/01696, planning permission was granted for the change of use of the building at 26 Pembroke Road to a childcare nursery.

Conclusions

When planning permission was originally granted for the use of the building as a childcare nursery, Condition 4 was imposed in the interests of the amenities of nearby properties and in order that the proposal would comply with Policy C7 of the Unitary Development Plan. In assessing the acceptability of the variation to Condition 4 for which approval is now sought, Members will need to consider whether the amenities of nearby properties would be materially affected (the site is located within a predominantly residential area), and whether the proposal would continue to comply with Policy C7 of the Unitary Development Plan. A further consideration is the impact that the proposed variation of condition would have to on-street parking demand and conditions of road safety.

The proposed increase in the maximum number of children that can attend the nursery from 60 to 120 would clearly result in a significant intensification in the use of the premises, resulting in an increase in movements to and from the site and a potential increase in noise and disturbance. While the Applicant has advised that from experience, it can rarely be expected for the nursery to run at full capacity, were the condition to be varied in the manner proposed there would of course be the potential for the number of children attending to double and indeed it is on this basis that Members must consider this application.

In support of the application, the Applicant has submitted information regarding existing travel modes used by staff and children attending the nursery, and indeed

it would appear that the majority of travel to and from the nursery would continue to be via modes other than the car. While it is inevitable that there would be a material increase in vehicular movements to and from the site as parents drop off and collect their children, it would not necessarily be the case that the increase would be proportional to the increase in the number of children attending. Indeed, the Applicant has forecast that 30 children would be likely to arrive by car over a 1 hour period were the maximum planned capacity of 120 to be met. Accordingly, Members may agree that the thrust of Policy C7, which states that proposals for new or extensions to existing pre-school facilities will be permitted provided that they are located so as to maximise access by means of transport other than the car, would continue to be met.

Nevertheless, arrivals and departures, whether by car or otherwise, would certainly increase proportionally with the increase in attendance, with the potential to give rise to general noise and disturbance and a loss of amenity to local residents, while in more general terms, the noise generated by the operation of the nursery itself would certainly increase, which Members will note is a concern borne out in local objections. Members will appreciate however that noise and disturbance is somewhat difficult to quantify in these circumstances by virtue of the nature of the use in question. Indeed noise from children and staff is likely to be variable, seasonal and weather dependent (i.e. use of outdoor areas), without constants that can easily be measured or certain to regularly occur. Members will note that no technical objections have been raised by Environmental Health.

With regard to the impact of the proposed variation to increase the maximum age limit, this is primarily intended to facilitate the breakfast and after school clubs, to cater for children attending local primary schools. The maximum number of children would not increase as a result of this proposal, indeed with the clubs intended to make use of space at the nursery during times when pre-school care is typically at a lower demand.

Finally, with regard to the proposed variation of condition to on-street parking demand and conditions of road safety, Members will note that no technical objections have been raised from the Highways perspective. Indeed, the site benefits from 21 parking spaces, and the Applicant appears to have demonstrated that any increase in demand for parking could adequately be accommodated on site.

To conclude, Members will need to carefully consider the acceptability of the variation of condition in light of the possible impacts to the amenities of local residents, bearing in mind local objections and the technical advice offered.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/01696 and 10/01830, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 (a) The children attending the day nursery/play group and breakfast/after school clubs shall be between the ages of 3 months and 11 years and not more than 120 children shall be accommodated at any one time.
 (b) The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between the hours of 07.30 and 18.30.
- Reason:** In order to comply with Policy C7 of the Unitary Development Plan and in the interest of the amenities of nearby properties.
- 2 ACH28 Car park management
 ACH28R Reason H28

Reasons for granting permission:

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

- BE1 Design of New Development
- C7 Educational and Pre-School Facilities
- T3 Parking
- T18 Road Safety

The London Plan:

4A.20 Reducing noise and enhancing soundscapes

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

- (a) the impact to the amenities of local residents
- (b) the availability of adequate off-street parking within the site and the impact to conditions of road safety
- (c) the education policies of the Unitary Development Plan
- (d) the transport policies of the Unitary Development Plan
- (e) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised including local objections.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed increase in the number of children to be accommodated from 60 to 120 would result in a significant intensification of the use of the site, giving rise to an increase in general noise and disturbance associated with the use and movements to and from the site, thereby contrary to Policy BE1 of the Unitary Development Plan and 4A.20 of the London Plan.

Reference: 10/01830/VAR

Address: 26 Pembroke Road Bromley BR1 2RW

Proposal: Variation of condition 4 of permission ref. 08/01696 granted for change of use to childcare nursery (which restricts the number and ages of children attending) to allow increased capacity from 60 to 120 children and increased age limit from 5 years to 11 years.



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SECTION '2' – Applications meriting special consideration

Application No : 10/02385/FULL2

Ward:
Penge And Cator

Address : 4 Green Lane Penge London SE20 7JA

OS Grid Ref: E: 535639 N: 170190

Applicant : Mr Michele Perrotta

Objections : YES

Description of Development:

Change of use from Cafe (Class A1) to Pasta Bar (Class A3), installation of ventilation duct together with seating area to the front of the property

Key designations:

London Distributor Roads

Proposal

This proposal is for the change of use of the ground floor from Cafe (Class A1) to Pasta Bar (Class A3), installation of ventilation duct with seating area to the front of the property.

Location

The property is located on the northern side of Green Lane in close proximity to High Street and is a ground floor unit in an end of terrace three storey property with residential accommodation on the upper floors. The rest of the terrace appears to be used solely for residential accommodation. There are a number of varying use classes within the area with a number of Class A5 hot food takeaways in close proximity to the site although the area is primarily characterised by residential properties.

Comments from Local Residents

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

- work has already been ongoing for some time, including alterations to the front of the property (wall, with gates, and paving added) and considerable work on the back of the property, including excavation work, repaving and

the erection of a fence within the property which leaves the unsightly chipboard facing above the fence of No. 5 Green Lane.

- concerns about the extent to which the back area will be used for customers dining which would potentially impinge on privacy and potentially presents a security risk for No. 5.
- the increase in terms of hours of operation until late in the evening (20:00) during the week and weekends is unsuitable for an outside setting which will impinge on neighbours. This is a considerable increase in the times of operation and is a potential nuisance to residential amenity.
- the initial change of use from funeral directors to café was not applied for.
- there are too many eating outlets in Penge at present which results in difficulties in paying rates as all there is in Penge are restaurants and a charity shop.
- No. 4 has already installed a ventilation duct and other takeaways in the area open without a night licence.

A number of letters of support were also received by local residents and those who regularly visit the area which can be summarised as follows:

- it was felt this type of restaurant is what Penge needs to lift the area and people's spirits.
- a number of comments were received about the quality of the food at the applicant's other restaurant Flavours.
- support as it was felt Penge was in need of high quality restaurants such as this and there should be encouragement for such a proposal.
- concerns as to why the application was delayed as the applicant has a proven track record for quality restaurants.
- it was felt this would be a valuable addition to the eating experience in Penge.
- it was felt that the proposal would be good for the area as at present there are hardly any restaurants in Penge apart from coffee shops and hopefully this will start a trend in encouraging similar upmarket restaurants such as those in Beckenham to open in Penge.

Comments from Consultees

The Council's Environmental Health Department were consulted who following in-depth discussions with the applicant stated that they are confident that the menu will not include fried or barbequed food nor will pizzas be offered. Consequently, as all dishes are pasta based the likelihood of pungent cooking odours is reduced and in the view of the Environmental Health Officer it was felt the existing extraction system would be able to cope with this limited range of dishes. There is no guarantee, however, that the emphasis on other dishes will not change in time and therefore the existing extract system will be inadequate; nor would it be sufficient if the ownership changed and a different cooking style was introduced. Therefore, following further review and discussions with the applicant no objections were ultimately raised subject to a condition being attached requiring the applicant to submit detailed plans and specification of the extraction system for approval by the Local Planning Authority within six months.

The Council's Waste Advisors were consulted who raised no objections to the proposal as access would be as existing.

The Council's Highways Department were consulted who stated the site is situated on the northern side of Green Lane. The site is located in an area with medium PTAL rate of 4 (on a scale of 1 - 6, where 6 is the most accessible). Also, Green Lane (A213) is a London Distributor Road (LDR). No car parking is offered for the development. The site is considered accessible to public transport links, being within walking distance of bus routes and a Rail Station. Furthermore the development is small and the on street parking demand generated by the development would not have an adverse impact on the parking and traffic within the local road network. Therefore no objections were raised to the development from a highways perspective.

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
S5 Local Neighbourhood Centres, Parades and Individual Shops
S9 Food and Drink Premises
ER9 Ventilation

Planning History

In 1995 under planning ref. 95/01423, planning permission for an internally illuminated free standing advertisement sign was refused.

In 1997 under planning ref. 97/00564, planning permission was granted for a retrospective application for a single storey rear extension.

In 2008 under enforcement ref. 08/00581/CHANGE, a Planning Contravention Notice was issued in 2009 following an investigation into the unauthorised change of use of a funeral directors into a night café. The Planning Contravention Notice was not responded to.

In 2010 under enforcement ref. 10/00430/CHANGE, an investigation was undertaken into the unauthorised Change of Use into a café. This case is currently open and enforcement action is pending, awaiting the outcome of the current application 10/02385.

In 2010 under ref. CONLIC/10/00066, Environmental Health and Trading Standards raised objections to a proposal for a Pasta Bar to open and sell alcohol from 11.00am to 11.00pm Monday to Sunday.

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 surrounding residential properties.

Policy S5 must be considered when determining this application, it states:

“In local neighbourhood centres and shopping parades change of use from Class A1 (Shops) to other uses will be permitted provided that:

- (i) the use proposed contributes to the range of local services or the provision of local community facilities: and contributes to the vitality of the centre by providing a service or attracting visitors during shopping hours; or
- (ii) it can be demonstrated that there has been a long term vacancy and a lack of demand for Class A1 (Shops) use, as well as a lack of demand for service or community use before other uses are proposed”.

While the proposal will result in the loss of a Class A1 unit, the demand for such units appears to be limited in the area at present, with a number of vacant retail properties in the vicinity and on the neighbouring High Street which has a detrimental impact on the vitality and viability of the area. Members are requested to consider whether the proposed change of use from A1 to A3 will result in a significant detrimental impact on the retail character of the area given the lack of demand for Class A1 units at present.

It is accepted that there are a number of Class A5 uses in the area at present, however, the proposed use of a pasta bar could be considered to differ in substance from the existing hot food takeaways nearby. Members are asked to consider whether the proposal will result in an overconcentration of such uses or whether it would add to the variety of local services available in the area and thus potentially attract a wider range of visitors to the area in line with Policy S5.

Policy S9 is also a key consideration when determining this application, it states:

“The Council will only permit proposals for additional restaurants and cafes (Class A3), drinking establishments (Class A4) and hot food takeaways (Class A5) where:

- (i) the proposal would have no adverse impact on residential amenity;
- (ii) the proposal would not cause undue traffic congestion or be detrimental to the safety of other road users and pedestrians;
- (iii) the proposal would not result in an over concentration of food and drink establishments, out of character with the retailing function of the area; and
- (iv) where appropriate, the proposal does not conflict with Policies S1, S2, S4 or S5.

In a plan that was submitted to Environmental Services it was indicated that a number of tables to be used for dining purposes were to be inserted in the both the front and rear external areas of the property. However, the insertion of seating areas in the rear area, which indicated that approximately 10 tables were to be provided, was felt to be detrimental to the residential amenity of the neighbouring

properties and as such confirmation was received from the applicant that this aspect of the proposal would be removed. Members are asked to consider whether the proposed seating area to the front of the property and whether the use of the site as an A3 use, which at present is proposed to be used as a Pasta Bar but were permission to be granted could potentially be used by any A3 restaurant, would potentially be detrimental to the residential amenity of neighbouring properties. The proposed opening times have been revised and the applicant has confirmed the site will not be open beyond 20:00. Members are asked to consider whether this will be unduly harmful to the residential amenity of neighbouring properties. Comments from Environmental Health with regards to the impact on the surrounding residential properties will be submitted verbally. In addition, Members may wish to explore the use of the personal permission bearing in mind the nature of the operation proposed. This would allow the Committee to consider future changes of operation at this premises.

No objections were raised from a highways perspective and as such the proposal is not anticipated to result in a significant impact in terms of traffic congestion in the area and in this regard is in line with Policy S9.

In summation, Members are asked to consider whether the change of use from café (Class A1) to Pasta Bar (Class A3) will be detrimental to the residential amenity of neighbouring properties, particularly given the residential setting of the property and whether the loss of a retail unit is acceptable in this instance given the apparent lack of demand for such uses in the area at present. In terms of the implication for parking and congestion in the area, no objections were raised from the Council's Highways Department and as such the proposal is considered acceptable in this respect.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02385, excluding exempt information.

as amended by documents received on 20.10.2010

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
- ACC04R Reason C04
- 3 ACJ01 Restriction on use (2 inserts) a Pasta Bar A3
- Reason:** In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.
- 4 ACJ09 Restricted hours (restaurant use) (2 in) 07:00 20:00
- ACJ09R J09 reason
- 5 Customers shall not occupy the outdoor seating areas at the front property before 09:00 and after 20:00 on any day.
- Reason:** In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.

6 Details of the outdoor seating area to the front of the property (number of tables and chairs and location) shall be submitted to the Local Planning Authority for approval prior to this area being used for outdoor dining purposes.

Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.

7 The area to the rear of the property shall not be used by customers for any purpose without prior approval in writing by the Local Planning Authority.

Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.

8 Detailed plans of the appearance and specification of the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval within six months of the date of this Decision Notice; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details and be operational within a further six months of the date of approval being given and shall thereafter be permanently retained in an efficient working manner.

Reason: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

Reasons for granting permission:

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

BE1 Design of New Development
S5 Local Neighbourhood Centres, Parades and Individual Shops
S9 Food and Drink Premises
ER9 Ventilation

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

- (a) the loss of a retail unit is acceptable in this instance;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;

and having regard to all other matters raised.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

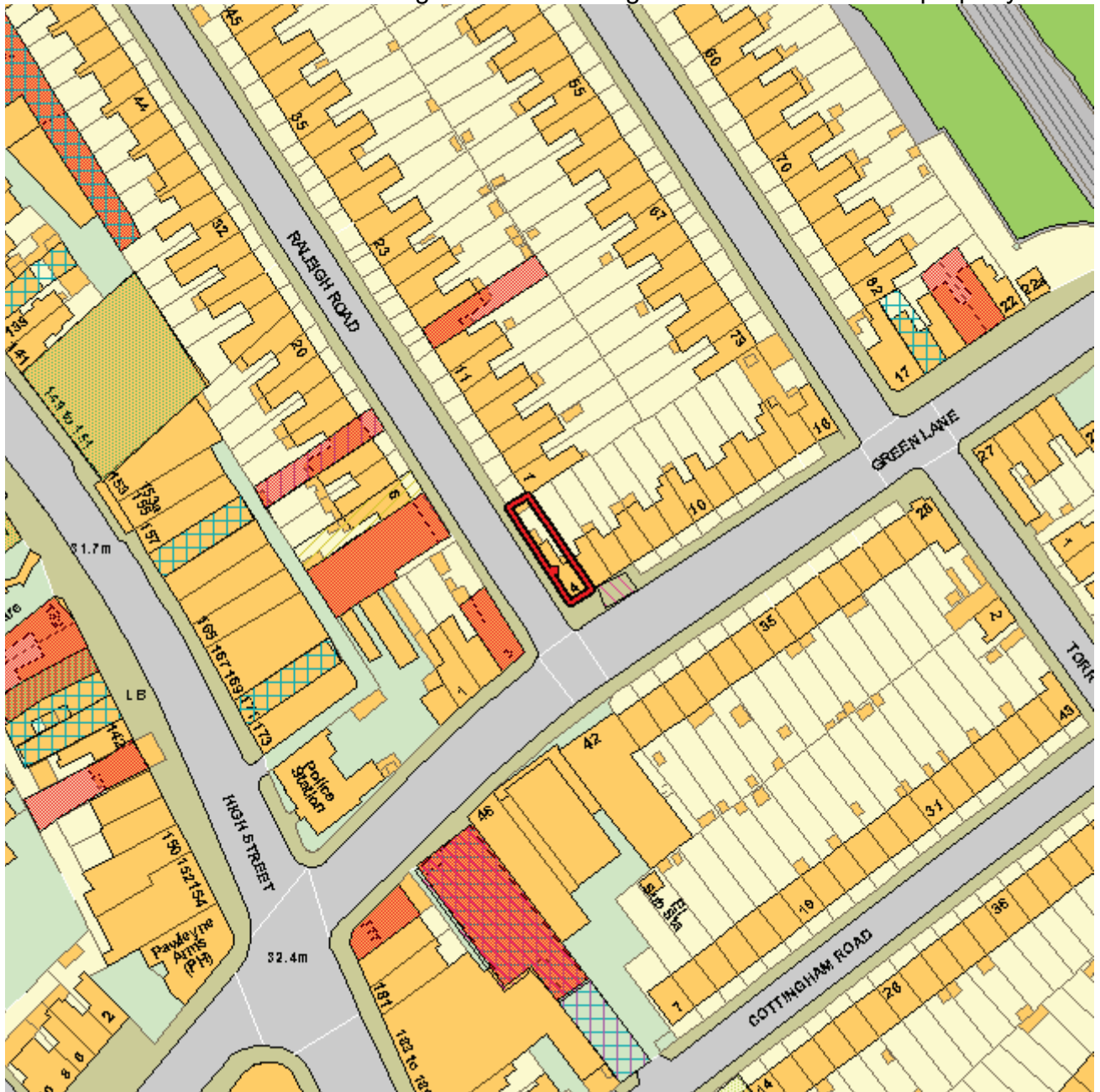
- 1 The proposal would result in an increase in intensity of use of this site, detrimental to the amenities of adjoining residential properties particularly by reason of the likely increase in general noise, cooking smells and disturbance associated with the use.

- 2 The proposal would result in the unacceptable loss of a retail unit and would result in an overconcentration of food and drink premises within the area contrary to Policy S5 and S9 of the Unitary Development Plan.

Reference: 10/02385/FULL2

Address: 4 Green Lane Penge London SE20 7JA

Proposal: Change of use from Cafe (Class A1) to Pasta Bar (Class A3), installation of ventilation duct together with seating area to the front of the property



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SECTION '2' – Applications meriting special consideration

Application No : 10/02618/FULL1

Ward:
**Bromley Common And
Keston**

Address : 361 Southborough Lane Bromley BR2
8BQ

OS Grid Ref: E: 543402 N: 167628

Applicant : GVS Developments

Objections : YES

Description of Development:

2 two storey four bedroom semi-detached houses with accommodation in roof space and 4 car parking spaces.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Distributor Roads

Proposal

Planning permission is sought for the demolition of the existing bungalow at the site and the erection of a pair of semi-detached properties. The proposal is summarised as follows:

- 2 two storey semi-detached houses with accommodation within the roof space
- both houses propose four bedrooms
- the maximum height of the building is 8.55m
- height to eaves is 4.9m
- the maximum depth of the properties is 13.1m and width of 11.5m
- the entrance to the properties is to the side
- the rear gardens (when measured from the central point) are proposed at approximately 28m in depth
- vehicular access to the site will remain via the two existing crossovers via Southborough Lane
- 4 car parking spaces (2 for each property) are proposed

It is noted that the plans received on 8th November 2010 indicate that the garage previously proposed has now been removed from the scheme to allow satisfactory turning areas. The Agent also sent an additional drawing (dated 8th October 2010) which shows how the proposed building will look within the street scene.

Location

The site currently comprises a detached bungalow to the northern side of Southborough Lane which is a Local Distributor Road. To the rear of the site lies Jubilee Country Park, however the application site does not have an open space designation within the Unitary Development Plan. The property has a public footpath into the park running along the western boundary between No.361 and No. 357. This part of Southborough Lane is residential and comprises mainly two storey semi-detached properties.

Comments from Local Residents

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

- application should be refused
- not in accordance with UDP policies
- overshadow No. 363- loss of daylight and sunlight
- developer has already cut down trees to the side of No.363 and to the entrance to Jubilee Park
- 2 bed bungalow would normally be occupied by a couple- proposal could result in an additional 12 people
- noise and disturbance as a result of increased use and use of side entrance
- additional traffic
- impact on road safety
- proposed dwellings are of excessive scale, form and bulk
- incompatible with street scene
- roof lights at front show that proposal would be overdevelopment
- incongruous design
- out of keeping with character of area
- proposed height would be about 2m above No.363
- inaccuracies in drawings (amended by plans received 8th Oct)
- removal of trees
- cramped development
- close proximity to MOL and visible from the park
- small bungalow are at a premium in Bromley
- does not comply with H9 as proposal fails to provide a more generous side space

A full copy of the above letter can be viewed on file ref. 10/02618. Any further comments received will be reported verbally at the meeting.

Comments from Consultees

- Highways- no objections are raised regarding the amended parking layout show on plans received 8th November 2010
- Thames Water do not raise objections with regard to the sewerage infrastructure of surface water drainage.
- The Council's Waste advisors state that refuse and recycling should be placed at the edge of curtilage on day of collection
- The Council's drainage planner does not raise objections provided that a soakage test is carried out prior to a soakaway being installed at the site.

Planning Considerations

In considering the application the main policies are H7, H9, BE1, T3 and T18 of the Unitary Development Plan. These concern the housing supply, density and design of new housing/new development, the provision of adequate car parking and new accesses and road safety.

Policy H7 aims to ensure that new residential development respects the existing built and natural environment, is of appropriate density and respects the spatial standards of the area as well as amenities adjacent occupiers, and allows adequate light penetration into and between buildings.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy T3 seeks to ensure that off street parking provisions for new development are to approved standards. Policy T18 requires that issues of road safety are considered in determining planning applications.

Government guidance in the form of PPS3 "Housing" generally encourages higher density developments in appropriate locations, while emphasising the role of good design and layout to achieve the objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas, but without compromising the quality of the environment.

In terms of tree on the site, it is considered that no significant trees would be affected by this proposal. It is suggested that a condition be placed on any permission to seek a replacement hedge along the boundary with the footpath. It is considered that none of the existing trees is of sufficient size or amenity value to warrant making a TPO.

Planning History

There is no recent planning history at the site.

It is noted that the property at No.363 has been previously extended (ref. 99/01970) by way of a two storey side and single storey front extensions; front and rear dormers and extension to existing main roof; chimney stack and wall to west side. Planning permission was also granted under ref.04/03005 for a part one/two storey side/ rear extension and the conversion of the existing dwelling into 2 semi-

detached properties (however it is not evident that this permission was ever implemented).

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 dwellings.

In terms of form and scale, the height of the proposed dwellings would be comparable to the majority of the other semi-detached properties nearby. The proposed houses are shown to be approximately 0.2m higher than the adjacent property at No.357 and approximately by 1.7m higher than No.363. It is noted that the proposal would be higher than the adjacent neighbour at No.363 but given the mix of property types in the area it is not considered that the higher ridge height at the application site would look out of character within the street scene.

The proposed dwellings do maintain a minimum separation of 1.4m to the eastern boundary (adjacent to No.363) and minimum separation of 1.2m increasing to 4.5m to the western boundary (when scaled). This is greater than the normal 1m side space normally sought for residential proposals and Members may consider adequate to comply with the spatial standards of the area.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, the proposal retains reasonable distances between the adjoining properties and does not project excessively beyond the established front or rear building lines. Concerns have been received from the neighbour at No.363 and Members should give careful consideration to the impact of the proposed dwellings on this property and the amenities of surrounding neighbours.

There are 2 car parking spaces per dwelling proposed to the front and the existing vehicular accesses will be used. It is noted that no objections are raised from the Council's Highways engineer.

On balance, Members may consider that the proposal as submitted is acceptable in this location.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02618 excluding exempt information.

as amended by documents received on 08.10.2010 08.11.2010

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	ACC01	Satisfactory materials (ext'nl surfaces)
	ACC01R	Reason C01
4	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
5	ACH32	Highway Drainage
	ADH32R	Reason H32
6	ACI02	Rest of "pd" Rights - Class A, B,C and E
	Reason: In order to prevent an overdevelopment at the site.	
7	ACI12	Obscure glazing (1 insert) in the first floor flank
	ACI12R	I12 reason (1 insert) BE1
8	ACI17	No additional windows (2 inserts) first floor flank dwellings
	ACI17R	I17 reason (1 insert) BE1

Reason for granting permission:

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

- H7 Housing Density and Design
- BE1 Design of New Development
- H9 Side Space
- T3 Parking
- T18 Road Safety

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 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 of building and the spaces around them
- (i) accessibility to the building
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan
- (l) the transport policies of the development plan
- (m) the neighbour concerns raised during the consultation process

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 10/02618/FULL1
Address: 361 Southborough Lane Bromley BR2 8BQ
Proposal: 2 two storey four bedroom semi-detached houses with accommodation in roof space and 4 car parking spaces.



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SECTION '2' – Applications meriting special consideration

Application No : 10/02641/FULL6

Ward:
**Bromley Common And
Keston**

Address : Kent House Keston Avenue Keston BR2
6BH

OS Grid Ref: E: 541429 N: 164389

Applicant : Mr M Jones

Objections : NO

Description of Development:

First floor front extension and roof alterations to incorporate front dormer

Key designations:

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

Proposal

The proposal is for a first floor front extension over the existing single storey garage. It is furthermore proposed to incorporate a front dormer with roof alterations.

Location

- The application site is a two storey, asymmetrically designed detached dwelling incorporating a large two storey gable to one side and a single storey forward-projecting garage to the other side.
- The surrounding area comprises large detached and semi-detached houses of varying architectural styles and designs, set on spacious plots.

Comments from Local Residents

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

Comments from Consultees

None.

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, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

This case has been presented to Committee on the basis that similar schemes have been refused previously under refs. 09/01654/FULL6, 09/03075/FULL6 and recently ref. 10/00583.

Planning History

Application ref. 09/01654 for a first floor front extension and roof alterations to incorporate front dormer was refused in August 2009.

Application ref. 09/03075 for a first floor front extension and roof alterations to incorporate front dormer was refused in December 2009. A subsequent appeal was dismissed by decision notice dated 22nd April 2010.

Application ref. 10/00583 for a first floor front extension and roof alterations to incorporate front dormer was refused in May 2010.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling, the impact it would have on the character of the area and the effect that it would have on the amenities of the occupants of surrounding residential properties. Furthermore, the issues raised in previous applications including the Inspector's comments for application ref. 09/03075, are also material considerations in determining this application and it needs to be determined whether these concerns have been satisfactorily addressed in the current proposed scheme.

Following the refusal of the previous applications, the applicant has amended the proposal by reducing the forward projection of the first floor front extension to create a large catslide roof with dormer window. It is noted that the current proposal is fairly similar to that refused under ref. 10/00583 with a proportion of the gable end omitted however replaced by a dormer window. In terms of the impact on the appearance on the host dwelling, the bulk of the proposed front extension would still appear to dominate the front elevation and is considered that the proposal would be inconsistent to Policy H8 of the UDP which requires that "the scale, form and materials of construction should respect or complement those of the host dwelling".

The Inspector commented in his appeal decision dated 22nd April 2010 that "the dwelling retains a somewhat traditional cottage character and form including tall chimneys and a front cat slide roof, notwithstanding a front garage projection. The

bulk of the proposed front extension would dominate the elevation. This would be the case, even though the proposed front gable elevation would be similar to that which currently exists on the opposite side of the dwelling and that it would be set in from the boundary of the property. The scale of the proposal would thus not respect the host dwelling in conflict with UDP Policy H8. The proposal would also include the replacement of the cat slide roof with a dormer and the removal of some of the front facing roof slope and the length of the chimney. This would result in the loss of some of the character of the dwelling and adds weight to my opinion on the unacceptability of the proposal."

In terms of the impact of the development on the character of the area as a whole, although the houses in this road are all of varying architectural styles and designs, the adjoining dwelling at Redmays retains a similar character to that of the application property, and the two dwellings combine to influence the character of this section of Keston Avenue. It is considered that the proposal has not fully overcome the concerns in the previously refused application or the concerns expressed in the appeal decision. It is considered that the proposal would result in the loss of some of the character of this pair of dwellings and would therefore be contrary to Policy H8 of the UDP which requires that "the scale, form and materials of construction should; be compatible with development in the surrounding area" (Para i).

In conclusion, having had regard to the above, it may be viewed that the impact on the neighbours may be acceptable however; the development would appear to result in harm to the character of the surrounding area.

However, members will need to consider whether the development has sufficiently overcome the previous concerns or still injure the character and appearance of the host dwelling and result in the loss of some of the character of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/01654, 09/03075, 10/00583 and 10/02641, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

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

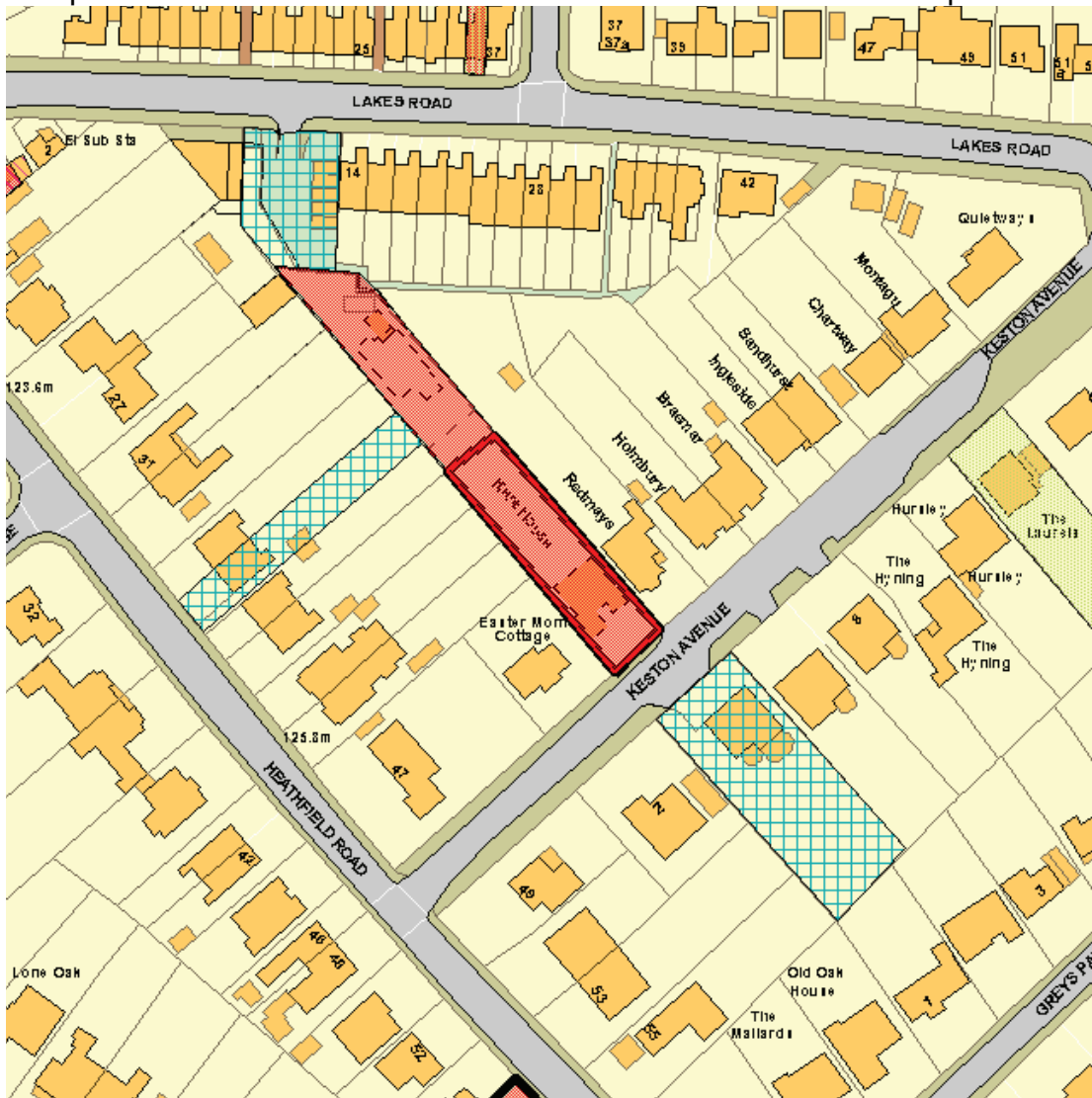
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal by reason of the proposed first floor front extension and roof alterations would have a harmful effect on the character and appearance of the host dwelling and the surrounding area, contrary to Policy H8 of the Unitary Development Plan.

Reference: 10/02641/FULL6

Address: Kent House Keston Avenue Keston BR2 6BH

Proposal: First floor front extension and roof alterations to incorporate front dormer



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SECTION '2' – Applications meriting special consideration

Application No : 10/02784/FULL6

Ward:
**Bromley Common And
Keston**

Address : 8 Langham Close Bromley BR2 8QU

OS Grid Ref: E: 542239 N: 165945

Applicant : Mr Wilson

Objections : YES

Description of Development:

Single storey side extension for garage

Key designations:

Tree Preservation Order

Proposal

Planning permission is sought for a single storey garage extension to the detached property that was granted under ref. 09/02222. From visiting the site it is evident that the permitted house is nearing completion. The garage will be located to the southern boundary of the site and will be inline with the rear building line of the house.

This application follows an application which was recently refused for a garage at the property (ref. 10/01334). The position of the garage has now been changed to bring the extension inline to the rear of the house and therefore further forward.

Location

The application site is situated on the north-western side of Gravel Road to the rear of No.22 Gravel Road. The surrounding area is residential, with the area to the west of the site forming part of Bromley, Hayes and Keston Common Conservation Area.

There is a line of 4 sycamores on this boundary of this plot with the rear garden of No.6 Weald Close.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and comments received are summarised as follows:

- similar to application refused under ref.10/01334
- still consider to be cramped and overdevelopment
- by moving garage will have greater impact on tree roots
- trees provide screening from development
- previous appeal notice states that this section of land should not be developed

Comments from Consultees

No objections were raised from the Council's Highways division.

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
H7 Housing Density and Design
NE7 Development and Trees

Planning History

There is a long planning history at this site which can be summarised as follows:

- 10/01350- permission was refused for 2 detached two storey five bedroom dwelling with integral and detached garage and access road at land at Langham Close
- 10/01334- Revisions to detached house at plot 8 of permission ref. 09/02222 to include single storey side extension for garage was refused at Plans-Sub Committee for the following reasons:

“The garage, in the location proposed, would result in a cramped overdevelopment of the site, detrimental to the visual amenities, character and sense of spaciousness of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.”

- 09/03390- permission was granted for revisions to detached house at plot 8 of permission ref. 09/02222 to include amended design and layout to provide additional bedroom at first floor and widening of access road
- 09/0222- permission granted for 1 detached houses and revisions to plot 3 of ref. 08/00264

- 09/01303- an appeal was dismissed for 5 detached houses (bringing the total up to 8 dwellings at the site)
- 08/00264- appeal was allowed for 3 houses (bringing the total to 5)
- 07/02420- permission granted for 4 detached houses (amendment to 06/04235)
- 06/04235- permission granted for 4 houses
- 06/02502- appeal allowed for 5 detached houses
- 06/00619- appeal dismissed for 6 detached houses

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.

Permission was recently refused for a similar scheme which also proposed to erect a garage along the southern side of the permitted house. It was considered that the garage would result in a cramped overdevelopment of the site which would be detrimental to the visual amenities, character and sense of spaciousness of the area. The current application seeks permission for a garage of the same size as previously refused but relocated further towards the front of the property and Members should consider whether the changes proposed sufficiently address the concerns outlined under ref. 10/01334.

In addition to the previous concerns regarding the visual character of the area, there are concerns raised regarding the proximity of the proposed garage to 4 existing sycamore trees. The relocation of the garage further forward is likely to result in the loss of the trees along the southern boundary which may not be considered acceptable given that these trees provide screening to the properties in Weald Close. However, it is advised that these trees would not be suitable for a Tree Preservation Order given their proximity to the new dwelling and that they do not offer great amenity value to the wider area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02784 excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |

3 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

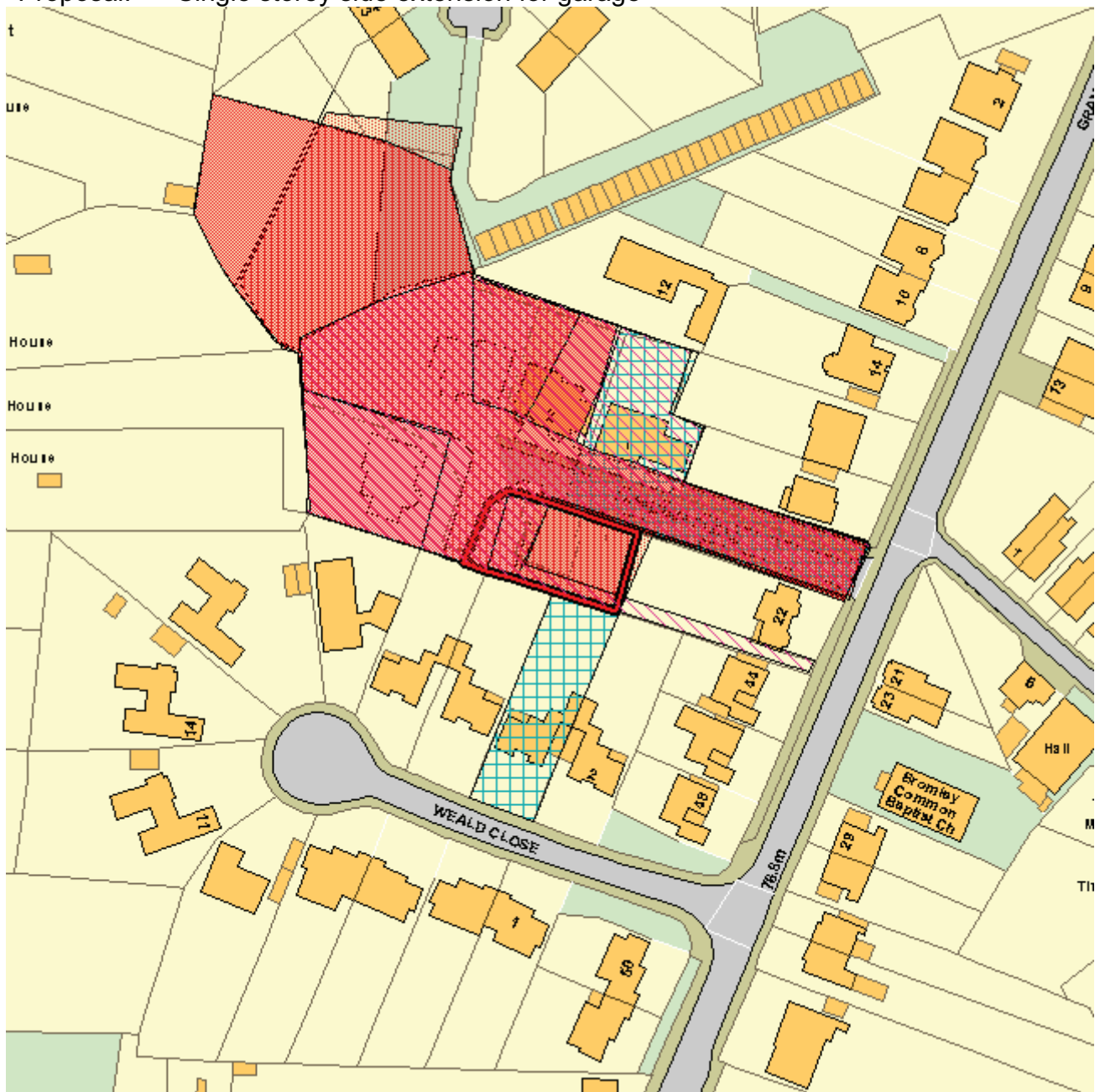
H7 Housing Density and Design

NE7 Development and Trees

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The garage, in the location proposed, would result in a cramped overdevelopment of the site, detrimental to the visual amenities, character and sense of spaciousness of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

Reference: 10/02784/FULL6
Address: Land At Langham Close Bromley
Proposal: Single storey side extension for garage



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SECTION '2' – Applications meriting special consideration

Application No : 10/03000/FULL6

Ward:
Darwin

Address : Stoneridge Silverstead Lane Westerham
TN16 2HY

OS Grid Ref: E: 545374 N: 156920

Applicant : Mr C Allard

Objections : NO

Description of Development:

Part demolition of existing dwelling house, two storey side and front extensions. Roof and design alterations to form remodelled two storey dwelling house

Key designations:

Area of Outstanding Natural Beauty Area Of Outstanding Natural Beauty 02
Special Advertisement Control Area
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

- The existing garage and accommodation above, link structure and front entrance portico, terraces and balconies and ornamental wall will all be removed.
- The proposed extensions will result in a dwelling approx. 7.5m in height and a width of approx. 25m. The existing dwelling is comparable in width, however possesses a first floor that is 12.8m in width and a small area above the garage with a height of 5.5m. The resulting dwelling will be shorter than the existing.
- The resulting dwelling will be two storeys with a hipped roof and will have an overall siting that is further to the east than the existing dwelling.
- An existing detached pool house on the site will be retained.
- The applicant has submitted a supporting document stating that the floor area of the resulting dwelling will be very similar to that of the existing, and marginally less than the previously refused scheme. The statement also sets out the case for development in view of the site's Green Belt location.

Location

Stoneridge is located on the northern side of Silverstead Lane and is isolated within an area of open countryside which falls within the Green Belt. The land is also within the North Kent Downs Area of Outstanding Natural Beauty.

The site contains a two storey detached residential property with a single storey link section comprising a garage converted to a gymnasium with living accommodation within the roof space.

Comments from Local Residents

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

Comments from Consultees

No Environmental Health objections are raised, subject to informatives concerning possible land contamination.

Comments had been received from the Countryside Management Officer suggesting a management plan for the existing trees and the planting of native vegetation to screen the building. It is also suggested that resurfacing of the access road be suggested to the applicant.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), H8 Residential Extensions, G1 (Green Belt), G4 (Dwellings In The Green Belt Or On Metropolitan Open Land), NE2 (Development And Nature Conservation Sites) and NE11 (North Kent Downs Area Of Outstanding Natural Beauty (AONB)).

National policy in PPG2 (Green Belts) is also a consideration.

Planning History

Planning permission was granted in 1981 under ref. 81/00697 for a new dwelling to replace the existing dwelling at the site – this is the current building at the site. This replacement dwelling was larger than the previous dwelling and as a result a restrictive condition was imposed to remove residential permitted rights in order to prevent further development to protect the Green Belt and AONB.

A detached double garage was allowed in 1982 under ref. 81/02966 to replace an existing timber structure.

Retrospective planning permission was granted under ref. 90/00976 for a single storey side extension which comprises the current link between the house and garage.

Planning permission was refused under ref. 97/00746 for a single storey rear extension. The refusal grounds were as follows:

‘The site is located within the Green Belt and Area of Special Landscape Character and an Area of Outstanding Natural Beauty and the proposal by reason of its overall size, results in a disproportionate addition over and above the size of the original dwelling harmful to the openness and character of the area contrary to Policy G.3 of the Unitary Development Plan.’

Planning permission was refused under ref. 10/01761 for part demolition of existing dwelling house, two storey side and front extensions, single storey rear extension. Roof and design alterations to form remodelled two storey dwelling house. The refusal grounds were as follows:

‘The proposed extensions and remodelling would constitute inappropriate development and, by reason of the design, bulk and scale of the proposals, would result in a dwelling significantly bulkier than that existing, harmful to the openness, visual amenities and rural character of the Green Belt and Area of Outstanding Natural Beauty, contrary to Policies G1, G4 and NE11 of the Unitary Development Plan.’

Conclusions

The main issues relating to the application are the effect that it would have on the open character of the Green Belt, Area of Outstanding Natural Beauty and Site of Interest for Nature Conservation. Given the separation from other dwellings, the impact on neighbouring residential amenities is not a consideration.

Since the proposal is for residential development it is in principle inappropriate within the Green Belt unless it falls within the category of limited extension or alteration to existing dwellings. The UDP addresses limited extensions to existing dwellings in Policy G4. With regard to this policy, the proposal does not comply as G4 states that proposals to extend replacement dwellings will not normally be permitted. This is to ensure that there is no incremental harm to the Green Belt by excessive subsequent extensions that collectively may jeopardise the open nature of the countryside. The dwelling currently on the site and the garage were allowed to replace the previous smaller dwelling and outbuilding, and thus any further extension is by definition inappropriate development requiring very special circumstances. Furthermore, the existing dwelling has already been extended and therefore the existing floorspace exceeds that of the original dwelling and the replacement dwelling. Any argument based on reconstructing this floorspace is limited in its value for that reason, and in particular if it adds to the bulk and impact on openness of the building. To this effect, the previous application under ref. 10/01761 was refused on the grounds of inappropriate development within the Green Belt

Having said this, it is acknowledged that the proposal would reduce the floor area from that existing and that the height of the resulting dwelling will be reduced. Also, the bulk of the resulting dwelling will be significantly reduced from the previously

refused scheme. The proposal, however, continues to seek to remove a low two storey structure to be replaced with a taller and bulkier two storey structure with hipped roof. The overall impact would be a bulkier dwelling. It is considered that the increase in scale and bulk of the building, including the introduction of 2 two storey 'wings', may represent a disproportionate addition of bulk to the existing building and Members will need to consider this in relation to Policy G4 of the UDP, which discourages significantly bulky additions within the Green Belt and whether this would represent an undue reduction in openness.

The agent has provided their proposed very special circumstances should the Council consider the proposal to be inappropriate development. Initially these involve an assessment of the purposes of Green Belt and the objectives for the use of Green Belt land, and conclude that the proposals do not conflict with either. This is a difficult argument to make however, since inappropriate development by definition harms openness. In this case, Members will need to consider whether there is actual harm caused by the increase in bulk, although a reduction from the previous proposal under ref. 10/01761. Although no very special circumstances exist to justify an extension, it is accepted that the circumstances in this case are not typical in that the proposal would reduce the floor area of an existing dwelling which is both a replacement house and an extended one at that.

The applicant's very special circumstances also relate to the claimed benefits to openness resulting from the removal of the garage, wall and link, and the improved visual appearance of the dwelling. This floor area is to be replaced elsewhere in the dwelling in a more visually intrusive manner, and therefore it is considered that no benefit would result to the openness or character of the Green Belt. However, it may be considered that harm caused would be reduced by the reductions made since the refused application and the appearance of the dwelling is now significantly less bulky, along with being shorter than the existing dwelling. Although this alone is not considered to be a very special circumstance to outweigh any harm caused, Members may consider this harm to be mitigated by the improvements to the design.

The applicant has mentioned the possibility of removing the existing pool house, and whilst this would be beneficial it would not be considered to outweigh any harm and consequently can be given limited weight to the consideration of the application. Although the circumstances provided by the applicant are not considered to be special or unique, Members may consider that the tucking in of the built development around the central original house may be enough to reduce the overall visual impact of the resulting dwelling on the openness of the surrounding Green Belt.

The site also falls within an Area of Outstanding Natural Beauty (AONB) which is characterised by its open landscapes and attractive countryside, as set out in the Kent Downs AONB Landscape Design Handbook. The proposed additional bulk may be considered by Members to detract from the open character of the countryside and as a consequence the proposal may not conserve or enhance the natural beauty of the AONB. From a heritage point of view, the introduction of native vegetation is suggested to screen the building and this can be secured by a landscaping condition.

In respect to the Site of Importance for Nature Conservation (SINC) status of the land, no harm to species or the purposes of nature conservation would result from the proposal. A management plan for the existing trees has been suggested by the heritage team.

In respect to residential amenities, there are no neighbouring properties that are sited in close proximity to the dwelling and therefore it is considered that no impact on neighbouring amenities would result from the proposal. It is considered that the design of the dwelling is an improvement over that of the existing building.

Having had regard to the above Members will need to consider the suitability of the development in the manner proposed in respect to the issue of inappropriate development within the Green Belt and whether the proposal is a significant enough reduction to overcome the previous refusal grounds relating to detrimental impact on the openness and rural character of the Green Belt. The visual impact of the extensions will be reduced and no additional footprint will be added, however Members must assess the visual impact and bulk of the resulting dwelling accordingly. On balance it is recommended that planning permission is granted for the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 81/00697, 81/02966, 90/00976, 10/01761 and 10/03000, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 |
| 4 | ACB02
ACB02R | Trees - protective fencing
Reason B02 |
| 5 | ACB03
ACB03R | Trees - no bonfires
Reason B03 |
| 6 | ACB04
ACB04R | Trees - no trenches, pipelines or drains
Reason B04 |
| 7 | ACC01
ACC01R | Satisfactory materials (ext'n'l surfaces)
Reason C01 |

Reasons for permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

- G1 Green Belt
- G4 Dwellings in the Green Belt
- NE2 Development and Nature Conservation Sites
- NE11 North Kent Downs Area of Outstanding Natural Beauty

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

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the impact of the development on the openness and rural character of the Green Belt
- (e) the impact of the development on the Area of Outstanding Natural Beauty (AONB)
- (f) the impact of the development on the Site of Importance for Nature Conservation (SINC)

and having regard to all other matters raised.

Reference: 10/03000/FULL6

Address: Stoneridge Silverstead Lane Westerham TN16 2HY

Proposal: Part demolition of existing dwelling house, two storey side and front extensions. Roof and design alterations to form remodelled two storey dwelling house



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SECTION '2' – Applications meriting special consideration

Application No : 10/03021/FULL6

Ward:
**Bromley Common And
Keston**

Address : 358 Southborough Lane Bromley BR2
8AA

OS Grid Ref: E: 543344 N: 167599

Applicant : Mr Paul James

Objections : YES

Description of Development:

Single storey detached building at rear
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

- The application seeks retrospective permission for a detached single storey located to the rear of the dwellinghouse close to the rear property boundary.
- The flank elevations of the building are located 1.05 metres away from each flank property boundary, and the structure measures 5 metres in depth, 8 metres in width, has an eaves height of approximately 2.35 metres and a maximum ridge height of 3.4 metres.
- There is a separation of approximately 17 metres between the front elevation of the detached building and the rear most part of the host dwelling.

Location

The application site is located on the southern side of Southborough Lane and hosts a two storey semi-detached dwellinghouse, with a single storey rear element projecting further than the main rear elevation of the host dwelling, which appears to be original as the adjoining property also has a matching rear extension, and the host dwellinghouse also has a detached single storey garage located slightly to the side of the main property. There is also a single storey detached structure in the

rear of the back garden which forms the basis of the current retrospective application before Members.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the resident of the adjoining property, Number 360, which can be summarised as follows:

- the application forms provides incorrect information regarding the date that the development was started and completed;
- the application form states there are no trees or hedges on his property or adjoining properties which is incorrect;
- conifers behind the site were pruned before the work was carried out and during construction;
- applicant has not provided information for materials or lighting, despite the building work being finished;
- the building does not conform with Building Regulations;
- structure is too big, too high and too close to the fence and house of adjacent site;
- people inside the building can see into kitchen and dining room of the neighbouring property – it has been built only 15 metres from the patio door into the dining room;
- work on the building has been carried out slowly, even recently steps up to the structure were being built so even though the building is unlawful, the building works still continue.

Full copies of the correspondence can be seen on file, and any further correspondence will be reported verbally at the meeting.

Comments from Consultees

No external consultations were considered necessary in respect of this case.

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

Planning History

In terms of relevant history at the site, the structure was built without any form of formal determination being sought from the Council. Following an investigation into the structure having been erected, a Certificate of Lawfulness application for a single storey detached building at rear was submitted by the owner and refused by the Local Planning Authority under ref. 10/01786 for the following reason:

The existing development does not comply with Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

It was considered the only reason the application did not comply with the 'permitted development' tolerances was due to the height of the structure within 2 metres of the property boundaries.

The applicant was also unable to sufficiently prove that construction of the structure had been substantially completed prior to the amendment to the Town and Country Planning (General Permitted Development) Order 1995 in October 2008.

Conclusions

Members may consider that the main issues relating to the application are the effect that the detached structure in the rear garden has on the character of the area and the impact that it has on the amenities of the occupants of surrounding properties.

The structure is located at the very rear of the back garden of the application site, approximately 17 metres from the rearward most part of the host dwelling, which may be considered to be a substantial degree of separation from not only the host dwelling but also from neighbouring properties.

The dimensions of the structure, in particular the height and the proximity of it to the property boundaries (3.4 metres and 1.05 metres respectively) means that the structure does not fall within 'permitted development' tolerances, however this should not mean that the structure is automatically unacceptable. In this instance, the merits of the scheme and the impact upon the surroundings should be given careful consideration.

According to the applicant, the structure is used for purposes incidental to the enjoyment of the host dwellinghouse. A local resident, however, has raised a number of objections to the structure as highlighted towards the beginning of this report, including that the structure is too close to the neighbouring property and that this causes issues regarding privacy for the resident of this property. However Members may consider that the separation between the structure and the host and neighbouring property is significant enough in order to prevent undue loss of privacy or overlooking.

Another concern raised by the local resident is that the materials used for the structure are not specified within the application forms, however as the structure is already in place, the materials can be seen as timber, with single-glazed timber framed windows.

It would appear that the only reason the structure does not fall within 'permitted development' tolerances is due to the height of the structure within 2 metres of the boundaries, with all other criteria being satisfied. Providing the use of the structure

continues to be as ancillary to the enjoyment of the host dwellinghouse, Members may consider that on balance it is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03021 and 10/01786, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and to protect the amenities of the residents of nearby properties.

Reasons for granting permission:

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

BE1 Design of New Development
H8 Residential Extensions

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 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 housing policies of the development plan;
- (h) and having regard to all other matters raised including concerns from neighbours.

Reference: 10/03021/FULL6
Address: 358 Southborough Lane Bromley BR2 8AA
Proposal: Single storey detached building at rear
RETROSPECTIVE APPLICATION



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

Application No : 10/01728/FULL1

Ward:
Darwin

Address : Land Known As Blue Field Berrys
Green Road Berrys Green Westerham

OS Grid Ref: E: 544015 N: 158519

Applicant : Mrs C Slater

Objections : YES

Description of Development:

Use of land for keeping and grazing horses and stable block. Comprising 3 stables and feed room together with the provision of a hardstanding for the stable block (RETROSPECTIVE APPLICATION)

Proposal

Retrospective permission is sought for the use of this 4.2ha field for keeping and grazing of horses and the erection of a building to stables and a feed room. There is an additional building on site used as a toolshed. The following are on the site:

- the stable building comprises 3 stables, one of which is used as a store for hay/bedding, and a feed room. It is constructed of brown painted wood panels with a monopitch corrugated roof.
- the toolshed is green metal with a shallow pitch roof.
- a narrow concrete hardstanding has been provided in front of the stable building.

The buildings are located close to Berry's Green Road and are screened from it by shrubbery. There is an existing single access to the field which is immediately adjacent to the vehicular access to the adjoining field, which is also used for grazing by a separate party.

The field included in this application is used for grazing and there is a post and rail fence on the southern boundary and a stock fence on the northern and eastern boundaries.

The applicant has submitted information to support the application as follows:

- use is for private use only
- horses need stabling on veterinary advice

- internal division of the field is with green electric tape to reduce visual impact
- the site was purchased in June 2006 and stables were erected in August 2006. These were stolen in March 2007 and replaced in summer 2007 with the current stables.

Location

The site is located approx 250m north of the junction of Berry's Green Road on the eastern side of this road and lies within the Green Belt.

Comments from Local Residents

Nearby properties were notified and representations have been received which can be summarised as follows:

- land was acquired knowing it was grazing land
- increased mud levels on the road
- increased rainwater in a problematic area
- use leads to unsightly trailers and could lead to caravans on the site
- small plots are not suitable for too many horses or liveries
- proliferation of stables in this area.

Comments from Consultees

The Council's Environmental Health Officer raises no objections to the proposal.

The Council's Highway Officer raises no objections to the proposal.

Planning Considerations

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

G1	Green Belts
BE1	Design of New Development
L3 and 4	Horses, Stabling and Riding Facilities

National policy guidance is provided in PPG2: Green Belts

The British Horse Society minimum standards suggest 0.4-0.6 ha per horse: applying this standard to this 4.2ha site there is ample space for 2 horses.

Planning History

There is no planning history on this site. However it should be noted that permission has been granted for stables in the immediate vicinity as follows:

- Use of land for keeping and grazing of horses plus erection of 7 stables to include tackroom/feedroom and creation of access track. Permission was

granted for this development in January 2007 (ref. 06/02578) and the site lies immediately to the east of the application site. A condition restricts the number of horses to no more than 6.

- Formation of access track and use of land for keeping and grazing of horses. Permission was granted for this development in July 2008 (ref. 08/00123) and this site is located at the junction of Berry's Green Road and New Barn Lane. A condition restricts the number of horses to no more than 8.
- Detached single storey stables with machine/food store and tack room. Permission was granted for this development in May 2010 (ref. 09/02996) and the site lies immediately to the north of the application site. A condition restricts the number of horses to no more than 7.

Conclusions

The main issues to be considered are whether the proposed use and buildings are appropriate development in the Green Belt and whether the buildings would be harmful to the character and openness of the Green Belt.

Whilst the use of the land for the keeping and grazing of horses is not in itself inappropriate in the Green Belt, careful consideration needs to be given to the associated development that accompanies the use. Planning policy recognises that some uses and development to provide essential facilities for outdoor sport and outdoor recreation may be appropriate but should preserve the openness of the Green Belt and not conflict with the purposes of including land in it. The siting, scale, form and materials of such development should not have any adverse visual impact on the open or rural character of the Green Belt.

The use of the land for keeping and grazing of horses can be considered appropriate within the Green Belt since it is a use of land which can preserve its openness. It remains to be considered whether the new stable block and other consequential paraphernalia is or could be harmful to the Green Belt, character of the area and openness of the land.

In this respect the stable block and toolshed are located close the boundary with Berry's Green Road and are well screened from view by an established hedge. The materials used for the stables are discreet, although the toolshed is a green/cream metal structure. The internal field boundaries are post and tape to reduce visual impact.

The access has not been created for this use and is shared with the adjacent field, which has permission for stables for 6 horses. In terms of traffic movements the applicant advises that she visits her 2 horses twice a day, a farrier visits every 5-6 weeks and a farmer delivers hay every few weeks.

It is considered that the stables and toolshed on this site would not in themselves be inappropriate: the siting of the structures has been carefully considered to minimise the impact on open countryside and this is a modest application for stabling for 2 horses. In view of this, and in the context of recently determined applications for stabling in the immediate vicinity, it is considered that the

development would not be harmful to the character and visual amenities of the Green Belt.

Background papers referred to during the production of this report comprise all correspondence on file ref: 10/01728, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACJ14 Restriction to private stables
ACJ14R J14 reason
- 2 ACJ27 Restriction to private grazing
ACJ27R J27 reason
- 3 ACJ28 Restriction on no. of horses (1 insert) 2
ACJ28R J28 reason
- 4 Unless otherwise agreed in writing by the Local Planning Authority there shall be no storage of vehicles, horseboxes, caravans, plant or equipment on the site.

Reason: In order to comply with Policy L3 of the Unitary Development Plan and in the interests of visual amenities and openness of the Green Belt and the amenities of nearby properties.

- 5 Within 2 months of the date of this permission details of a scheme for the storage of manure on the site (to include periodic clearance) shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed within 2 months of the date of approval of this condition and permanently retained thereafter. No burning of manure or other stable waste shall take place on the site at any time.

Reason: In order to comply with Policy L3 of the Unitary Development Plan and in the interest of the amenities of nearby properties.

Reasons for granting permission:

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

- G1 Green Belt
- BE1 Design of New Development
- L3 Horses, Stabling and Riding Facilities

The development is considered satisfactory in relation to the following:

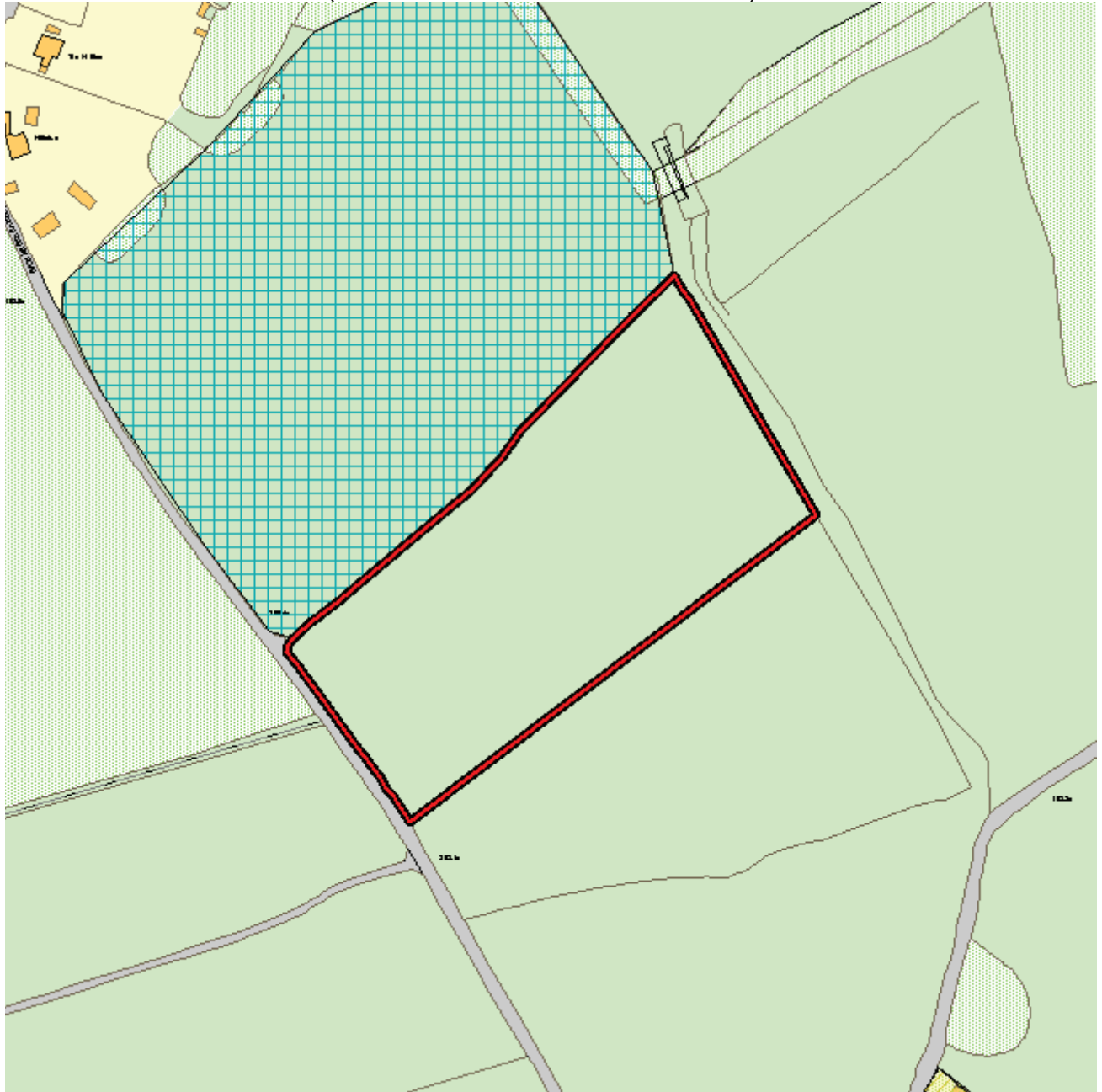
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the green belt and open space policies of the development plan

and having regard to all other matters raised.

Reference: 10/01728/FULL1

Address: Land Known As Blue Field Berrys Green Road Berrys Green Westerham

Proposal: Use of land for keeping and grazing horses and stable block. Comprising 3 stables and feed room together with the provision of a hardstanding for the stable block (RETROSPECTIVE APPLICATION)



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

Application No : 10/02398/FULL1

Ward:
Petts Wood And Knoll

Address : 12 Station Square Petts Wood
Orpington BR5 1LT

OS Grid Ref: E: 544442 N: 167686

Applicant : Barclay Bank Plc

Objections : NO

Description of Development:

New shopfront

Key designations:

Conservation Area: Station Square Petts Wood
Primary Shopping Frontage

Proposal

- The proposal is to replace the existing shopfront with a similar shopfront with improved features.
- The new shopfront will include doors and windows to comply with current standards, an altered ATM with security lighting and camera and new opening times board.
- The new signage has been covered under separate advertisement consent.

Location

- The application site is located to the north west of Station Square and is a commercial premises with a double frontage.
- The site lies within the Station Square Conservation Area and is a primary shopping frontage.

Comments from Local Residents

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

Comments from Consultees

No comments have been received from consultees.

Planning Considerations

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

BE1 Design of New Development
BE19 Shopfronts and Security Shutters

From a heritage and urban design point of view there are no objections to the proposal.

All other material considerations shall also be taken into account.

Planning History

There are a number of previous applications at the premises, the latest of which was for advertisement consent and was granted in 2010 under ref. 10/02260.

Conclusions

The main issue in this case is to judge the level of harm that the proposed shopfront would cause to the appearance of the host building and streetscene and whether or not it would preserve or enhance the character or appearance of the conservation area within which the premises lie.

The proposal represents very little change to the overall appearance of the shopfront with extra security and accessibility for the ATM. It is therefore considered that the proposal is unlikely to harm the visual amenities of nearby properties or the streetscene. Given the similarities between the existing and proposed shop fronts, Members may consider that the proposal preserves the character of the Petts Wood Conservation Area.

Members may consider the proposed shopfront to be of a sympathetic design which would complement the host building and not harm the appearance of the wider street scene significantly and would therefore preserve the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02260 and 10/2398, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |

Reasons for granting permission:

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

BE1 Design of New Development
BE19 Shopfronts

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

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding conservation area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 10/02398/FULL1
Address: 12 Station Square Petts Wood Orpington BR5 1LT
Proposal: New shopfront



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

Application No : 10/02528/VAR

Ward:
Shortlands

Address : 50 Shortlands Road Shortlands Bromley
BR2 0JP

OS Grid Ref: E: 538979 N: 168912

Applicant : Little Cherubs (Mr Richard Percy)

Objections : YES

Description of Development:

Variation of condition 5 of permission reference 04/00477, granted for single storey rear extension to No. 52 and change of use of No. 50 and No. 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front, to allow up to 46 children to be accommodated at any one time (RETROSPECTIVE APPLICATION)

Key designations:
Conservation Area:

Proposal

This retrospective application is for the variation of condition 5 (a) of permission reference 04/00477, granted for single storey rear extension to No. 52 and change of use of No. 50 and No. 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front, to allow up to 46 children to be accommodated at any one time.

Location

The property is located on the eastern side of Shortlands Road within a Conservation Area and is comprised of 2 two storey semi-detached properties which have been converted into a single property which serves as a nursery. Properties in the surrounding area are primarily residential properties with a combination of flatted accommodation and detached and semi-detached single family dwelling houses.

Comments from Local Residents

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

- In November 2003 planning permission was granted for a nursery of 32 children, in a relatively small residential conservation area. Without applying for the Authority's approval, as required, the number increased to 46 and would have increased to 60 had the Development Control Committee on the 31st August 2010 refused it.
- Planning permission for an extension to the premises was applied for and obtained on the 3rd September 2009 under the guise of providing a prayer room and quiet room. No mention was made of an increase in numbers.
- 46 places would be unsuitable in a building with only two upstairs toilets for the children and just one steep staircase.
- The proposal would lead to an increase in staff parking at the site and an increase in traffic delivering and collecting the children on a very busy part of Shortlands Road.
- The proposal would lead to an increase in noise.
- The applicant has already breached the original planning permission regarding the number of children by 46%.
- Concerns that should the extension for which planning permission was granted on 3rd September 2009 be built planning conditions may again be breached.
- Any increase in business at the nursery will seriously impact on the occupants of 1c Bromley Grove's quiet enjoyment of their home.

A number of letters of support were also received which can be summarised as follows:

- The supervised playtime outdoors by young children usually last between 20 to 30 minutes once in the morning and once in the afternoon on weekdays only. The children naturally make a certain degree of noise apart from this there is virtually no other audible noise at all from the property.
- The occupant of the neighbouring property was not disturbed by the noise created by the outdoor playtime as it is only very faint in the background and does not last for very long and is less disturbance is caused than that created by the heavy traffic noise on Shortlands Road.
- The occupants of No. 28B Bromley Grove raised no objections to the proposal and stated they have never found there to be a problem with traffic in the road or a problem with noise levels when indoors or out or when walking past.
- Three letters of support were received by those whose children attend the nursery who stated that the children play outside twice a day for a total of 30 minutes each, depending on the weather. They stated they had never had concerns regarding noise or parking at the application site.

Comments from Consultees

The Council's Highways Department were consulted who stated the applicant has provided this office with the parking survey carried out on 19th July 2010 between 7:45:00am & 8:15am and 5:45pm to 6:15pm indicating that there are on-street parking spaces available for additional demand during the hours of maximum

parking demand. Therefore no objections were raised to the application subject to a condition to ensure satisfactory levels of car parking are provided being attached.

The Council's Environmental Health Department were consulted who raised no objections to the proposal as the increased noise and disturbance would not be significant.

As part of the previous application ref. 10/01276 for the variation of condition 5 to allow 60 children to be accommodated at any one time, the Council's Education division (Early Years) were in support of the application subject to Health and Safety and OFSTED approval.

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
- BE11 Conservation Areas
- C7 Educational and Pre-School Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

4A.20 and Mayors Ambient Noise Strategy

PPS1 Delivering Sustainable Development

Planning History

There have been several planning applications in relation to this site. The most recent and relevant applications were as follows:

In 2010 under planning ref. 10/01276, planning permission was refused at Development Control Committee for the variation of condition 5 of permission ref 04/00477, granted for single storey rear extension to No. 52 and change of use of No's 50 and 52 from residential (Class C3) to children's day nurse (Class D1) with 3 car parking spaces at front, to allow up to 60 children to be accommodated at any one time which was a retrospective application.

In 2009 under planning ref. 09/00733, planning permission was granted for a part one/two storey side/rear extension and increase in roof height to provide ancillary space for nursery. A condition was attached to the permission stating that "no additional children shall attend the nursery without the prior approval in writing of the Local Planning Authority".

In 2008 under planning ref. 08/02600, planning permission was refused for roof alterations and second floor addition to provide ancillary space for nursery with external access steps.

In 2006 under planning ref, 06/04255, planning permission was granted for a first floor rear extension – to date this has not been implemented.

In 2004 under planning ref. 04/02394, planning permission was granted for the replacement of part of lawn area to rear of Nos.50 and 52 with tarmac playground area in connection with Children's Day Nursery (Class D1) permitted under Ref.04/00477 and erection of storage shed to rear of No.50 part of which was retrospective.

In 2004 under planning ref. 04/00477, planning permission was granted for a single storey rear extension to No. 52 and change of use of Nos. 50 and 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front - Nos. 50 and 52 Shortlands Road.

In 2003 under planning ref. 03/03046, planning permission was granted for the change of use of Nos. 50 and 52 Shortlands Road from residential (Class C3) to children's day nursery (Class D1), with additional car parking at front.

Conclusions

The main issues relating to the application are the impact of the increased number of children attending the nursery on the amenities of nearby residents, and the effects on traffic, parking, and general conditions of road safety in this part of the Conservation area.

Condition 5 (a) of 04/00477 states "the children attending the day nursery/playgroup shall be between the ages of 0 and 5 years and not more than 32 children shall be accommodated at any one time".

Given the property's location in the Shortlands Conservation Area paragraph (iii) of Policy BE11 of the UDP is a key consideration when determining this application, it states:

"In order to preserve or enhance the character or appearance of conservation areas, a proposal for new development, for engineering works, alteration or extension to a building, or for change of use of land or buildings within a conservation area will be expected to...

...(iii) ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character or appearance of the area".

Concerns have been raised from nearby residents about the increase in noise which may result from the additional children. At present 46 children attend the nursery, a statement from the Environmental Health and Trading Standards was submitted as part of the application which stated no noise complaints had been received since January 2004. The Council's Environmental Health Department did not feel the proposal would result in a significant increase in noise to local residents. Whilst some additional noise may occur when the children are in the outside play area to the rear of the property, the applicant has stated this for a 30

minute period twice a day which was confirmed by a the resident of a neighbouring property. In addition this is not likely to be at all times of the year and would probably be weather dependant. Furthermore, the nursery is only in use Mondays to Fridays between the hours of 0800 and 1800 (as per condition 5 of permission ref. 04/00477). It is therefore considered that the increase to 46 is unlikely to result in a significant loss of amenity to local residents

The second main issue relating to the application is the impact on parking, traffic, and general conditions of Highways safety in the vicinity of the nursery. The current level of use of the nursery does not appear to have resulted in any personal injuries or accidents on Shortlands Road in the vicinity of the site since the number of children attending the nursery was increased. A parking stress survey was submitted as part of the application demonstrating the impact in terms of traffic generated by the proposal at present. The three parking spaces which are provided to the front of the property are considered sufficient and no objections were received from a highway perspective. As such it is not anticipated the proposal will have a significant detrimental impact on traffic or parking in the area to such an extent as to warrant refusal.

In summation, it was considered the the present number of 46 children attending the nursery would not lead to an increase in noise levels significant enough to have an unduly harmful effect on the amenities of nearby residents. In addition, there appears to be sufficient on-street parking spaces available during the hours of maximum parking demand and therefore it was considered that the proposal would not significantly impact the local road network.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01276 and 10/02528, excluding exempt information.

as amended by documents received on 19.07.2010

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 3 (a) The children attending the day nursery/playgroup shall be between the ages of 0 and 5 years and not more than 46 children shall be accommodated at any one time.
 (b) The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between the hours of 08:00 and 18:00.

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

Reasons for granting approval:

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- C7 Educational and Pre-School Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

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

- (a) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (b) the transport policies of the development plan;
- (c) the safety of pedestrians and motorists on the adjacent highway;
- (d) the preservation or enhancement of the conservation area;

and having regard to all other matters raised.

Reference: 10/02528/VAR
Address: 50 Shortlands Road Shortlands Bromley BR2 0JP
Proposal: Variation of condition 5 of permission reference 04/00477, granted for single storey rear extension to No. 52 and change of use of No. 50 and No. 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front, to allow up to 46 children to be accommodated at any one time (RETROSPECTIVE APPLICATION)



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

Application No : 10/02620/FULL6

Ward:
Petts Wood And Knoll

Address : 26 Derwent Drive Petts Wood Orpington
BR5 1EW

OS Grid Ref: E: 544675 N: 166728

Applicant : Mr Sumner

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

The proposal is for the erection of a single storey rear conservatory to an existing family dwelling.

Location

The property is located on the northern side of Derwent Drive and comprises of a two storey semi-detached dwelling.

Comments from Local Residents

No representations were received.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

The following application has been made at the application site:

- 00/02782/FULL1 (granted 12th October 2000) two storey side and single storey rear extension.

Conclusions

The applicant is seeking planning permission for the erection of a single storey rear conservatory measuring 4m in depth, 3.1m in width and 1.8m-3.4m in height. The main issues to consider in assessing the proposed rear conservatory extension is the impact on the character and appearance of the existing dwelling and street scene and the impact on the amenity of the neighbouring properties.

Residential extensions should respect the scale, form and materials of construction of the host dwelling. Where possible the extension should incorporate a pitched roof. Any new development will be required to take into account the amenity of the occupiers of the neighbouring properties to ensure their environment is not harmed by inadequate daylight, sunlight, loss in privacy or overshadowing.

The proposed single storey rear conservatory would be constructed of red brick to match the construction of the existing dwelling, obscured glass and toughened glass roof sheets. The proposed conservatory extension would be subordinate in scale to the host building. The proposed conservatory extension would be located at the rear and would not be highly visible from the street. Based on the above it is not considered that the proposed single storey rear conservatory would result in any adverse impact on the character and appearance of the existing dwelling or street scene.

The proposed conservatory would be of single storey height and would not result in any loss in privacy or overlooking to the adjoining occupiers at Numbers 24 or 28 Derwent Drive. The proposed conservatory would be located directly adjacent to the boundary with Number 28 however the roof, the upper north flank elevation and the rear flank elevation would be constructed of toughened and obscured glass allowing afternoon light to permeate and reducing any adverse impact in terms of a loss of daylight and sunlight to the property at Number 28. Although slightly larger in depth than what is generally considered acceptable for semi-detached properties (4m depth proposed), the roof would slope away from the property at Number 28 and a 1.8m closed board fence would screen most of the solid part of the extension, leaving only the light weight glass construction visible from the neighbouring window at Number 28. Based on the above it is not considered that the proposed single storey rear conservatory would result in any adverse impact to the amenity of the neighbouring properties in terms of inadequate daylight, sunlight, loss in privacy or overshadowing.

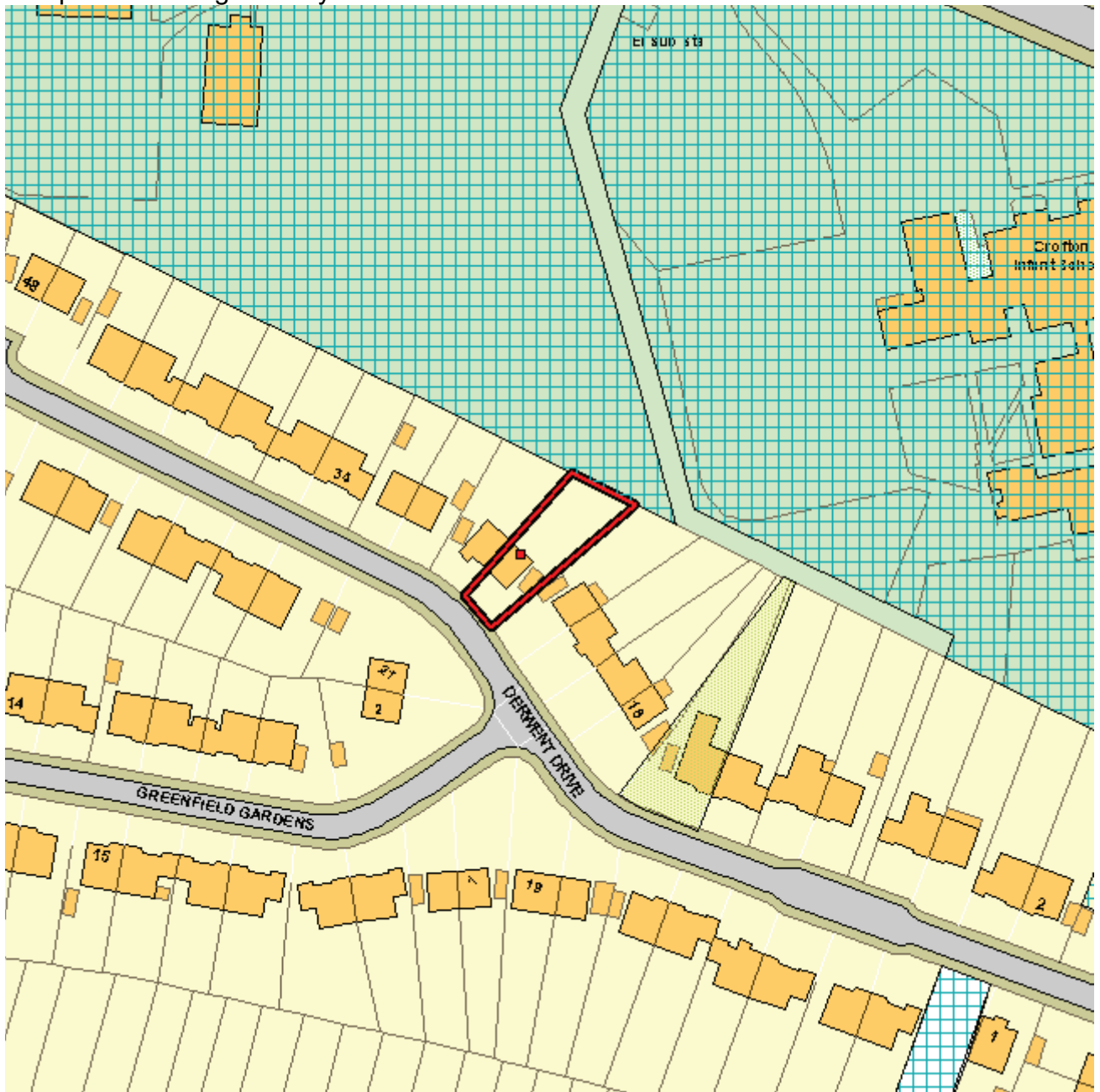
The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 AJ01B Justification GENERIC reason FULL6 apps

Reference: 10/02620/FULL6
Address: 26 Derwent Drive Petts Wood Orpington BR5 1EW
Proposal: Single storey rear extension



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

Application No : 10/02673/FULL1

Ward:
Bickley

Address : Dunoran Home 4 Park Farm Road
Bromley BR1 2PF

OS Grid Ref: E: 542118 N: 169720

Applicant : Cobalt Ltd

Objections : YES

Description of Development:

Demolition of extensions and outbuildings and erection of part one/two/three storey extension to nursing home and conversion into 6 three bedroom and 1 two bedroom maisonettes and 2 detached part two/three storey 6 bedroom dwellings with associated garaging, car parking and access road.

Key designations:

Conservation Area: Mavelstone Road

Locally Listed Building

Joint report with application ref.10/02674

Proposal

- It is proposed to demolish existing extensions and outbuildings within the site, and convert Dunoran Home into 7 maisonettes, which would involve the addition of a north wing to the house
- It is also proposed to construct 2 new detached dwellings within the north-western part of the site which would be set well back from the road
- A new access road would be provided to serve the new detached dwellings and northern wing of the building with parking adjacent, and an additional parking area would be provided at the front of the site to serve the maisonettes within the main building.

Revised plans were submitted amending the access road and parking layout, and relocating a conservatory on the north wing, in response to concerns raised by the Council's highway and tree officers.

Location

This locally listed property lies within Mavelstone Road Conservation Area, and was previously used as a nursing home. It lies within grounds of approximately 0.57ha, and has been unoccupied since 2007.

A number of extensions and outbuildings have been added over the years which are not considered to complement the Arts & Crafts style of the original building.

The site is bounded to the north-east by a covered reservoir, to the north-west by No.1 Mount Close, and to the south-west by No.6 Park Farm Road. Its westernmost corner also abuts No.3 Simone Close.

There are a large number of trees on the site, and although not covered by a Tree Preservation Order, they are protected by virtue of their location within Mavelstone Road Conservation Area.

Comments from Local Residents

Letters have been received from nearby residents and Sundridge Residents' Association who generally support the proposals in principle, but have the following main concerns:

- inadequate parking provision to meet the needs of the development
- excessive number of trees would be lost
- parking at the front of the site would be intrusive – some screening should be provided
- limited side space provided between the two new dwellings
- impact of paving on trees
- no additional development and/or parking on the site should be permitted
- northern extension to main building appears bulky
- garaging in the northern extension should not be converted into habitable accommodation
- concerns that the turning head could provide access to an additional dwelling (the plans have since been altered to relocate the turning head).

Comments from Consultees

The Council's highway engineer raises no objections to the revised layout submitted which includes the relocation of 2 car parking spaces from the front parking area to the rear adjacent to the north wing extension, which is closer to the units they serve. Amendments to the access road are also now acceptable as access for refuse vehicles is now to be precluded, with the refuse store for both houses and maisonettes provided at the front of the site. The number of spaces provided is considered adequate to meet the needs of the development.

The Advisory Panel for Conservation Areas raises no objections to the demolition of the extensions which detract from the locally listed building nor to the conversion of the home into residential use. However, concerns are raised about the location of car parking to the front of the locally listed building, to the design of the northern extension (consider that the balconies and French door should be removed), and to the glazing in the roof apex of the 2 new dwellings.

With regard to tree issues, the proposals would retain all the significant trees at the site, and therefore, no objections are raised subject to safeguarding conditions.

Environmental Health comment that should permission be granted, the standard condition regarding contaminated land should be applied.

No objections are raised to the proposals from a drainage or waste point of view, and Thames Water raises no objections in principle.

The Crime Prevention Officer has no objections in principle, subject to the installation of an approved CCTV system.

Planning Considerations

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

- H7 Housing Density & Design
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- T3 Parking
- NE7 Development and Trees

Conclusions

The primary considerations in this case are the design and impact of the proposals on the amenities of nearby residents, on the character and appearance of this part of Mavelstone Road Conservation Area, on the locally listed building, and on important trees on the site.

The proposed change of use of this site from a nursing home use to residential is considered acceptable in principle, and the large site could adequately accommodate the additional northern wing to the main building, and the two new detached dwellings set towards the rear of the site without unduly impacting on the character and spatial standards of Mavelstone Road Conservation Area.

The removal of the poorly designed care home extensions and outbuildings, and the addition of the well-designed subservient northern wing would improve the appearance of the locally listed building and thus enhance the character and appearance of Mavelstone Road Conservation Area.

The two detached dwellings are set well back from the frontage of the site, thus retaining a large number of trees to the front which would largely screen the houses from the road, and would maintain a separation between them of approximately 3.7m, with the house on Plot 2 staggered slightly back. The dwellings would be well screened from neighbouring properties by mature trees within the grounds, and would retain good separations to the site boundaries. The design of the dwellings is considered acceptable within this location, and would not be harmful to the setting of the locally listed building.

With regard to the location of 6 car parking spaces at the front of the site, this is considered acceptable as there is already hard surfacing in this area, and the spaces would be appropriately located for the units they would serve.

In conclusion, the proposals are considered to provide an appropriate redevelopment scheme for the site which is sensitively designed and adequately protects the character and appearance of Mavelstone Road Conservation Area, the locally listed building, important trees on the site, and the amenities of local residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02673 and 10/02674, excluding exempt information.

as amended by documents received on 01.11.2010 08.11.2010 16.11.2010

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 ACB18 Trees-Arbicultural Method Statement
 ACB18R Reason B18
- 5 ACB19 Trees - App'ment of Arbicultural Super
 ACB19R Reason B19
- 6 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 7 ACC03 Details of windows
 ACC03R Reason C03
- 8 ACC05 Brickwork patterning
 ACC05R Reason C05
- 9 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 10 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 11 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 12 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 13 ACH26 Repair to damaged roads
 ACH26R Reason H26
- 14 ACH29 Construction Management Plan
 ACH29R Reason H29
- 15 Before the development hereby permitted is first occupied, the proposed window(s) at first and second floor levels in the flank elevations of the

detached dwellings shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

- | | | | |
|----|--------|---|-----|
| | ACI12R | I12 reason (1 insert) | BE1 |
| 16 | ACK04 | Demolition of existing building (see D10) | |
| | ACK04R | K04 reason | |
| 17 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |
| 18 | ACK09 | Soil survey - contaminated land | |
| | ACK09R | K09 reason | |
| 19 | ACK21 | Details of CCTV scheme | |
| | ACK21R | K21 reason | |

Reasons for granting permission:

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

- H7 Housing Density & Design
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- T3 Parking
- NE7 Development and Trees

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

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the relationship of the development to trees
- (d) the conservation policies of the development plan
- (e) the impact on the locally listed building

and having regard to all other matters raised, including neighbours concerns.

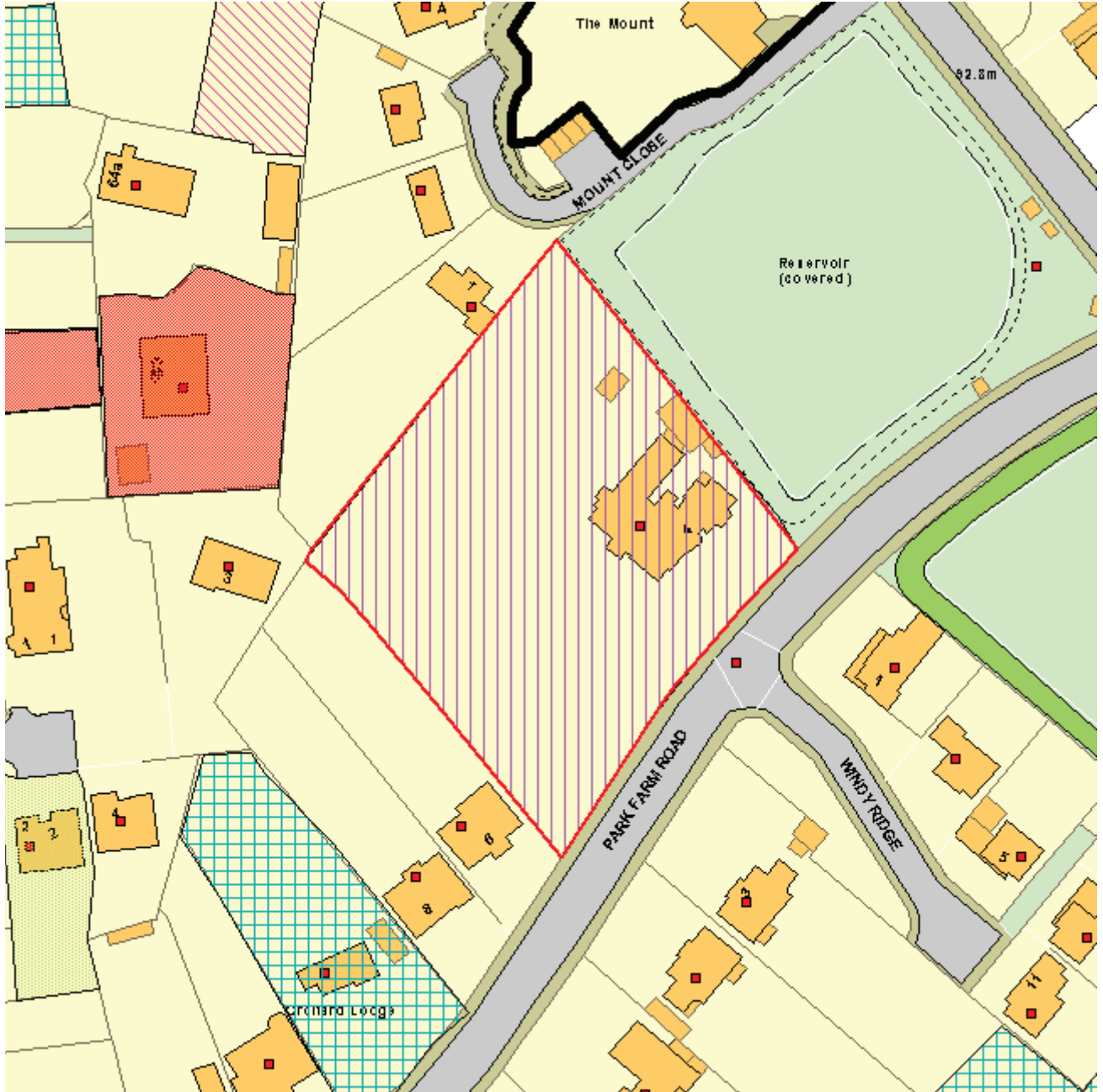
INFORMATIVE(S)

- 1 You are advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of development, and that before any works connected with the proposed development are undertaken within the limits of the street, you must obtain the agreement of the owner(s) of the sub-soil upon which Park Farm Road is laid out.

Reference: 10/02673/FULL1

Address: Dunoran Home 4 Park Farm Road Bromley BR1 2PF

Proposal: Demolition of extensions and outbuildings and erection of part one/two/three storey extension to nursing home and conversion into 6 three bedroom and 1 two bedroom maisonettes and 2 detached part two/three storey 6 bedroom dwellings with associated garaging, car parking and access road.



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

Application No : 10/02674/CAC

Ward:
Bickley

Address : Dunoran Home 4 Park Farm Road
Bromley BR1 2PF

OS Grid Ref: E: 542118 N: 169720

Applicant : Cobalt Ltd

Objections : YES

Description of Development:

Demolition of extensions and outbuildings
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Mavelstone Road
Locally Listed Building

Joint report with applications ref.10/02673

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

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

Reasons for granting permission:

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

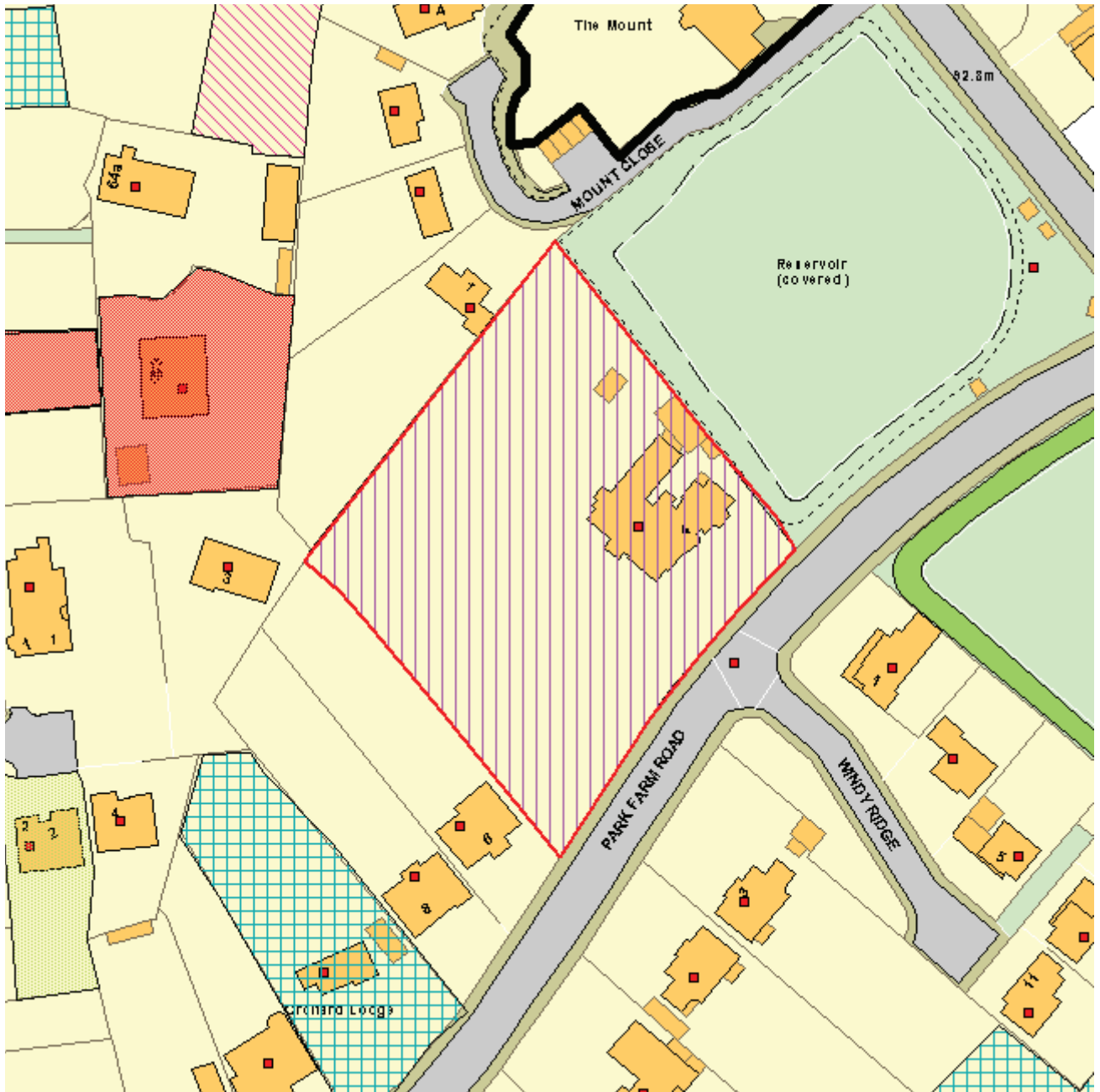
BE12 Demolition in Conservation Areas

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

- (a) the conservation policies of the development plan

and having regard to all other matters raised, including neighbours concerns.

Reference: 10/02674/CAC
Address: Dunoran Home 4 Park Farm Road Bromley BR1 2PF
Proposal: Demolition of extensions and outbuildings
CONSERVATION AREA CONSENT



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

Application No : 10/02699/FULL6

Ward:
Kelsey And Eden Park

Address : 7 Elderslie Close Beckenham BR3 3BB

OS Grid Ref: E: 537525 N: 167471

Applicant : J Bridge

Objections : YES

Description of Development:

Two single storey rear extensions. Front/side extension to be used as a granny annexe. Roof alterations to incorporate front dormer and rear dormer with Juliet balcony, 12 velux windows and elevational alterations.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for the following extensions:

- 2 single storey extensions to the rear, one projecting 4m in depth and the other 2.25m in depth
- a single storey front/side extension to be used as a granny annexe
- roof alterations including increase in height by 0.2m and dormers at the front and rear and 12 velux windows
- elevational alterations including new entrance doors

Additional information in support of the application has been submitted by the applicant which outlines the reason why the granny annexe is required. A copy of this letter is available on file ref. 10/02699 for Members attention.

Location

The application site comprises a two bedroom bungalow. The road is characterised by mixture of two storey and single storey detached and semi-detached dwellings.

Comments from Local Residents

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

- rear extension to eastern side appears well beyond building line of No.5
- loss of light to rear garden
- No.7 is on higher ground than No.5
- additional storey will result in loss of light to house and garden
- overdevelopment of the property

A copy of this letter is available to view on file ref. 10/02699. Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No internal or external consultations were made in respect of 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

Policy H8 requires that design of residential extensions should be in keeping with the local area in terms of scale, form and materials used. Any development should protect the privacy and amenities of adjoining properties, including daylight and sunlight.

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

Planning History

There is no recent planning history at the 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.

It is not considered that the roof alterations (increase in height and bulk), dormers and rooflights would be detrimental to character of the street scene as Elderslie Close is made up of a mixture of bungalows and two storey properties, particularly the property to the east of the host dwelling (no 5) which is a two storey property. The dormer extensions are modest in size and incorporate a pitched roof design which is in-keeping with the existing bungalow. Given that the main bulk of the

enlarged roof will be to the front and the roof will remain hipped from the sides of the host dwelling, it is not considered to unduly harm the amenities of adjacent neighbours.

The proposed single storey rear extension adjacent to No.9 will project 4m whilst the extension adjacent to No.5 will project 2.25m, which given their siting are not considered to significantly impact on the amenities of the adjoining owners.

A single storey side and front extension is proposed in order to create a self-contained annexe at ground floor level. The annexe will have an entrance off of the main entrance to the host building and additional access internally. The annexe will provide one bedroom, a kitchen, lounge and shower room and it is recommended that a condition preventing severance is included in any permission. The extension will be along the shared boundary with No.5. The property at No.5 has recently been extended to the side/rear at single storey to provide a dining room (under ref. 08/00064). Whilst there may be some loss of light and outlook to the window and door to the front of the dining room, it should be noted that there is an existing single storey garage at the host property in this location and the additional forward projection is not considered significant to warrant a refusal on this basis.

Concerns have been received from the neighbour at No.5 Elderslie Close and careful consideration has been given to the impact of the proposed extensions on this property and the amenities of surrounding neighbours.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02699 excluding exempt information.

RECOMMENDATION: PERMISSION

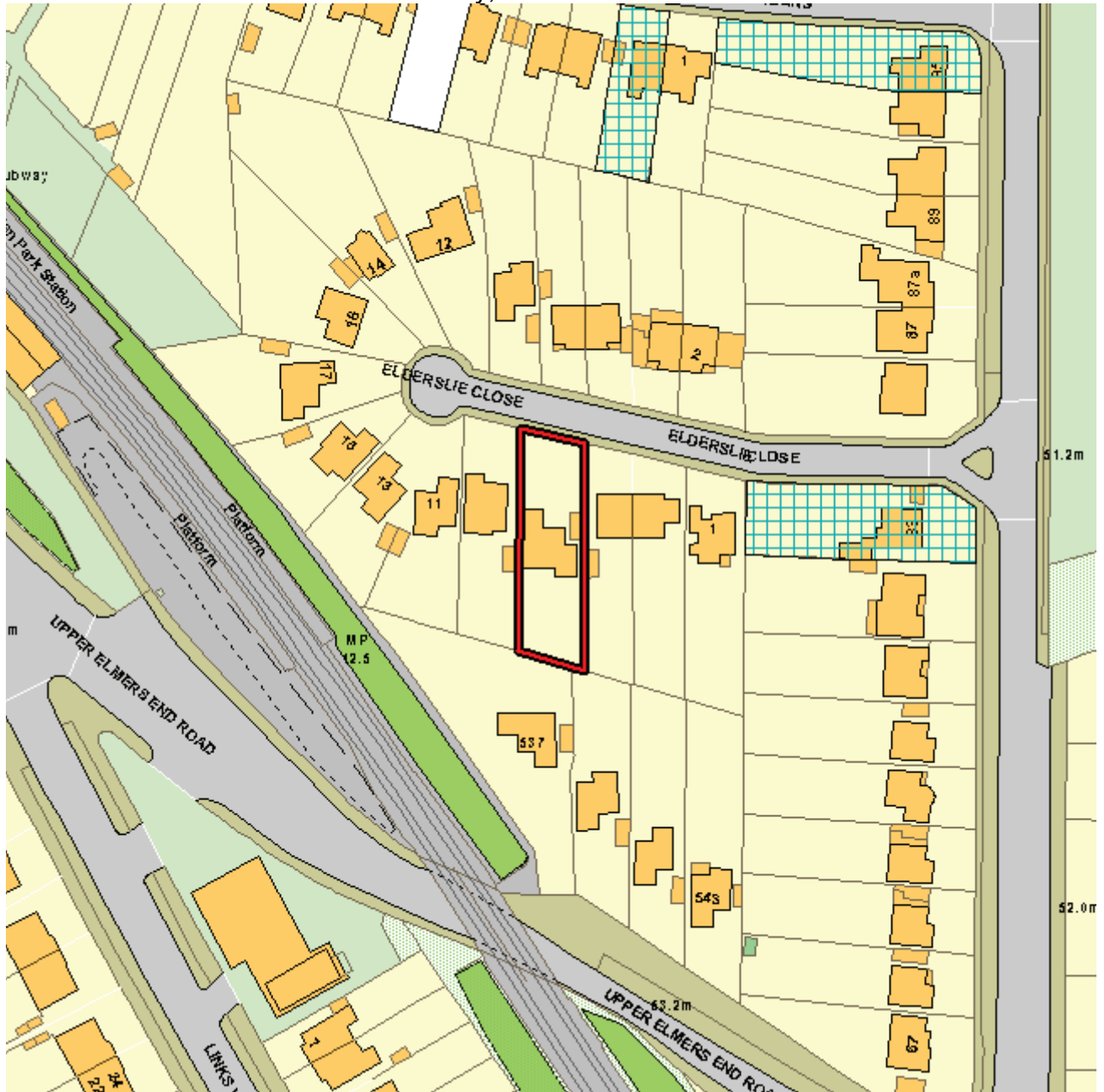
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI07 Restrict to members of household (1 in) at 7 Elderslie Close
 ACI07R Reason I07
- 4 Before the development hereby permitted is first occupied, the proposed window(s) in the flank elevations serving the first floor accommodation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1 and H8
- 5 AJ01B Justification GENERIC reason FULL6 apps

Reference: 10/02699/FULL6

Address: 7 Elderslie Close Beckenham BR3 3BB

Proposal: Two single storey rear extensions. Front/side extension to be used as a granny annexe. Roof alterations to incorporate front dormer and rear dormer with Juliet balcony, 12 velux windows and elevational alterations.



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

Application No : 10/02840/FULL6

Ward:
**Bromley Common And
Keston**

Address : 97 Gravel Road Bromley BR2 8PW

OS Grid Ref: E: 542183 N: 165603

Applicant : Mr Peter Davenport

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Near by
Adj Area of Special Res. Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Urban Open Space

Proposal

The proposal seeks permission for a single storey rear extension which would measure at 3.5m deep x 5.7m wide with a flat roof measuring at 3m high. This is a resubmission with the previous refused application showing a single storey rear extension which measured at 3.5m deep 5.7m wide with a sloping roof measuring at 3.5m high.

Location

- The site is located to the south east of Gravel Road.
- 97 Gravel Road is a semi-detached two-storey dwelling.

Comments from Local Residents

Five nearby owners/occupiers were notified of the application. No objections/representations have been received.

Comments from Consultees

None.

Planning Considerations

Policies BE1 and H8 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, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

This case has been presented to Committee on the basis that a similar scheme under 10/02090 was refused.

Planning History

Application ref. 10/10/02090 for a single storey rear extension was refused in September 2010.

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.

This proposal is similar to that refused under ref. 10/02090. The difference in this instance is that height of the extension has been reduced by 0.5m and now includes a flat roof. Application ref. 10/02090 was refused for the following reason:

The proposed extension, by reason of its bulk, height and rearward projection, would be seriously detrimental to the amenities of No. 95 Gravel Road, due to loss of light and prospect, contrary to Policy BE1 of the Unitary Development Plan.

There is no rear extension at neighbouring property at No. 95 Gravel Road. No. 99 Gravel Road has a single storey rear extension measuring at approximately 3.5m deep. Single storey extensions to semi-detached properties measuring at 3.5m deep might be considered acceptable although each case is assessed on its own merits. The current proposal deleted the part sloping/part flat roof and is proposed with only a flat roof measuring at 0.5m lower. It is considered that this would omit the previously proposed bulky appearance. It is considered that it would appear more subservient to the host dwelling and lessening impact on the adjacent property.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02090 and 10/02840, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

Reasons for granting permission:

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

- BE1 Design of New Development
H8 Residential Extensions

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

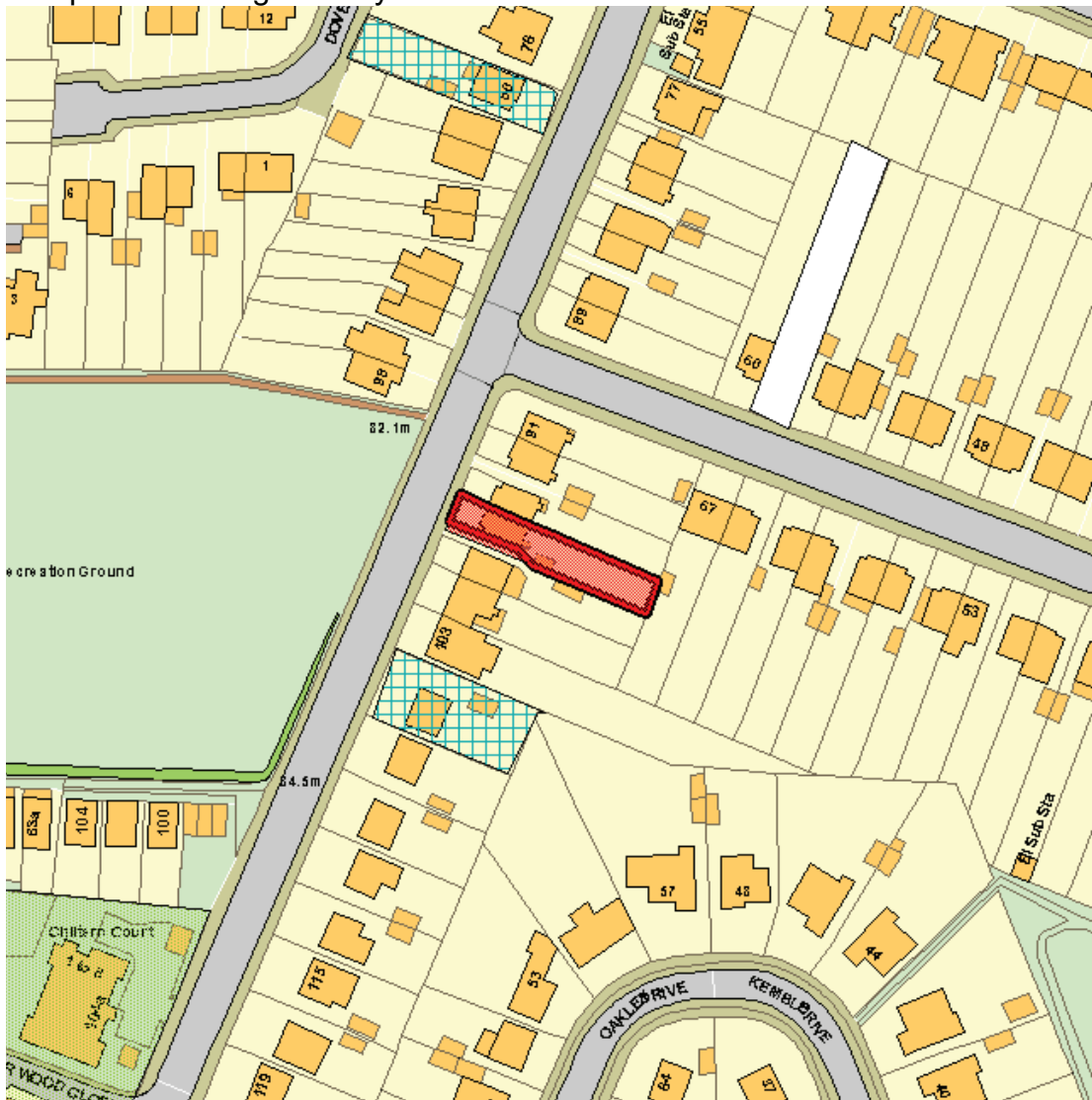
- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

INFORMATIVE(S)

- | | | |
|---|-------|------------------------------|
| 1 | RDI21 | Seek Building Control advice |
|---|-------|------------------------------|

Reference: 10/02840/FULL6
Address: 97 Gravel Road Bromley BR2 8PW
Proposal: Single storey rear extension



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

Application No : 10/03025/FULL3

Ward:
West Wickham

Address : Cheyne Centre Woodland Way West
Wickham BR4 9LT

OS Grid Ref: E: 538273 N: 165291

Applicant : Golden Lane Housing Limited

Objections : YES

Description of Development:

Demolition of Garden Cottage. Change of use of The Glade, The Coppice and The Spinney from residential care facility (Class C2) to dwellinghouses (Class C3). Alterations and extension of front facade of The Glade to include extension of left side elevation and new roof structure to provide 2 two bedroom residential units with communal lounge areas. Alterations to The Coppice and The Spinney to include front and rear extensions and covered walkway to form 1 three bedroom dwelling and 1 four bedroom dwelling with communal lounge areas.

Key designations:

Special Advertisement Control Area
Green Belt
Locally Listed Building
Major Development Sites

Proposal

The application proposes to demolish Garden Cottage and landscape this area of the site and improve the existing remaining buildings known as The Coppice, The Glade and The Spinney.

A single storey front and side extension is proposed to The Glade which accommodates new communal lounges, a kitchen, a new entrance lobby, en suite bedroom and new bin stores. The property is to share ancillary staff facilities which include a washing area and bedroom but will essentially be divided into two separate spaces to allow for privacy of service users. Alterations which involve increasing the height of the roof by around 0.5 metres are also proposed to provide a new roof structure with rooflights.

Internal alterations and extensions to the front side and rear of The Coppice and The Spinney are proposed. The extensions provide new communal areas, staff facilities, en-suite bathrooms and a new kitchen. Again, both of these properties are to operate as two separate spaces to allow for privacy of service users but will provide ancillary staff facilities which include a washing area and bedroom.

The current use class of these properties is also proposed to change as a result of these alterations. The site currently falls within Use Class C2 (Residential Institution) and it is proposed to change this as a result of the accommodation provided to Use Class C3 (Dwellinghouse). The use falls within Class C3 as the development proposed is for single people living together as a single household and receiving care.

Pedestrian and vehicular access to and from the site is provided directly off Woodland Way via a single car width private road adjacent to the Gate Lodge. The parking for the site is located in a hard standing area adjacent to The Glade. This layout and access arrangement is to remain.

Location

The application site is located towards the southern end of Woodland Way and falls within the Green Belt. The area is predominantly residential in character towards the north and west with playing fields adjacent to the southern boundary of the site known as Sparrows Den.

The Cheyne Centre forms what was historically part of the Cheyne Hospital for Children; this site was sold and partially redeveloped for housing in 2006 with the remainder of the site which is the subject of this application being retained by Bromley Primary Care Trust. The site now provides care and associated support for a range of service users across four separate properties. Whilst The Gate Lodge falls within the boundary of the Cheyne Centre site, it does not form part of this application and is to remain as existing.

Garden Cottage is a two storey 1940s red brick building with a mixture of pitched and flat roof structures. The property has a number of extensions and currently provides accommodation for adults with learning disabilities.

The Glade is a single storey pitched roof building dating from around 1960. The property was extended in 1990 to provide additional lounge space and staff facilities and currently provides accommodation for adults with learning disabilities.

The Coppice and The Spinney are single storey buildings constructed during the 1960's. They were originally 2 separate properties but were joined together by an extension in 1990. These buildings also provide additional lounge space and staff facilities and accommodation for adults with learning disabilities.

Comments from Local Residents

The comments received are summarised below:

- the proposals put forward are acceptable.
- the demolition of Garden Cottage is unnecessary. The footprint of the buildings would be increased significantly as a result of this resulting in loss of outlook and privacy. There will be an increase in noise and disturbance due to this.

Comments from Consultees

From a highway planning perspective, the proposal results in a reduction in the number of staff, service user vehicles and deliveries. The site is accessed via a private drive and off street parking is provided. No technical objections are therefore raised.

With regards to drainage issues, no technical objections are raised.

In terms of trees and landscaping issues, any comments received will be reported verbally at the meeting.

Planning Considerations

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

- H1 Housing Supply
- H4 Supported Housing
- H8 Extensions
- T1 Transport Demand
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- NE7 Development and Trees
- G1 The Green Belt
- G4 Extensions / Alterations to Dwellings in Green Belt
- C4 Health Facilities
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements

Planning History

Under planning application ref. 01/02304, permission was granted for the change of use of The Lodge and Garden Cottage, and The Glade, Coppice and Spinney bungalows from hospital (Class C2) to dwellinghouses (Class C3) and redevelopment of 1.34 hectares for residential housing and formation of additional vehicular access.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, would result in an adverse impact to the open

character of the Green Belt and whether the proposal would be in keeping with the character and appearance the area or harm existing residential amenity.

In terms of the amenity of the local residents, the proposal would result in the removal of Garden Cottage and the landscaping and clearance of this area. This would mitigate any future issues relating to noise and disturbance to adjacent properties; it would also improve the openness and appearance of the site particularly when viewed from Woodland Way.

The extensions are considered to be of an acceptable design and scale and are in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers is adequately safeguarded compliant to Policies BE1 and H8. The proposed development ensures that the site continues to provide supported housing and improves the facilities and standard of accommodation provided whilst ensuring residential amenity and the character of the area are safeguarded, compliant with Policy H4. Due to the separation between properties and distances between the boundaries of the site and existing boundary vegetation, little harm would be caused to the residential amenity of adjoining properties as a result of this proposal.

As a result of the proposed alterations and the demolition of Garden Cottage, the amount of service users, associated staff and visitors would be reduced thereby reducing further the potential impact to residential amenity in terms of noise and disturbance.

To reduce the potential impact to the open nature of the Green Belt which may occur as a result of these extensions, the proposals include the demolition of Garden Cottage. The applicant states that as a result of the demolition of Garden Cottage there is still an overall reduction of 8% in the built footprint of the site, even when including the extensions and alterations that are proposed to the retained buildings. Members may therefore agree that on balance as a result of the removal of Garden Cottage the proposed extensions and alterations would not result in any incremental harm to the open nature of the Green Belt.

The proposals would enable eleven people with learning disabilities to live in purpose designed accommodation and ensure the continued use of this site whilst minimising the potential impact to the character of the area and residential amenity.

Members will therefore need to consider whether the proposed extensions and alterations are of an acceptable size, scale and design which leave adequate separation between buildings and do not result in any significant harm to the open nature of the Green Belt. The proposed extensions may result in some impact to the open nature of the Green Belt; however this needs to be considered in light of the demolition of Garden Cottage and the improvement of the housing provision for people in need of care.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/02304 and 10/03025, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 3 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 4 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 5 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 6 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 7 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

Reasons for permission:

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

- H1 Housing Supply
- H4 Supported Housing
- H8 Residential Extensions
- T1 Transport Demand
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- NE7 Development and Trees
- G1 Green Belt
- G4 Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land
- C4 Health Facilities
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements

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

- (a) the appearance of the development in the street scene
- (b) the impact of the proposals on the open character of the Green Belt
- (c) the relationship of the development to adjacent property
- (d) the character of the development in the surrounding area
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the light and outlook of occupiers of adjacent and nearby properties
- (g) the privacy of occupiers of adjacent and nearby properties

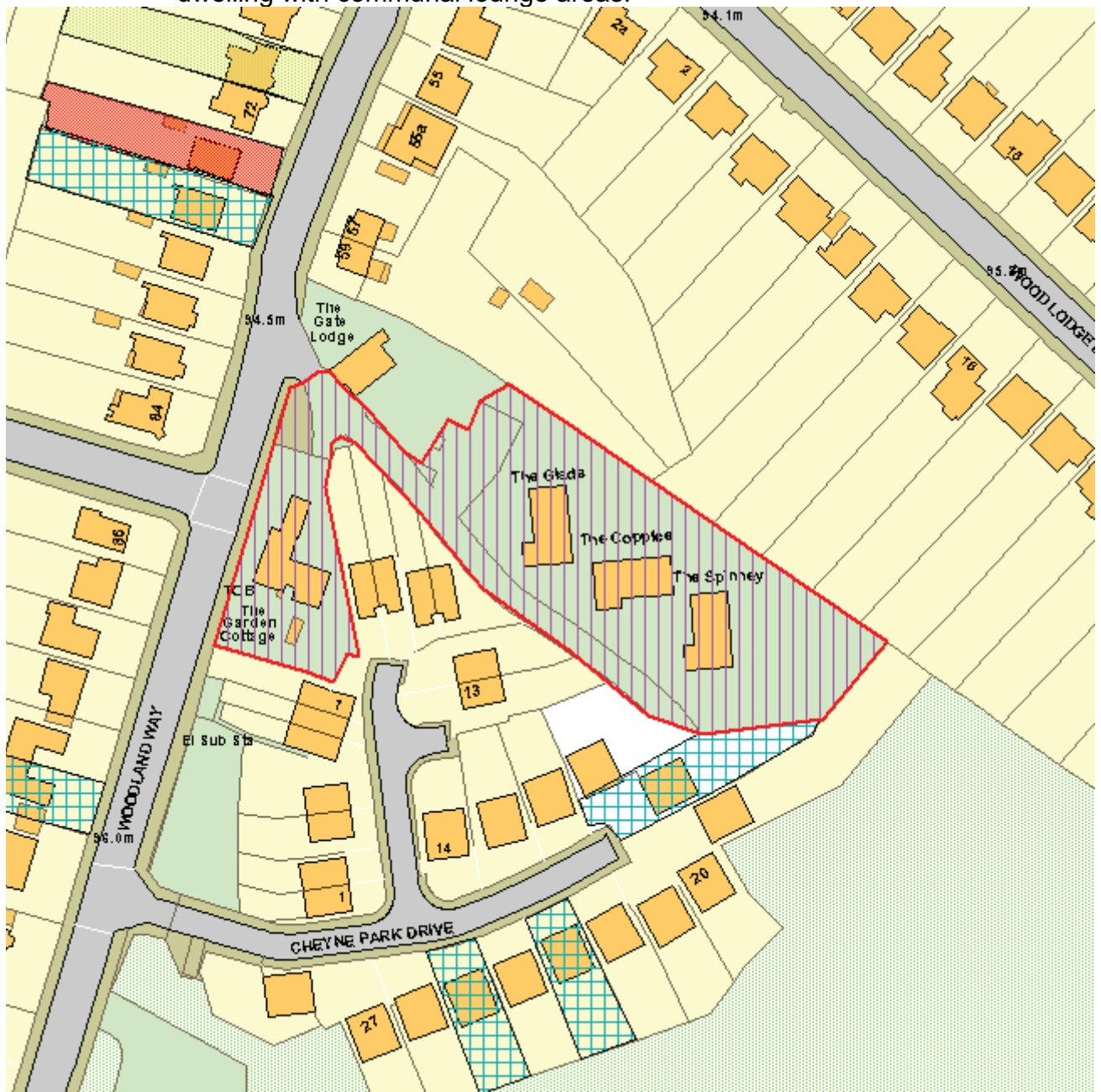
- (h) the relationship of the development to trees to be retained
- (i) the safety of pedestrians and motorists on the adjacent highway
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) the urban design policies of the development plan

and having regard to all other matters raised.

Reference: 10/03025/FULL3

Address: First Floor Flat The Garden Cottage 63 Woodland Way West Wickham BR4 9LT

Proposal: Demolition of Garden Cottage. Change of use of The Glade, The Coppice and The Spinney from residential care facility (Class C2) to dwellinghouses (Class C3). Alterations and extension of front facade of The Glade to include extension of left side elevation and new roof structure to provide 2 two bedroom residential units with communal lounge areas. Alterations to The Coppice and The Spinney to include front and rear extensions and covered walkway to form 1 three bedroom dwelling and 1 four bedroom dwelling with communal lounge areas.



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SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 10/02506/FULL6

Ward:
Hayes And Coney Hall

Address : 64 Cherry Tree Walk West Wickham
BR4 9EH

OS Grid Ref: E: 539762 N: 164594

Applicant : Mr M Pucknell

Objections : YES

Description of Development:

Detached summerhouse in rear garden
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought to retain the existing out-building which has been erected in the rear building of the application site. The building is sited close to the rear of the house. There is a raised decked area that faces onto No. 62. The submitted drawings show that the building measures:

- 4m in width
- 5m in depth
- 2.2m in height to eaves
- 2.9m in height to ridge
- 1m high balustrade to decked area
- building set 0.51 from boundary with No.66
- the edge of the decking is 2.37m from the boundary with No.62

Location

The application site is located to the southern side of Cherry Tree Walk. The site comprises a semi-detached property with a substantial rear garden. The surrounding area is characterised by wholly residential properties. The rear of the property backs onto Well Wood.

Comments from Local Residents

There have been local objections (including objections from the West Wickham South Residents' Association) raised in respect of the application which are summarised below:

- extremely large summerhouse with veranda
- positioned sideways and a few feet from the property
- too large and out of character with the area
- general eyesore for surrounding neighbours
- impact on outlook and view
- it should be positioned at the end of the garden
- should have applied for planning permission before starting construction
- would set unwanted precedent for other similar buildings to be erected
- should be described as a large log cabin for all year round habitable use
- size and location close to neighbouring boundaries constitutes cramped back garden development
- impact on privacy
- very close to boundaries
- impact of the height of the building

It is also noted that one letter of support has also been received.

Please note that the full texts of the above letters are available on file ref. 10/02506. Any further comments received shall be reported verbally at the meeting.

Comments from Consultees

No internal or external consultations were carried out for this application.

Planning Considerations

The main policy of relevance is Policy BE1 of the Unitary Development Plan.

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.

Planning History

The property benefits from planning permission for a first floor side and rear extensions and pitched roof over existing single storey rear extension (ref. 04/02995) which was allowed on appeal.

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 building is not considered to be "permitted development" due to its height in the proximity to the neighbouring boundaries. As such, planning permission is required and it is necessary to consider whether the development complies with the relevant UDP policy (BE1) which is summarised above. Essentially, Members will need to consider whether this is an appropriate location for the outbuilding and whether the physical presence of the building is harmful to the prospect and outlook from neighbouring gardens. A number of photographs are on file for the Committee to view. These indicate the scale of the structure and its relationship to neighbouring properties.

On balance, it is considered that the retention of the building should be refused as the building is overly large and located in close proximity to the adjoining boundaries. The building is prominently sited close to the rear of the dwellinghouse and is visible from the adjoining properties. Members may also consider that the raised veranda results in direct overlooking into the garden of No.62 Cherry Tree Walk.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02506 excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

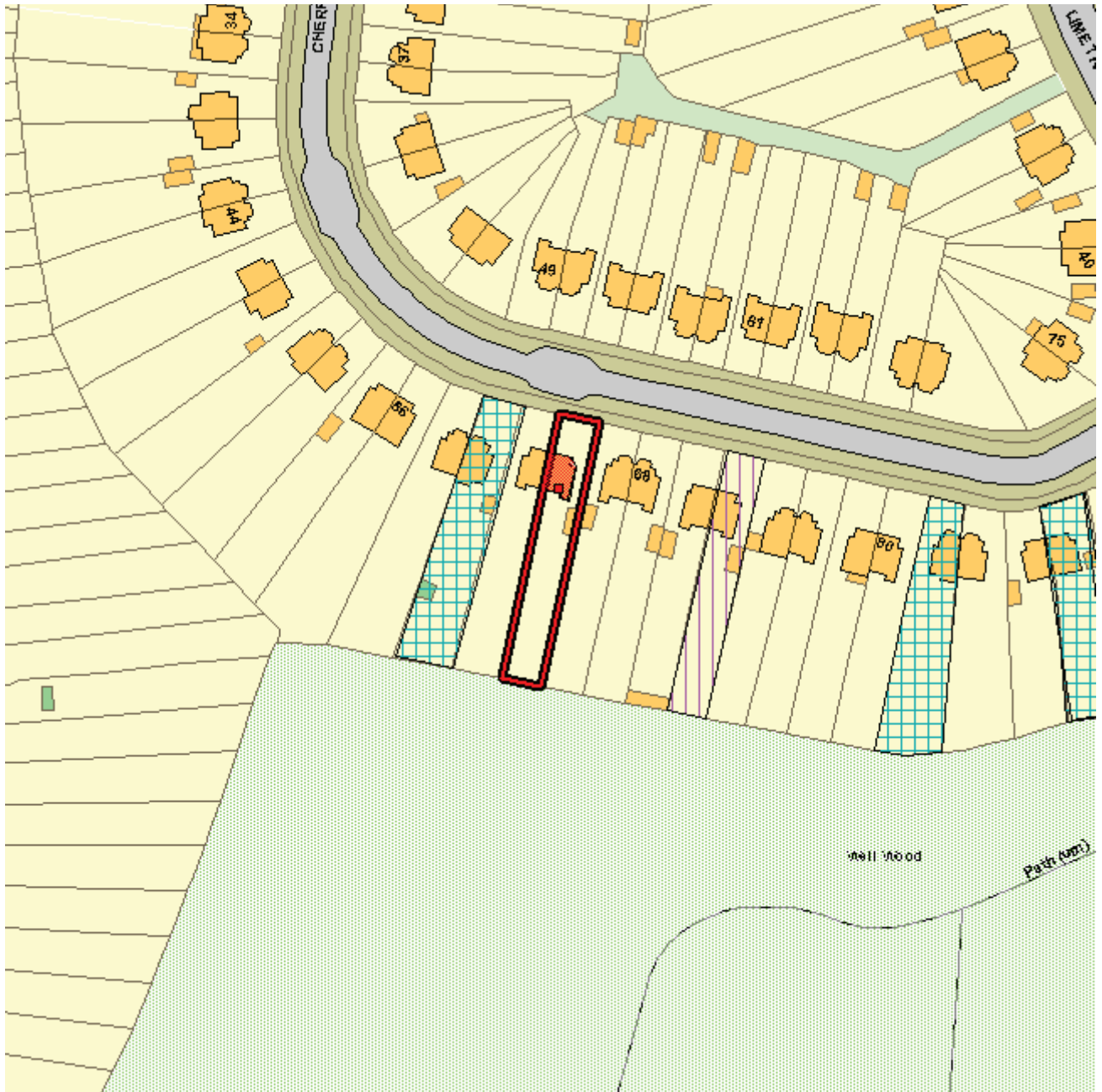
The reasons for refusal are:

- 1 The building, given its size, siting and location, is out of character with surrounding area and has a detrimental impact on the amenities that adjoining residents could reasonably expect to continue to enjoy, in particular the occupiers of Nos.62 and No.66, by reason of visual impact and loss of privacy, contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

To secure the removal of the outbuilding.

Reference: 10/02506/FULL6
Address: 64 Cherry Tree Walk West Wickham BR4 9EH
Proposal: Detached summerhouse in rear garden
RETROSPECTIVE APPLICATION



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SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 10/02993/FULL6

Ward:
Penge And Cator

Address : 6 Watermen's Square Penge London
SE20 7EL

OS Grid Ref: E: 535418 N: 170429

Applicant : Ms Mary Essex

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Penge High Street
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building

Joint report with application ref. 10/02994

Proposal

This application seeks permission for a single storey rear extension that would measure at 6.7m deep x 4.2m wide with a pitch roof measuring at 3.55m high.

Location

- The application site is an end-terrace dwelling.
- The immediate surrounding area is mostly characterised by residential units with the entire curtilage of the Square Listed including St Johns Church.

Comments from Local Residents

Three nearby owners/occupiers were notified of the application and an objection has been received from 7 Watermen's Square. This objection could be summarised as follow:

- this is a Listed Building and it is not permitted to build or change the character of this building.
- the proposal would also block the sunlight at 7 Watermen's Square.

Comments from Consultees

From a Conservation and Historic Buildings point of view objection is raised to the rear extension as it would disrupt the rear elevation and impact adversely of this Grade II Listed Building.

English Heritage comments stated that the proposal would cause harm to the special interest of this key grade II listed building in the Penge High Street Conservation Area and recommended refusal.

Planning Considerations

Policies BE1, BE8, BE11 and H8 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, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the Conservation Area and character of this Statutory Listed Building.

Planning History

Under ref. 10/01948, planning permission was refused for a single storey rear extension on the 25th August 2010.

Under ref. 10/01949, Listed Building consent was refused for a single storey rear extension on the 25th August 2010.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and Grade II Listed Building as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed extension would be visible from the highway given the location and orientation of the application site. The previous refused scheme proposed an extension at 7.5m deep and was considered too deep on this end-terrace property. The reasons for refusal on ref. 10/01948 included the following:

1. The proposed single storey rear extension would by reason of its excessive depth damage the special interest of the Listed Building, harming the architectural integrity & homogeneity of the rear elevation, and be contrary to Policies BE1, BE8, BE11 and H8 of the Bromley UDP and Planning Policy Guidance 5 - Planning and the Historic Environment (PPS5).
2. The proposed single storey rear extension would by reason of its excessive depth, result in a sense of enclosure to the occupants of the adjoining residential property contrary to Policy BE1 of the UDP.

The proposal this time round proposes a single storey extension at 6.7m deep. The proposed rear extension is still considered unacceptable in this instance due to its depth and would adversely affect the character of the Conservation Area and this Grade II Listed Building.

The application site and the surrounding buildings were built in 1840-1842 and listed in 1972. These buildings were sensitively altered in the early 1970s, but were mainly internal alterations and did not adversely affect the special interest of the front or rear elevations and therefore these alterations should not be used as justification for this proposal. The extension would appear out of scale with the existing main dwelling and particularly the historic plan of the almshouses and would therefore harm the architectural interest of the Listed Building and especially the integrity and homogeneity of the rear elevation.

As mentioned previously, the extension is 6.7m deep and there is a 1.8m high boundary fence separating the application site and the neighbouring property at 7 Watermen's Square. The proposed extension would be erected on the opposite boundary away from this neighbouring property. On this basis, member will need to consider whether that the proposal would adversely affect the amenities of this neighbouring property. No neighbouring properties are located on the western side.

Having had regard to the above it was considered that the proposed single storey rear extension due to its proposed depth would adversely affect the character of the Listed Building and the Conservation Area in which it is located.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01948, 10/01949, 10/02993 and 10/02994, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed single storey rear extension would by reason of its excessive depth damage the special interest of the Listed Building, harming the architectural integrity & homogeneity of the rear elevation, and be contrary to Policies BE1, BE8, BE11 and H8 of the Bromley UDP and Planning Policy Guidance 5 - Planning and the Historic Environment (PPS5).

Reference: 10/02993/FULL6
Address: 6 Watermen's Square Penge London SE20 7EL
Proposal: Single storey rear extension



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SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 10/02994/LBC

Ward:
Penge And Cator

Address : 6 Watermen's Square Penge London
SE20 7EL

OS Grid Ref: E: 535418 N: 170429

Applicant : Ms Mary Essex

Objections : YES

Description of Development:

Single storey rear extension (LISTED BUILDING CONSENT)

Key designations:

Conservation Area: Penge High Street
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building
London Distributor Roads

Joint report with application ref. 10/02993

Proposal

This application seeks permission for a single storey rear extension that would measure at 6.7m deep x 4.2m wide with a pitch roof measuring at 3.55m high.

Location

- The application site is an end-terrace dwelling.
- The immediate surrounding area is mostly characterised by residential units with the entire curtilage of the Square Listed including St Johns Church.

Comments from Local Residents

Three nearby owners/occupiers were notified of the application and an objection has been received from 7 Watermen's Square. This objection could be summarised as follow:

- this is a Listed Building and it is not permitted to build or change the character of this building.
- the proposal would also block the sunlight at 7 Watermen's Square.

Comments from Consultees

From a Conservation and Historic Buildings point of view objection is raised to the rear extension as it would disrupt the rear elevation and impact adversely of this Grade II Listed Building.

English Heritage comments stated that the proposal would cause harm to the special interest of this key grade II listed building in the Penge High Street Conservation Area and recommended refusal.

Planning Considerations

Policies BE1, BE8, BE11 and H8 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, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the Conservation Area and character of this Statutory Listed Building.

Planning History

Under ref. 10/01948, planning permission was refused for a single storey rear extension on the 25th August 2010.

Under ref. 10/01949, Listed Building consent was refused for a single storey rear extension on the 25th August 2010.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and Grade II Listed Building.

The previous refused scheme proposed an extension at 7.5m deep and was considered too deep on this end-terrace property. The reason for refusal on ref. 10/01949 included the following:

1. The proposed single storey rear extension would by reason of its excessive depth, damage the special interest of the Listed Building, harming the architectural integrity & homogeneity of the rear elevation, and be contrary to Policies BE1, BE8, BE11 and H8 of the Bromley UDP and Planning Policy Guidance 5 - Planning and the Historic Environment (PPS5).

The proposal this time round proposes a single storey extension at 6.7m deep and is still considered unacceptable in this instance due to its depth and would adversely affect the character of the Conservation Area and this Grade II Listed Building. The application site and the surrounding buildings were built in 1840-1842 and listed in 1972. These buildings were sensitively altered in the early

1970s, but were mainly internal alterations and did not adversely affect the special interest of the front or rear elevations and therefore these alterations should not be used as justification for this proposal. The extension would appear out of scale with the existing main dwelling and particularly the historic plan of the almshouses and would therefore harm the architectural interest of the Listed Building and especially the integrity and homogeneity of the rear elevation.

Having had regard to the above it was considered that the proposed single storey rear extension due to its proposed depth would adversely affect the character of the Listed Building and the Conservation Area in which it is located.

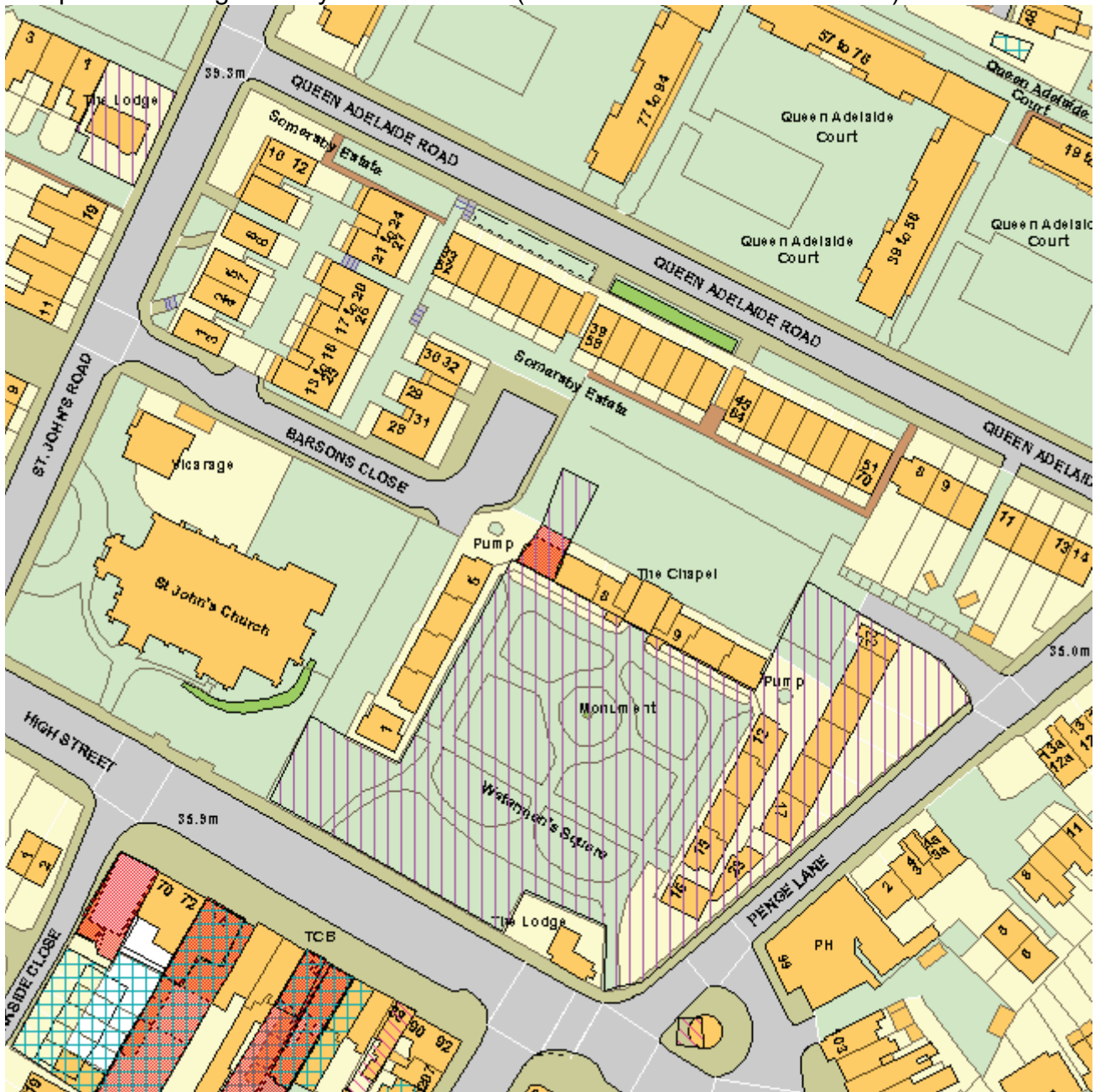
Background papers referred to during production of this report comprise all correspondence on files refs. 10/01948, 10/01949, 10/02993 and 10/02994, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed single storey rear extension would by reason of its excessive depth, damage the special interest of the Listed Building, harming the architectural integrity & homogeneity of the rear elevation, and be contrary to Policies BE1, BE8, BE11 and H8 of the Bromley UDP and Planning Policy Guidance 5 - Planning and the Historic Environment (PPS5).

Reference: 10/02994/LBC
Address: 6 Watermen's Square Penge London SE20 7EL
Proposal: Single storey rear extension (LISTED BUILDING CONSENT)



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