



THE LONDON BOROUGH
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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 3 FEBRUARY 2011 AT 7.00 PM

MARK BOWEN
Director of Legal, Democratic and
Customer Services.

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 9 DECEMBER 2010**
(Pages 5 - 16)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page Ref.	Application Number and Address
4.1	Bromley Town	17 - 20	(10/02732/FULL1) - Veolia Environmental Services, Baths Road, Bromley.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page Ref.	Application Number and Address
4.2	Plaistow and Sundridge	21 - 24	(10/01727/FULL1) - 1 Edward Road, Bromley.
4.3	Plaistow and Sundridge	25 - 32	(10/02755/FULL3) - 1 Edward Road, Bromley.
4.4	Cray Valley East	33 - 38	(10/03280/FULL1) - Cockmannings Farm, Cockmannings Road, Orpington.
4.5	Bromley Common and Keston	39 - 42	(10/03283/FULL6) - 3A Union Road, Bromley.
4.6	Plaistow and Sundridge	43 - 46	(10/03414/FULL6) - 13 Park Grove, Bromley.
4.7	Cray Valley East	47 - 52	(10/03467/FULL1) - Marie Louise Barn, Cockmannings Lane, Orpington.
4.8	Plaistow and Sundridge	53 - 60	(10/03487/FULL1) - Sundridge Park Golf Club, Garden Road, Bromley.

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

Report No.	Ward	Page Ref.	Application Number and Address
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4.10	Petts Wood and Knoll Conservation Area	67 - 70	(10/02398/FULL1) - 12 Station Square, Petts Wood, Orpington.
4.11	Bickley Conservation Area	71 - 78	(10/02673/FULL1) - Dunoran Home, 4 Park Farm Road, Bromley.
4.12	Bickley Conservation Area	79 - 80	(10/02674/CAC) - Dunoran Home, 4 Park Farm Road, Bromley.
4.13	Bickley	81 - 90	(10/02796/FULL1) - Candle Hill, Sundridge Avenue, Bromley.
4.14	Bickley	91 - 98	(10/02977/FULL1) - 18 Mavelstone Close, Bromley.
4.15	Penge and Cator	99 - 106	(10/03080/FULL1) - 101 Croydon Road, Penge, London SE20.
4.16	Hayes and Coney Hall	107 - 112	(10/03156/FULL6) - 138 Birch Tree Avenue, West Wickham.
4.17	Cray Valley East	113 - 116	(10/03237/FULL1) - North Site Coates Lorilleux Ltd, Cray Avenue, Orpington.
4.18	Mottingham and Chislehurst North	117 - 122	(10/03308/FULL6) - 10 Smarden Grove, Mottingham, London SE9.
4.19	Kelsey and Eden Park	123 - 136	(10/03432/FULL1) - Langley Park School For Boys, Hawksbrook Lane, Beckenham.
4.20	Darwin	137 - 142	(10/03475/FULL1) - Meadow View, Blackness Lane, Keston.
4.21	Bickley	143 - 148	(10/03506/FULL2) - 214 Widmore Road, Bromley.

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

Report No.	Ward	Page Ref.	Application Number and Address
4.22	Copers Cope Conservation Area	149 - 152	(10/03596/FULL1) - Hill House, 113 Foxgrove Road, Beckenham.

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

8 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman to move that the Press and public be excluded during consideration of the items of business listed below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

	ITEMS OF BUSINESS	SCHEDULE 12A DESCRIPTION
9	EXEMPT MINUTES OF THE MEETING HELD ON THURSDAY 9 DECEMBER 2010 (PAGES 153 - 154)	Information which reveals that the authority proposes - to give under any enactment a notice under or by virtue of which requirements are imposed on a person, or to make an order or direction under any enactment.

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 9 December 2010

Present:

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

Also Present:

Councillors Graham Arthur, Stephen Carr and Colin Smith

15 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies for absence were received.

16 DECLARATIONS OF INTEREST

Councillor Kate Lymer declared an interest in Item 4.4 as a Governor of Bickley Primary School. Councillor Lymer spoke to the item then left the Chamber for the remainder of the discussion and vote. Visiting Ward Member, Councillor Colin Smith also declared an interest in item 4.4.

Councillor Michael declared a personal interest in Item 4.10. Councillor Michael left the Chamber and did not take part in the discussion or vote.

Councillors Lydia Buttinger and Russell Jackson declared a prejudicial interest in Item 4.13. Councillors Buttinger and Jackson left the Chamber and did not take part in the discussion or vote.

17 CONFIRMATION OF MINUTES OF MEETING HELD ON 7 OCTOBER 2010

RESOLVED that the Minutes of the meeting held on 7 October 2010 be confirmed and signed as a correct record.

18 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

18.1 Farnborough and Crofton

**(10/02864/FULL2) - Tugmutton Allotment Gardens,
Lovibonds Avenue, Orpington.**

Description of application - Change of use from grazing land to public open space and allotments.

Comments from Ward Member, Councillor Charles Joel, in support of the application were reported at the meeting.

It was reported that no objections to the application had been received from Highways Division.

Members having considered the report, **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 condition to read:-

"4 Details of the portakabin shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. The portakabin shall be sited in accordance with the approved details and maintained as such for a period of not more than 5 years following the approval of those details, after which the portakabin shall be removed from the site and the land reinstated to its former condition.

Reason: In order to comply with Policy G8 of the Unitary Development Plan and in the interest of the open nature of the Urban Open Space."

SECTION 2

(Applications meriting special consideration)

18.2 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 3 one bedroom, 3 two bedroom and 3 three bedroom flats with 32 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 a further objection to the application had been received.

It was reported that Ward Members were in support of the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT TO SECURE AFFORDABLE**

HOUSING as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**18.3
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.

It was reported that a petition in support of the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended in the report of the Chief Planner subject to the following two conditions:-

"1 The play area enclosures hereby permitted shall not be used on Saturdays and Sundays nor before 8.00 am and after 4.00 pm on Mondays to Fridays.

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

2 Details of a scheme of planting to screen the play area enclosures shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The planting scheme shall be implemented in accordance with the approved details in the first planting season following their approval. Any trees or plants which within a period of 5 years from the substantial 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 BE1 of the Unitary Development Plan and to safeguard the amenities of adjacent residents."

**18.4
Bickley**

(10/01830/VAR) - 26 Pembroke Road, Bromley.

Description of application - 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.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Colin Smith 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 reason set out in the report of the Chief Planner.

**18.5
Penge and Cator**

(10/02385/FULL2) - 4 Green Lane, Penge, London SE20.

Description of application - Change of use from Café (Class A1) to Pasta Bar (Class A3), installation of ventilation duct together with seating area to the front of the property.

It was reported that further letters in support of the application had been received.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-
"9 Details of a means of screening to the outdoor seating area at the front of the premises shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The screening shall be implemented in accordance with the approved details within one month of their approval and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to safeguard the amenities of adjacent residents."

**18.6
Bromley Common and
Keston**

(10/02618/FULL1) - 361 Southborough Lane, Bromley.

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

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

It was reported that the application had been

amended by documents received on 26 November 2010.

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 with the addition of a further condition to read:-

"9 No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity."

**18.7
Bromley Common and
Keston**

**(10/02641/FULL6) - Kent House, Keston Avenue,
Keston.**

Description of application - First floor front extension and roof alterations to incorporate front dormer.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Stephen Carr 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 with the addition of a further condition to read:-

"4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to preserve the character of the area."

**18.8
Bromley Common and
Keston**

(10/02784/FULL6) - 8 Langham Close, Bromley.

Description of application - Single storey side extension for garage.

Members having considered the report and

objections, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner.

**18.9
Darwin**

(10/03000/FULL6) - Stoneridge, Silverstead Lane, Westerham.

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

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

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

1 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.

**18.10
Bromley Common and Keston**

(10/03021/FULL6) - 358 Southborough Lane, Bromley.

Description of application - Single storey detached building at rear. RETROSPECTIVE APPLICATION.

Oral representations in objection to 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 condition set out in the report of the Chief Planner with the addition of a further condition to read:-

"2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial 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 BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development."

SECTION 3

(Applications recommended for permission, approval or consent)

18.11 Darwin

(10/01728/FULL1) - Land known as Blue Field, Berrys Green Road, Berrys Green, Westerham.

Description of application - 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).

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 following reason:-

1 The use of the land for the keeping and grazing of horses and the operational development which has taken place on the site to support that use has resulted in an overdevelopment of the site and an unacceptable overintensive use of this sensitive Green Belt site, contrary to Policies G1 and BE1 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE CESSATION OF THE USE OF THE LAND FOR KEEPING AND GRAZING OF HORSES FOR NON-AGRICULTURAL PURPOSES AND THE REMOVAL OF THE STABLE BLOCK.

18.12 Petts Wood and Knoll Conservation Area

(10/02398/FULL1) - 12 Station Square, Petts Wood, Orpington.

Description of application - New shopfront.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a more appropriate design for the shopfront in view of the Conservation Area designation.

18.13
Shortlands
Conservation Area

(10/02528/VAR) - 50 Shortlands Road, Shortlands, Bromley.

Description of application - 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).

Oral representations 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 conditions 2 and 3 set out in the report of the Chief Planner (condition 1 to be deleted), with the addition of an informative to read:-

"INFORMATIVE

Please be advised that further applications to increase the number of children to be accommodated at the nursery are unlikely to be favourably received."

18.14
Petts Wood and Knoll

(10/02620/FULL6) - 26 Derwent Drive, Petts Wood.

Description of application - Single storey rear extension.

It was reported that the application had been amended by documents received on 5 November 2010.

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

18.15
Bickley
Conservation Area

(10/02673/FULL1) - Dunoran Home, 4 Park Farm Road, Bromley.

Description of application - 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.

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

It was reported that Tree Officers had no objections to the application.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to seek the re-siting of the parking from the front of the site to the rear, to investigate root protection for trees and to review the separation between the detached buildings and whether this could be increased.

**18.16
Bickley
Conservation Area**

(10/02674/CAC) - Dunoran Home, 4 Park Farm Road, Bromley.

Description amended to read, 'Demolition of outbuildings. CONSERVATION AREA CONSENT'.

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

It was reported that Tree Officers had no objections to the application.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to seek the re-siting of the parking from the front of the site to the rear, to investigate root protection for trees and to review the separation between the detached buildings and whether this could be increased.

**18.17
Kelsey and Eden Park**

(10/02699/FULL6) - 7 Elderslie Close, Beckenham.

Description of application -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.

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.

**18.18
Bromley Common and
Keston**

(10/02840/FULL6) - 97 Gravel Road, Bromley.

Description of application - Single storey rear extension.

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 and informative set out in the report of the Chief Planner.

**18.19
West Wickham**

(10/03025/FULL3) - Cheyne Centre, Woodland Way, West Wickham.

Description of application - 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 façade 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.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**18.20
Hayes and Coney Hall**

(10/02506/FULL6) - 64 Cherry Tree Walk, West Wickham.

Description of application - Detached summerhouse in rear garden. RETROSPECTIVE APPLICATION.

Oral representations from Ward Member, Councillor Graham Arthur in objection to 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** as recommended for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE OUTBUILDING.**

18.21
Penge and Cator
Conservation Area

(10/02993/FULL6) - 6 Watermen's Square, Penge, London SE20.

Description of application - Single storey rear extension.

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** as recommended, for the reason set out in the report of the Chief Planner.

18.22
Penge and Cator
Conservation Area

(10/02994/LBC) - 6 Watermen's Square, Penge, London SE20.

Description of application - Single storey rear extension (LISTED BUILDING CONSENT).

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** as recommended, for the reason set out in the report of the Chief Planner.

19 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following grounds:

20
Cray Valley West

(LDCS10208) - Land to the East of Grays Farm Cottages and Donnybrook, Sevenoaks Way, Orpington.

Members having considered the report, **RESOLVED THAT ACTION BE AUTHORISED** as recommended in the report with the addition of a further resolution.

21. OTHER BUSINESS

In bringing the meeting to a close, the Chairman referred to a report which had been considered Members of the Executive Committee at its meeting held on 8 November 2010. At that meeting, Members had agreed to proposals by the Government, which would permit local planning authorities to set their own fee scales for planning applications. The Council would therefore have the option to charge higher fees in respect of retrospective planning applications. A report on this matter would be submitted to a future meeting of the Development Control Committee for noting purposes.

The meeting ended at 9.20 pm.

Chairman

Agenda Item 4.1

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

Application No : 10/02732/FULL1

Ward:
Bromley Town

Address : Veolia Environmental Services Baths
Road Bromley BR2 9RB

OS Grid Ref: E: 541756 N: 168457

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Installation of two mobile huts

Key designations:

Flood Zone 2

Flood Zone 3

Proposal

- The application is for two mobile huts to be located within the Central Depot, Bromley.
- The huts measure approximately 48m² and 39m² with a height of approximately 3.4 metres from ground level.
- The proposed huts are to be used by staff at the depot as a mess area and contain toilet and washing facilities.

Location

- The application site is located to the north west of Baths Road and is the Council's central depot.
- The huts are to be located close to the Baths Road entrance to the site within a three sided concrete walled area.

Comments from Local Residents

The application was advertised by way of site notice and newspaper advertisement. There have been no comments received from surrounding residents.

Comments from Consultees

The Environment Agency have been consulted in relation to the application and requested that further information including a flood risk assessment be submitted. This has now been received and any further comments will be reported verbally.

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

Planning History

There are a number of previous applications at the site, the most recent of which was granted planning permission in 2010 under ref. 10/00884 for an additional entrance to offices and 2 external air conditioning units.

Conclusions

The main issues relating to this application are the impact of the proposed mobile units on the character and amenities of the surrounding area.

The proposed units are to provide existing members of staff with toilet and washing facilities and a general staff area. The units are sited within the central depot and are unlikely to be visible from the main entrance. They are of a modest height and whilst parts of them may be visible from the Baths Road entrance, they are unlikely to have a harmful visual impact on the streetscene.

The units are proposed to be sited a good distance from any residential properties, reducing any possible visual impact. The use of the units is such that they are unlikely to have a detrimental effect in terms of noise, smells or contamination and are therefore considered to have very little impact of the character or amenities of neighbouring properties.

The site does fall within a flood zone and a flood risk assessment has been submitted which concludes that the development will not have any adverse impact on flood risk.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00884 and 10/02732, excluding exempt information.

as amended by documents received on 15.10.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

Reasons for granting permission:

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

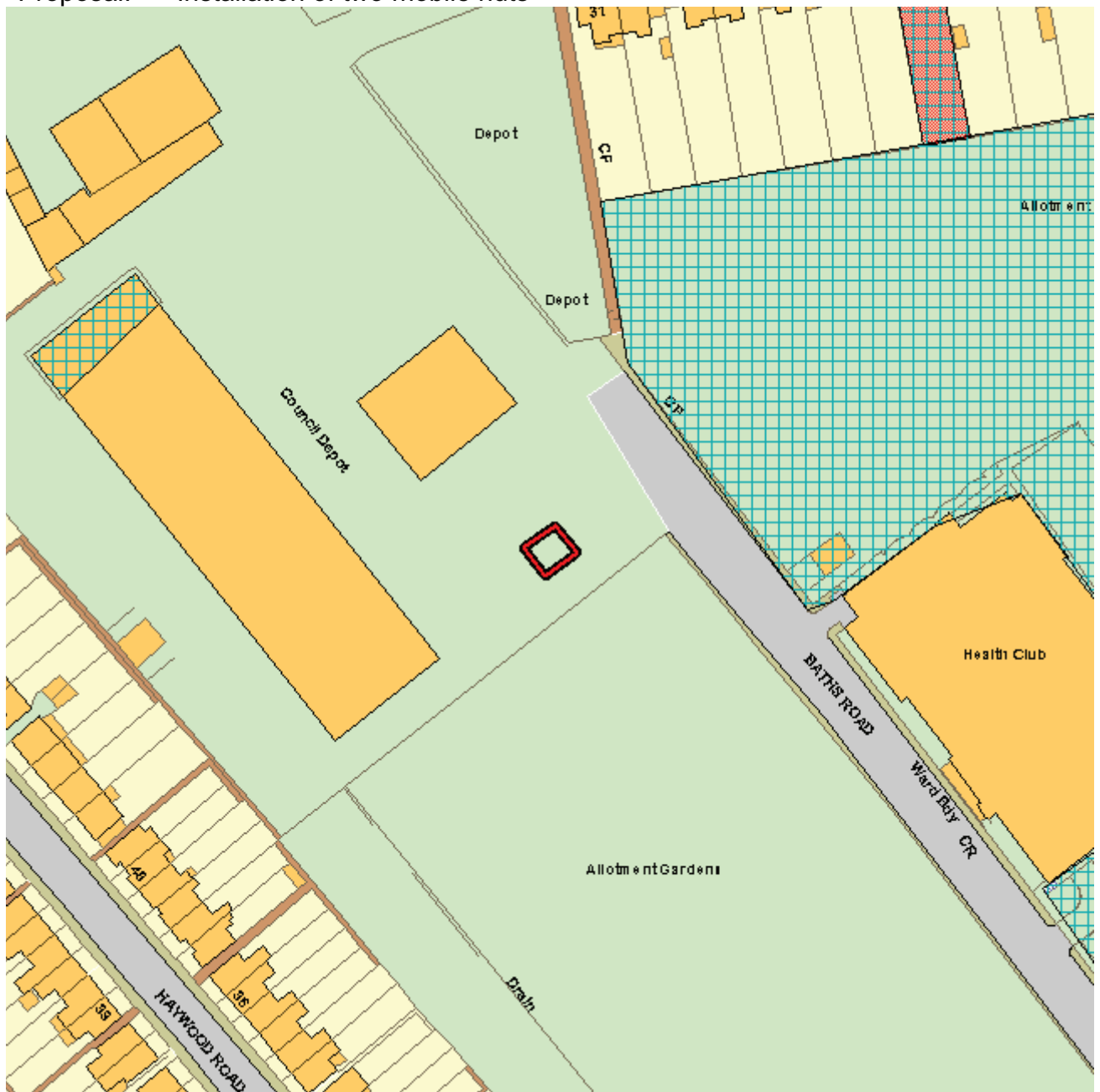
BE1 Design of New Development

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
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 10/02732/FULL1
Address: Veolia Environmental Services Baths Road Bromley BR2 9RB
Proposal: Installation of two mobile huts



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SECTION '2' – Applications meriting special consideration

Application No : 10/01727/FULL1

Ward:
Plaistow And Sundridge

Address : 1 Edward Road Bromley BR1 3NG

OS Grid Ref: E: 540891 N: 170303

Applicant : Trade In Options Ltd

Objections : YES

Description of Development:

Erection of a front boundary wall and railings to maximum height of 2000 mm.
RETROSPECTIVE APPLICATION

Key designations:

Proposal

Retrospective planning permission is sought for the erection of a front boundary wall up to 2m in height comprising white render and railings. The wall extends the full width along the frontage of the site but retains a break in the wall to allow vehicular access which is approx 4.5m in width.

Location

The application site comprises a large 2/3 storey detached property located on the western side of Edward Road, close to the junction with Lodge Road, opposite to the east and Plaistow Lane to the south. The site does not lie within an Area of Special Residential Character or a Conservation Area but the Sundridge Avenue Conservation Area does lie adjacent to the site at the rear. The character of the area is predominantly residential comprising large properties in single residence although some in the vicinity of the site have been converted into flats and there is also a number of Class 2 (residential institutions) in the area.

Comments from Local Residents

Letters of local objection have been received including representations on behalf of the Sundridge Park Residents Association which are summarised below:

- the boundary wall/railings are at odds with the character of the road and are harmful to the street scene and general sense of spaciousness which prevails along the length of Edward Road,

- a complete disregard for planning rules as the wall has been built without planning permission,
- the height of the wall is not an issue, it is the white render that is not in keeping with the surrounding area,
- the boundary wall should be reduced in size to blend in more with the local residential area,
- the applicant Trade-In-Options, went into receivership in February 2010 and should this be a concern to Council in dealing with the issues raised by this development?

Comments from Consultees

No technical objections are raised from highway point of view, subject as the proposal would retain the existing vehicular access which is satisfactory.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies in the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- T18 Road Safety

Planning History

Under planning ref. 10/02755, retrospective permission is currently being sought for a single storey rear extension and change of use to Class C2 (residential institution) comprising mother and baby living accommodation with communal lounge, kitchen/diner, I.T suite and ancillary office/staff administration rooms. This application can also be found on the agenda.

Conclusions

The main issue in this case is the impact of the boundary wall/railings upon the character of the area and visual amenities of the street scene.

The boundary wall has a maximum height of approx 2m and comprises inserts of railings and a gap in the wall which provides vehicular access and provides a visual break in the solid appearance of the white rendered enclosure. The road is generally characterised by front boundary treatments of varying heights comprising a mix of timber fencing, brick walls/railings, piers and tall mature hedge planting. The boundary treatment at No.1 does appear more prominent within the street scene given the use of white render however in view of the variety of boundary treatments along the road Members will need to consider whether the new enclosure is appropriate in this location by reason of its scale and height without significant detriment to the character and appearance of the street scene and visual amenity in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01727 and 10/02755, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACH12 Vis. splays (vehicular access) (2 in) 3.3 x 2.4 x 3.3m
1m
ACH12R Reason H12

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
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- 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 character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the safety of pedestrians and motorists on the adjacent highway

and having regard to all other matters raised.

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

- 1 The boundary wall/railings by reason of its height and appearance constitutes a prominent form of development out of character and detrimental to the visual amenities in the area contrary to Policies BE1 and BE7 of the Unitary Development Plan.

Reference: 10/01727/FULL1
Address: 1 Edward Road Bromley BR1 3NG
Proposal: Erection of a front boundary wall and railings to maximum height of 2000 mm. RETROSPECTIVE APPLICATION



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SECTION '2' – Applications meriting special consideration

Application No : 10/02755/FULL3

Ward:
Plaistow And Sundridge

Address : 1 Edward Road Bromley BR1 3NG

OS Grid Ref: E: 540891 N: 170303

Applicant : Mr W Hilaire

Objections : YES

Description of Development:

Single storey rear extension and change of use to Class C2 (residential institution) comprising mother and baby living accommodation with communal lounge, kitchen/diner, I.T suite and ancillary office/staff administration rooms
RETROSPECTIVE APPLICATION

Key designations:

Proposal

Retrospective planning permission is sought for the extension and conversion of the building to a Class C2 (Residential Institution) to provide mother and baby living accommodation with ancillary office/staff administration rooms.

Revised floorplans and planning statement received on 7th January show the conversion of the building into 8 one bedroom units for residents with communal rooms including kitchen/diner, lounge and IT/assessment room. There are also ancillary staff office rooms on the ground floor and a sleep over room on the second floor for support staff.

The building provides temporary accommodation for young single mothers and their new born babies and the intention is for this to be available for persons referred by LBB Social Services and other local authorities. The organisation operating the facility is known as New Beginnings which aims to accommodate residents aged 16-19 with family and emotional/relationship problems and provide specialised support. Each resident would carry out independent living and the objective of the facility is to support the independence of the individual but also provide interaction amongst other residents. The aim is to teach life and mothering skills to the residents via an on-going programme until they are considered able to cope independently, then they leave the facility. It is anticipated that the length of stay would vary between 1-2 years depending upon the need for support.

The facility also provides onsite staff assistance including a full time unit manager, 2 part time support staff and 1 part time administrator. The staff are available on a 24 hour rota with sleep over accommodation on the second floor.

In addition, retrospective permission is sought for a single storey rear flat roof extension which incorporates the kitchen/diner. The extension measures approx. 4.7m in depth by 6.7m in width and is approx. 3.8m in height when scaled from the submitted plans. This extension is separated from the flank boundary with No.3 by approx. 1m.

Location

The application site comprises a large 2/3 storey detached property located on the western side of Edward Road, close to the junction with Lodge Road, opposite to the east and Plaistow Lane to the south. The site does not lie within an Area of Special Residential Character or a Conservation Area but the Sundridge Avenue Conservation Area does lie adjacent to the site at the rear. The character of the area is predominantly residential comprising large properties in single residence although some in the vicinity of the site have been converted into flats. There are also a number other residential institutions within the immediate area including a residential home for those in need of psychiatric support at 17 Edward Road and a private nursing home at No.19. In addition, supported housing used by LB Bromley exists at Charles Darwin House, Lewis King House and Allum House in Plaistow Lane for single, non-offenders with support needs and Look Ahead Mother and Baby Unit at 4 Hawes Road.

Comments from Local Residents

Numerous letters of local objection have been received including representations from the Sundridge Park Residents Association which are summarised below:

- the area is already heavily trafficked by parents taking children to school and commuter parking. The use will exacerbate the situation with the comings and goings and present a danger to the mothers and children,
- lack of respect for planning rules as works have already been carried out,
- the proposal represents an over intensive use of the property,
- Edward Road is a residential road and the conversion to an institution would undermine the character and de-value properties in the road,
- there are already a number of institutional establishments in the area including housing for mothers and babies, hostel for the homeless, and residential care homes for the elderly and those with psychiatric problems,
- the use will result in noise, disturbance and potentially anti-social behaviour if the occupants are in troubled relationships,
- limited space for on-street parking,
- the supporting information with the application is inconsistent and inaccurate as the use has not been in operation for 12 months,
- the single storey rear extension was erected in the last 12 months and other works including the enlargement of the dormers, conversion of garage and new windows have been carried out,

- the rear extension impacts upon the neighbouring properties in terms of overlooking, shadowing, loss of sun-light, day light and cooking smells when the kitchen is in use,
- the transient nature of the use will undermine the stable population of the area.

Comments from Consultees

No technical objections are raised to the application from a Highway or Waste Services point of view.

Crime Prevention Officer: The residents will be in an age group in which crime and anti-social behaviour problems are common. The applicant should incorporate measures to make the building safer and more secure including door entry system, secured doors and laminated glazing. This can be covered by a Secured by Design planning condition.

Environmental Health: The property is a Licensed House in Multiple Occupation (HMO – in accordance with the Housing Act 2004). As such it has met all the appropriate HMO standards relating to fire precautions, provision of amenities, management and electrical safety and minimum room sizes. The property is licensed for five years, effective from 11th March 2010, with the maximum occupancy set at 16 persons in 8 households.

Children’s Commissioning Team: It is understood New Beginnings have been open for nearly a year and have not had any placements from any authorities. LB Bromley do not use this resource and do not make referrals to them.

Housing Development Team: The planning statement submitted by the applicant claims that the site has been operating for approximately 12 months as a Mother and Baby Unit, receiving referrals from LB Bromley Social Services and that it is registered with Social services and Ofsted. Following in-house checks neither Children and Young Persons, Adult and Community Services, Social Services nor the Housing division have made any referrals to this facility. Housing cannot support the application as concerns relate to whether the Ofsted inspection process has been completed. In addition, no information has been provided to show where the referrals have come from. If from other Boroughs this would raise concerns regarding the ‘move on’ policy in place and the potential risk of importing housing need from other Boroughs. Residents referred to this facility from other boroughs would potentially leave with a local connection and be eligible for LBB’s Housing Register.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies in the Unitary Development Plan:

- BE1 Design of New Development
- BE13 Development Adjacent to a Conservation Area
- H4 Supported Housing

- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements
- T3 Parking
- T18 Road Safety

The London Plan Policies: 3A.1 Increasing London's Supply of Housing
3A.5 Housing Choice
3.A.13 Special Needs and Specialist Housing

PPS 3 Housing

Circular 03/2005 – Changes of Use of Buildings and Land : Para 65 states that all private and voluntary homes (except residential care homes with three beds or less) have to be registered with the local social services authority. Registration can be refused on the grounds that the home would not provide adequate services or facilities reasonably required by residents or patients. The land use planning considerations local planning authorities will need to concern themselves mainly with are the impact of a proposed institution on amenity and on the environment. If permission is granted, it does not follow that registration with the relevant authority will follow.

Planning History

With regard to the planning history of the site, it is understood that prior to the applicant taking over the property in 2009, the building appeared to have been in use as six flats/bedsits. There is no evidence that the use of the building as a HMO has the benefit of planning permission or a lawful development certificate although it had previously been licensed under the Housing Act.

Under Building Control ref. BC/09/07520 an initial notice was submitted to the Council for the refurbishment of flats 1-6 which was monitored by an Approved Inspector and not be Bromley Council.

In addition, the applicant states that the rear extension was in situ prior to his ownership and can be seen on the ordnance survey plan which dates back many years. Only works to the façade and roof covering have been undertaken. However, there is no record of planning permission or approval under the building regulations for the rear extension.

Furthermore, in a letter dated 4th November 2010 from the applicant, it is stated that the building is vacant of residents as at 1st November 2010 but is being used as a day to day assessment centre until further referrals.

Under ref. 10/01727, retrospective planning permission is sought for the retention of the front boundary wall and railings on the site which can also be found on this agenda.

Conclusions

The main issues relating to this application are the impact of the development and appropriateness of the use of the building as a residential institution on the character of the area; the impact on the amenities of the occupiers of neighbouring properties; and the impact of the proposal with regard to general conditions of safety on the highway.

The area is predominately residential in character and comprises a mix of single dwelling, flats and other residential institutions within close proximity to the site. In this case, the use of the building provides accommodation, training and support for up to 8 individual households with ancillary staff office accommodation. The building has been converted and meets the requirements under the Housing Act and has sufficient space to accommodate a maximum of 16 residents (mothers and children) under which it is officially licensed from an Environmental Health point of view.

With the potential for up to 16 residents and the comings and goings of support staff and visitors, it is likely that the activity on site will be increased with the number of people using the property throughout the day in the evenings when the neighbourhood should be peaceful and quiet. Whilst the 6 flats which previously existed on this site could have accommodated a number of occupants given the nature of the use and the support facilities for its residents, in comparison there is likely to be a material increase in the intensity of use.

Local concerns primarily relate to the over concentration of Class C2 residential uses in the immediate vicinity of the site including 2 residential homes at Nos. 17 and 19 Edward Road and the problems of noise and disturbance associated with such uses. Concerns also refer to the transient nature of the use of the building would impact upon the stability of the local population, impacting upon the residential character of the area and the amenities of neighbouring residents. The provision of residential accommodation would be appropriate in a residential location and normally the identity of the user or type of person to be accommodated by reference to age or other characteristic is not a land use matter however Members will need to consider the impact of the proposed institution on amenity and the environment in general.

With regard to the nature of the occupation, technical objections have not been raised to the use of the building as a mother and baby unit in principle from the local Crime Prevention Officer. It is acknowledged however, that additional security measures should be carried out to the building which could be secured by planning condition.

With regard to the single storey rear extension the applicant claims that this extension has been in situ for more than 4 years and only re-roofing and works to the façade have been carried out, however there is no history of planning permission or building regulation approval having been granted. It is apparent that single storey rear extensions are a feature to many of the neighbouring properties along this side of the road. The extension is set approx. 6m away from the flank boundary with No.1a and approx. 1m to the boundary with No. 3 and projects beyond the rear building line of the adjacent properties. There is close boarded fencing along both flank boundaries with further planting particularly along the

boundary with No.1a which helps to screen the extension. Whilst the occupiers of No.3 have a view of the extension given its proximity to the boundary, Members may consider that the favourable north-western orientation, flat roof design and the reasonable degree of separation to the windows of habitable rooms in that property, are sufficient to ensure that the extension is acceptable without serious detrimental harm to the amenities of the adjoining properties by reason of loss of light, privacy and prospect.

Turning to highway matters with particular regard to parking, the applicant states that no on-site parking is provided. Although no technical objections are raised from a highway point of view given the nature of the use of the property and the likely low car ownership of its residents, there is scope for on site parking to the front of the property which can accommodate approx. 2/3 cars. It is not considered therefore that the proposed use would result in a significant increase in demand for on-street parking and as such, would not be prejudicial to highway safety or other road users.

On balance, the single storey rear extension maybe considered acceptable without detrimental harm upon the amenities of the adjoining owners. However, given the nature of the proposed use of the building as a mother and baby unit with ancillary staff office use and the existence of other Class C2 uses further along Edward Road and within the immediate area, Members may consider that the intensity of use of the building represents an overdevelopment of the site and the cumulative impact of such institutional uses in the area would have a significant impact upon its character and those residents living within it.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01727 and 10/02755, excluding exempt information.

as amended by documents received on 09.11.2010 07.01.2011

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal constitutes an over intensive use of the premises by reason of the anticipated level of activity on the site resulting in an unacceptable level of noise and disturbance which would be harmful to the amenities of adjoining residential occupiers and out of character with the surrounding residential area, thereby contrary to Policies BE1, H4 and C5 of the Unitary Development Plan.
- 2 The proposal if permitted would lead to a proliferation of Class C2 (Residential Institutions) uses in this area and as such, the cumulative effect would be significantly detrimental to the residential character of the area, contrary to Policies BE1, H4 and C5 in the Unitary Development Plan.

FURTHER RECOMMENDATION:

Proceed with Enforcement Action to cease the authorised use of the building.

Reference: 10/02755/FULL3

Address: 1 Edward Road Chislehurst BR7 6BD

Proposal: Single storey rear extension and change of use to Class C2 (residential institution) comprising mother and baby living accommodation with communal lounge, kitchen/diner, I.T suite and ancillary office/staff administration rooms RETROSPECTIVE APPLICATION



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SECTION '2' – Applications meriting special consideration

Application No : 10/03280/FULL1

Ward:
Cray Valley East

Address : Cockmannings Farm Cockmannings
Road Orpington BR5 4HZ

OS Grid Ref: E: 548205 N: 166755

Applicant : Fernham House Ltd

Objections : NO

Description of Development:

Temporary use of farm land with access gate on Somerden Road as a service road for construction vehicles for the duration of building works for permission granted under ref: 04/00525 for 4 detached 4/5 bedroom detached houses and vehicular access.

RETROSPECTIVE APPLICATION

Key designations:

Green Belt

Proposal

- The temporary road was laid at the end of October using concrete and a geotextile base.
- At the Somerden Road entrance is a temporary hoarding. It is proposed to use the temporary access road for the duration of the building works only.
- The temporary period is stated by the applicant to be until 30th September 2011 to serve the construction only of residential buildings at the site.

Location

The site lies to the south of Cockmannings Road, and is bound by Cockmannings Lane to the east. To the west, Somerden Road adjoins the site. The site is located in the Green Belt, adjacent to residential properties on Somerden Road.

Comments from Local Residents

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

Comments from Consultees

From a technical highways point of view, it is accepted that there may be issues with vehicles using Cockmannings Lane. No objection is raised in principle provided that a turning area and wash down facility is provided on site and this can be secured by condition. It is noted that the time period for the 150 proposed deliveries is not clear, and it cannot be concluded that the development can be constructed solely using the existing roads around the site.

No Thames Water objections are raised.

No technical drainage comments are made.

Planning Considerations

Policy G1 of the Unitary Development Plan is relevant to the application as well as guidance contained in PPG2 'Green Belts'. The site lies within the Green Belt and therefore the proposal must be considered in respect of the impact on the openness and visual amenity of the Green Belt.

Other relevant policies include Policy BE1 (Design of New Development), T11 (New Accesses), T18 Road Safety and NE7 (Development And Trees).

Planning History

Planning permission was granted under ref. 99/01661 for four detached 4/5 bedroom houses and vehicular access (OUTLINE).

Planning permission was granted under ref. 04/00525 for renewal of outline permission (ref. 99/01661) for four detached 4/5 bedroom houses and vehicular access (OUTLINE)

Planning permission was granted under ref. 09/02876 for details pursuant to outline permission ref. 04/00525 granted for four detached 4/5 bedroom houses and vehicular access.

Conclusions

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

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.

In respect to the amenities of the neighbouring properties, the dwellings on Somerden Road and Waldenhurst Road will be affected by additional noise and

disturbance. It is however considered that this would be only during working hours and only for a temporary period of time. On balance therefore the use of these roads would not be considered to impact seriously on the amenities of these properties subject to the temporary nature of the proposal.

Concerning highway safety, it is considered that the proposal would not be detrimental to highway safety. The road network is considered suitable to support use by construction vehicles for the temporary period required and it is not considered that dangerous manoeuvring would result. It is also accepted that the road network and access from Cockmannings Lane is not ideal for the construction works. It cannot be reasonably concluded that the development can be constructed, and all materials delivered to the site, using the existing highway network.

When planning permission was originally granted for the housing development under ref. 99/01661, it included a vehicle access from Cockmannings Lane. It is considered that the use of the adjacent land, along with the access from Somerden Road on a permanent basis would lead to a potential for future applications for housing development either side of the temporary access road. However, due to the temporary nature of the proposal, it is considered reasonable to allow access in order to facilitate the construction works. This is therefore not considered to harm the openness and rural character of the Green Belt.

The applicants have specified the estimated completion date for construction of the permitted development. The applicants have stated that Cockmannings Lane is too narrow for construction traffic and in the absence of evidence to disprove this, it is considered to be a reasonable proposal on this basis.

Having had regard to the above it was considered that the proposal is acceptable in that it would not result in a significantly detrimental impact on the Green Belt due to the temporary nature of the proposal, and no impact on highways safety would result.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02876 and 10/03280, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACC07 Materials as set out in application
ACC07R Reason C07
- 2 The access road hereby permitted shall only be used for access by construction vehicles for the period of the construction of the development permitted under ref. 09/02876. The land shall be returned to its former condition and the access stopped up in accordance with measures submitted to and approved in writing by the Local Planning Authority on or before the 30th September 2011 and shall be retained thereafter.

Reason: In order to comply with Policy G1 of the Unitary Development Plan and in the interests of the openness and rural character of the Green Belt.

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
T11 New Accesses
T18 Road Safety
NE7 Development and Trees
G1 Green Belt

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

- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact on the rural character and openness of the Green Belt
- (d) the impact on highway safety and transport policies of the UDP

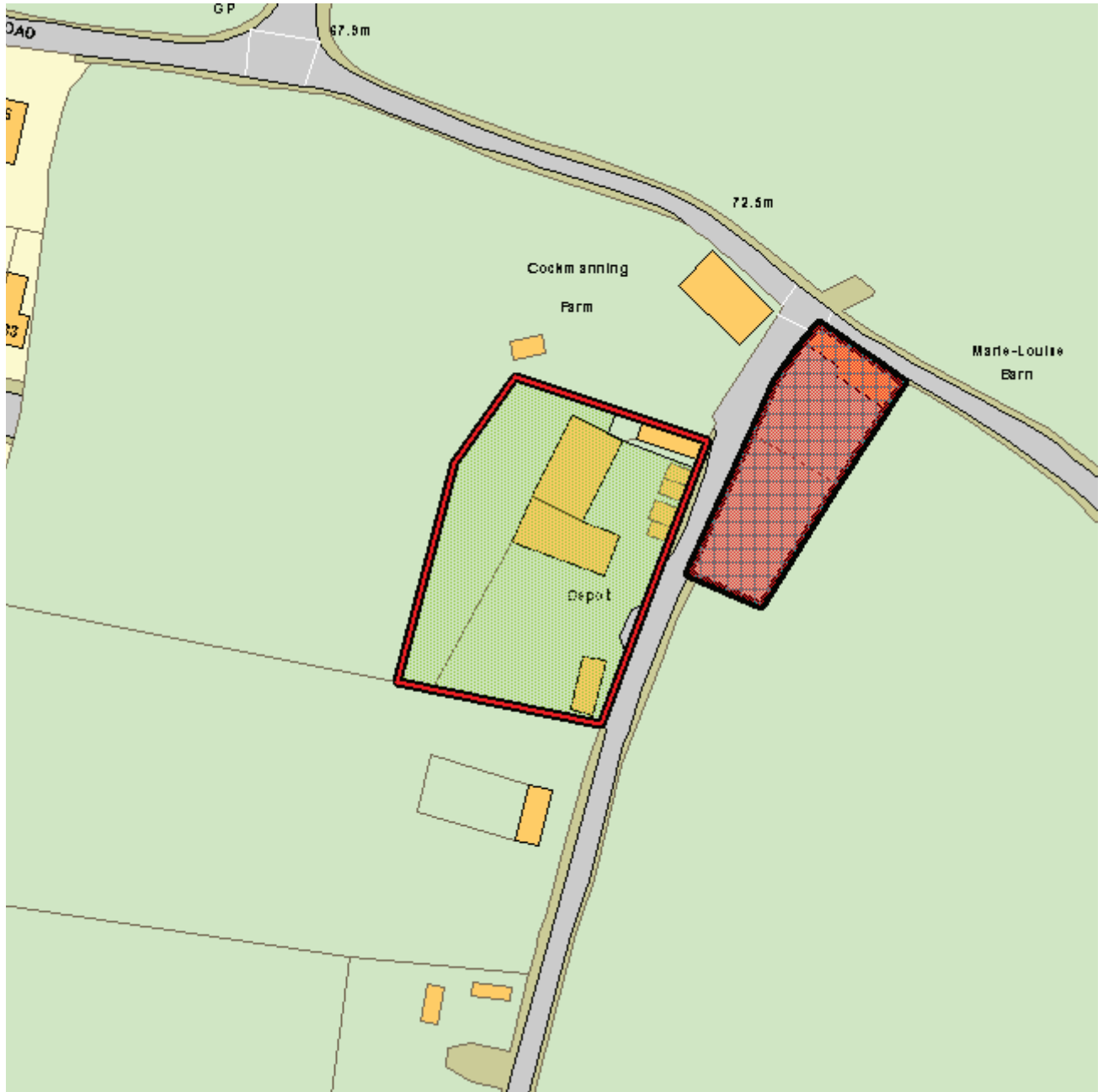
and having regard to all other matters raised.

Reference: 10/03280/FULL1

Address: Cockmannings Farm Cockmannings Road Orpington BR5 4HZ

Proposal: Temporary use of farm land with access gate on Somerden Road as a service road for construction vehicles for the duration of building works for permission granted under ref: 04/00525 for 4 detached 4/5 bedroom detached houses and vehicular access.

RETROSPECTIVE APPLICATION



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SECTION '2' – Applications meriting special consideration

Application No : 10/03283/FULL6

Ward:
**Bromley Common And
Keston**

Address : 3A Union Road Bromley BR2 9SB

OS Grid Ref: E: 541921 N: 167857

Applicant : Ms N Craker

Objections : YES

Description of Development:

Single storey attached garages to 3A and 3B Union Rd

Key designations:

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

Proposal

The proposal is to extend the properties to the sides by single storey garages. The proposed garages would measure at 5.9m deep x 3m wide with sloping roofs which would measure at 3.5m high at highest point.

Location

- The application site is located on the south-western side of Union Road.
- 3 A & 3B Union Road are located in a residential area, with the immediate area along Pope Road and Union Road being characterised by two storey terraced properties and Brooklyn Road characterised predominantly by two storey semi-detached properties.

Comments from Local Residents

Thirty five nearby owners/occupiers were notified of the application and 2 objections have been received:

- misleading streetscene relating to previous application;
- garages would increase the width of the building unacceptably leading to a cramped appearance and overdevelopment;

- the garages could only be built by reducing the garden area of the properties;
- development already example of garden grab;
- garages are higher than one storey and will affect the outlook of properties in Pope Road;
- lead to even more inadequate parking on Union Road; and
- would appear out of character with surrounding area and landscape.

Comments from Consultees

From a Highways point of view the visibility from the site is adequate for the location. No objections subject to conditions.

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.

Planning History

Application ref. 02/01739 for 2 semi-detached dwellings each with attached garage and access to Union Road (R/o 66, 68, 70 and 72 Pope Road) was refused in October 2002. An appeal was allowed in November 2003.

Application ref.. 07/02136 for 4 three storey three bedroom terraced houses with integral garages and access from Union Road and land to the rear of Nos. 66/68/70 and 72 Pope Road and adjacent to No 3 Union Road was refused in August 2007.

Application ref.. 08/00912 for 3 two storey three bedroom terraced houses with accommodation in roofspace and integral garages fronting Union Road (land adjacent to No 3 Union Road and rear of 66-72 Pope Road) was refused in June 2008. A subsequent appeal was dismissed in February 2009.

Application ref. 09/00983 for 2 semi-detached three bedroom houses with car parking space and access to Union Road (rear of 66, 68, 70 and 72 Pope Road) was granted in December 2009.

Conclusions

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

In terms of the impact on the character of the area, the proposals would be located at the side of the properties and would be visible from the highway. Members will be aware of the history of the site especially in terms of approved planning permission ref. 09/00983. Condition 16 of this permission stated:

A detailed survey of the site shall be carried out in order to show the precise positioning of the proposed dwellings, and shall be submitted to the Council for approval before development commences. Development shall be carried out in accordance with the approved plans.

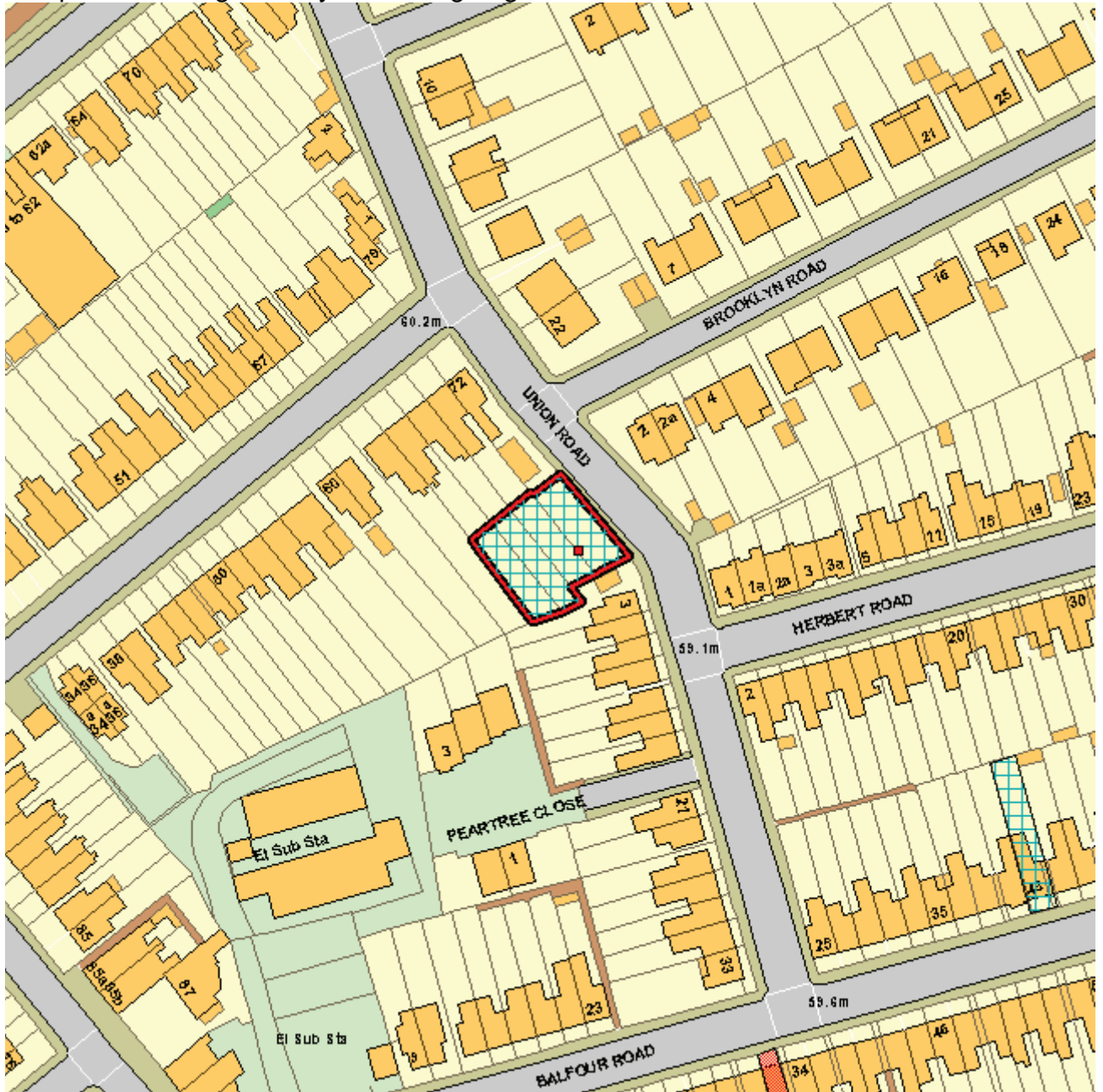
A detailed survey was submitted to comply with condition 16 however; the Council was not satisfied with the initial survey. Following a suitable survey afterwards this condition was subsequently discharged. The current proposal results in additional works to that already approved. Having said this it does not mean that the applicant cannot submit further applications to be considered as part of the planning process. It is clear that there will be an impact on these properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02136, 08/00912, 09/00983 and 10/03283, 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 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACI08 | Private vehicles only |
| | ACI08R | Reason I08 |
| 4 | ACH04 | Size of parking bays/garages |
| | ACH04R | Reason H04 |
| 5 | ACH09 | Restriction on height to front and flank |
| | ACH09R | Reason H09 |
| 6 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 7 | AJ01B | Justification GENERIC reason FULL6 apps |
| | D00003 | If Members are minded to refuse planning permission the following grounds are suggested: |
| 1 | | The proposal would result in a cramped overdevelopment of the site, out of character with the surrounding area, and detrimental to the amenities of neighbouring properties by reason of loss of privacy and outlook, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan. |

Reference: 10/03283/FULL6
Address: 3A Union Road Bromley BR2 9SB
Proposal: Single storey attached garages to 3A and 3B Union Rd



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SECTION '2' – Applications meriting special consideration

Application No : 10/03414/FULL6

Ward:
Plaistow And Sundridge

Address : 13 Park Grove Bromley BR1 3HR

OS Grid Ref: E: 540809 N: 169752

Applicant : Mr P Cooke

Objections : YES

Description of Development:

Part one/two storey side/rear extension

Key designations:

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

Proposal

Planning permission is sought for the following proposal:

- a part one/ two storey side/rear extension
- the side element would infill the void left by the 'L-shaped' rear building line, and would measure as wide as the main building.
- a 1.85m side space would be retained between the extension and the flank boundary of the site.
- the single storey extension would project past the rearmost building line of the existing building by 4m
- the first floor extension would project past the rearmost building by 1.9m.

Location

- The application site is a detached dwelling with an L-shaped rear building line.
- The surrounding area is characterised by detached and semi-detached dwellings of varying styles.

Comments from Local Residents

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

- all the family needs could be incorporated within the ground floor extension
- two storey extension will impact on No. 15- loss of sunlight
- applicants should consider a single storey extension

Comments from Consultees

There were no internal or external consultations made regarding this application.

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 and safeguard the amenities of neighbouring properties, the spatial characteristics of the area and the visual amenities of the area.

Planning History

Mostly recently, planning permission was refused under ref. 10/01178 for a part one/two storey side/rear extension for the following reasons:

The proposed extension, by reason of its height, rearward projection and proximity to the flank boundary of the site, would give rise to an unacceptable loss of amenity to the adjoining residents, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

Planning permission was also refused under ref. 09/02685 for a two storey side/rear extension for the same reason as above.

Conclusions

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

The current application seeks to address the previous grounds of refusal for the extensions sought under refs. 10/01178 and ref.09/02685. The current proposal shows a reduction in the rearward projection of the proposed first floor element of approximately 0.6m (when measured from the rearmost wall), with the ground floor extension remaining as previously proposed. The overall height of the extension has also been reduced by approximately 0.45m (when scaled from the drawings supplied). In terms of the previous grounds of refusal, the applicant has reduced the height and rearward projection of the extension, although the proposal still maintains the same separation distance (1.8m) to the flank boundary. Members will need to consider whether these changes sufficiently overcome the previous concerns.

The main impact would be on the occupiers of No.15 to the north of the site. There are several windows in this property which may be affected by the proposed extension, mainly the ground floor flank window, the ground floor rear window serving the dining room and the first floor side and rear windows. The proposed extension will undoubtedly have some impact on the adjoining neighbours at No.15 due to the orientation of the properties, however, Members will need to carefully consider whether the impact is significant enough to warrant a refusal of permission in this case.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03414, 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 | ACI11
ACI11R | Obscure glaz'g/details of opening (1 in) at first floor level
Reason I11 (1 insert) BE1 |
| 4 | ACI17
ACI17R | No additional windows (2 inserts) flank extension
I17 reason (1 insert) BE1 |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

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

INFORMATIVE(S)

- | | | |
|---|--------|---|
| 1 | RD130 | Obscure Glazing |
| | D00003 | If Members are minded to refuse planning permission the following grounds are suggested: |
| 1 | | The proposed extension, by reason of its height, rearward projection and proximity to the flank boundary of the site, would give rise to an unacceptable loss of amenity to the adjoining residents, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan. |

Reference: 10/03414/FULL6
Address: 13 Park Grove Bromley BR1 3HR
Proposal: Part one/two storey side/rear extension



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SECTION '2' – Applications meriting special consideration

Application No : 10/03467/FULL1

Ward:
Cray Valley East

Address : Marie Louise Barn Cockmannings Lane
Orpington BR5 4FF

OS Grid Ref: E: 548231 N: 166743

Applicant : Fernham Homes

Objections : NO

Description of Development:

Detached single garage and turning head

Key designations:

Green Belt

Proposal

The proposed garage will be sited approximately 4m to the south of the host property – a detached barn conversion (permitted under ref. 09/02841) – and incorporate a footprint measuring approximately 6.0m x 3.5m (w). It will rise to a maximum height of 3.5m. The walls will incorporate a timber boarding finish whilst clay tiles are to be used for the roof.

It is proposed to demolish half a double garage at the neighbouring at Cockmannings Farm to offset against the single garage proposed at Marie Louise Barn in an attempt to justify the application with regard to Green Belt policy.

Location

The application site is situated within the Metropolitan Green Belt along the northern end of Cockmannings Lane. This corner property is bounded by Cockmannings Road along its northern boundary and Cockmannings Lane along its western boundary.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 (design and layout of new development), G1 (The Green Belt) and G4 of the Unitary Development Plan (dwellings in the Green Belt) apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and to preserve the character and openness of the Green Belt in respect of residential development.

Planning History

Under ref. 09/02841, planning permission was granted for elevational alterations and for the conversion of an existing barn into a three bedroom dwelling with associated car parking (work has commenced on this conversion). Condition 7 of the Decision Notice removed Permitted Development rights in order to prevent an overdevelopment of the site in accordance with Green Belt policy.

Under ref. 10/00711 a detached double garage block and turning head proposed within a similar position was refused on the following grounds:

The proposed garage building constitutes inappropriate development within the Green Belt and in the absence of very special circumstances would be contrary to Policies G1 and G4 of the Unitary Development Plan.

The proposed garage building, by reason of its size and location, would be harmful to the visual amenity and openness of the area and would thereby be contrary to Policies G1, G4 and BE1 of the Unitary Development Plan.

More recently, under refs.10/02690 and 10/02691, tandem applications concerning the erection of detached garages on the site were refused on similar grounds to the above scheme. Whilst the applicant offered to demolish half a double garage at the neighbouring Cockmannings Farm to offset against the single garage proposed at Marie Louise Barn the planning status of the existing garage was questioned and, as such, this was not considered to be adequate justification.

Conclusions

The main consideration in this case relates to the impact of the development with regard to the character and openness of the Green Belt.

Since the dwelling is a converted building in the Green Belt, and the proposed garage is within 5 metres of the dwelling, the garage is regarded as an extension to the dwelling which is generally not permitted by Policy G4 since it would be inappropriate by definition. The question is therefore whether any very special circumstances have been demonstrated which warrant the setting aside of this policy.

As noted above under refs.10/02690 and 10/02691, tandem applications concerning the erection of detached garages on the site were refused on similar

grounds to the above scheme. Whilst the applicant offered to demolish half a double garage at the neighbouring Cockmannings Farm to offset against the single garage proposed at Marie Louise Barn the status of the existing garage was unclear and, as such, this was not considered to be adequate justification. Following the submission of additional information, it has been demonstrated that the existing garage block is in fact lawful and taking this into account, and following the re-siting of the proposed garage to a more central position closer to the host dwelling, the applicant considers that the previous refusal grounds have been overcome. The proposed garage will appear more as an existing cluster of development and will appear less prominent within the site.

However, the Council does not normally accept 'trade-offs' for Green Belt floorspace, in particular where the building in question is not located within the application site. It would therefore be unusual to accept such an argument as a very special circumstance and a legal agreement under Section 106 of the Planning Act would be required to ensure the removal of the garage as it lies outside the application site. Should this be considered to constitute a very special circumstance to warrant an exception to Green Belt policy, Members would also need to be content that the proposed garage would not harm the openness of character of the Green Belt. Members will also need to consider whether the changes to the location of the proposed garage and the consequent reduction in hardstanding are sufficient to overcome the previous grounds of refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02841, 10/00711, 10/02690, 10/02691 and 10/03467, 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 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
ACC07R Reason C07
- 3 Prior to work commencing on the proposed detached garage, part of the existing double garage at Cockmannings Farm (as shown on drawing ref. 3488-PD103) shall be demolished, and all rubble removed from site.

Reason: In the interest of the openness of the Green Belt and to comply with Policies G1 and G4 of the Unitary Development Plan.

Reasons for permission:

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

- BE1 Design of New Development
- G1 Green Belt
- G4 Extensions/Alterations to Dwellings in the Green Belt

The development is considered satisfactory in relation to the following:

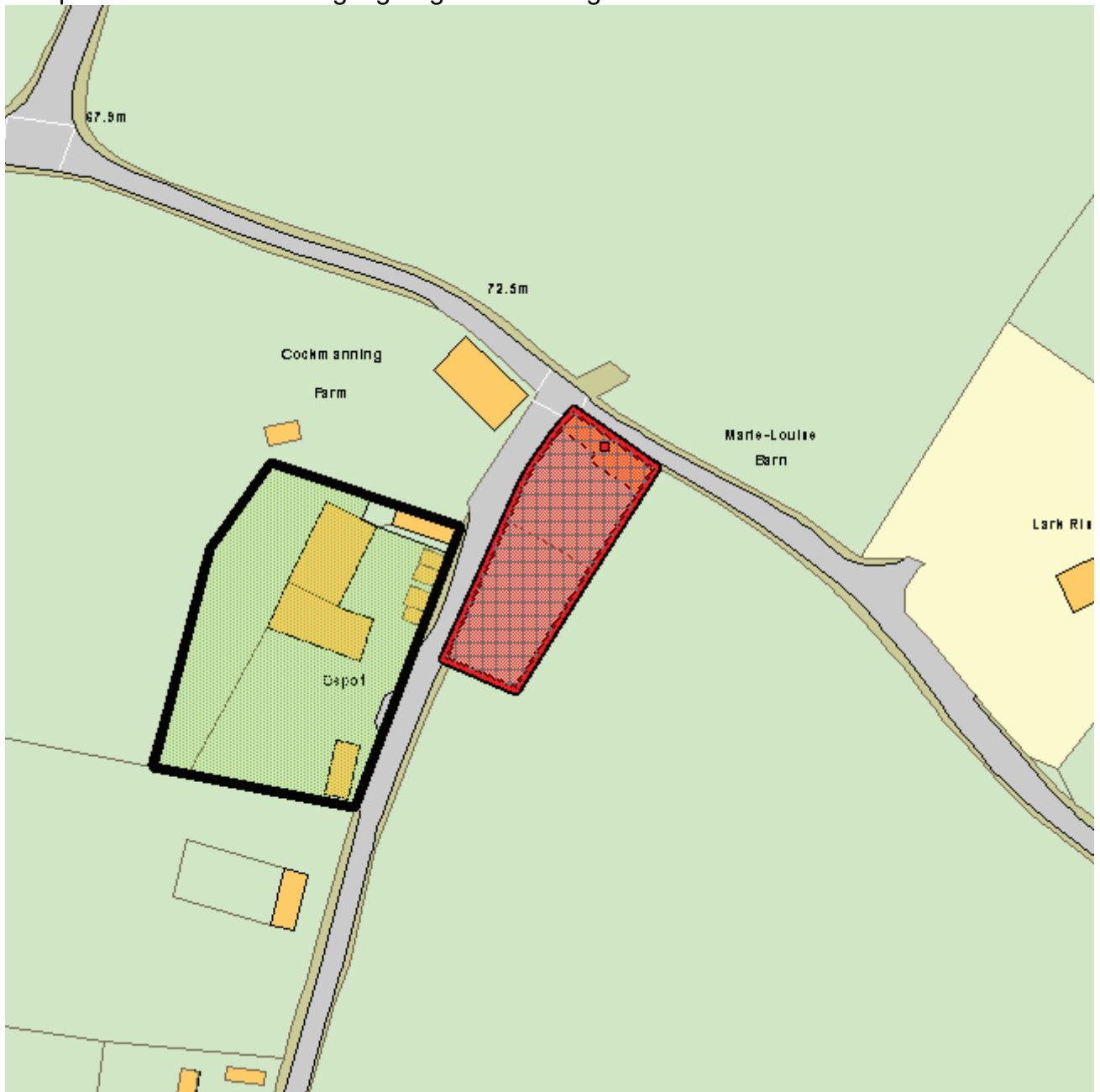
- (a) the character of the development in the surrounding area;
- (b) the impact of the development on the character and openness of the Green Belt

and having regard to all other matters raised.

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

- 1 The proposed garage is inappropriate development and harmful to the visual amenities and openness of the Green Belt by reason of its size and siting, therefore contrary to Policies G4 and G1 of the Unitary Development Plan.

Reference: 10/03467/FULL1
Address: Marie Louise Barn Cockmannings Lane Orpington BR5 4FF
Proposal: Detached single garage and turning head



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SECTION '2' – Applications meriting special consideration

Application No : 10/03487/FULL1

Ward:
Plaistow And Sundridge

Address : Sundridge Park Golf Club Garden Road
Bromley BR1 3NE

OS Grid Ref: E: 540912 N: 170682

Applicant : Sundridge Park Golf Club Ltd

Objections : NO

Description of Development:

Demolition of existing ladies clubhouse and erection of a detached part one/two storey building comprising ground floor golf shop (Class A1 Retail) with storeroom/staff facilities and 1 two bedroom first floor flat providing temporary accommodation for staff and/or visiting golf professionals

Key designations:

Green Chain
Locally Listed Building
Metropolitan Open Land

Proposal

The application seeks permission for the demolition of the existing detached ladies clubhouse and its replacement with a detached part one/two storey building to provide:

- new golf shop with ancillary staff facilities and storage area at the rear on the ground floor approx. 178.2sqm
- one 2 bedroom self contained flat on first floor to provide temporary accommodation for staff and visiting golf professionals.
- the replacement building will be positioned on the footprint of the existing building and will have a Gross External Area of 219sq.m in comparison to the existing building which is 241sq.m,
- the pavilion style design of the replacement building aims to replicate the original with a decked canopy frontage, hipped roofs with gable features (height varies between 5.4 - 6m)
- external materials of the building will comprise a mix of facing brick, white render and clay tiles with timber windows and doors.

In addition to the design and access statement accompanying the application a statement of very special circumstances to justify the need for the development has been submitted by the applicant which is summarised as follows:

- the existing building housing the professional shop is located opposite the main clubhouse and is nearing the end of its useful life and approaching the stage where it will no longer be an economic proposition to keep in repair,
- the new location of the professional shop on the site of the former ladies clubhouse will be an ideal replacement for the existing one which would allow for the enlargement of the car park footprint,
- the existing shop is inadequate in size, in a deteriorating state of repair, unsatisfactory in terms of its layout and not user friendly and cramped which is not conducive to a retail outlet,
- the new shop will be more in keeping with a premium private members golf club being a leading club within the borough thus promoting and enhancing the already excellent sporting facilities available in Bromley,
- an updated shop on the site of the former ladies clubhouse is required to serve the club with modern facilities and associated storage lacking in the existing building,
- the live in accommodation above the shop will assist in attracting more qualified/experienced team members and staff at rates of pay that the club could not otherwise afford given the need for increasing staff as membership is experiencing growth,
- the location of the building which is smaller in size than the one scheduled for demolition hopefully satisfies the planning authority on this preliminary requirement.

Location

The application site occupies an area of approx. 522sq.m set within the larger grounds of the Sundridge Park Golf Club. Sundridge Park Golf Course forms part of a late 18th/early 19th century landscaped garden formerly within the curtilage of the Grade I listed mansion (Sundridge Park Manor) and outbuildings located to the north-east of the application site.

The application site itself comprises the former ladies clubhouse building (now vacant and in need of repair) which lies immediately adjacent to car park and the putting green, main clubhouse building and access into the site from Garden Road, to the east. The site also lies within Metropolitan Open Land and there are predominantly residential properties adjacent to the site in Garden Road.

Comments from Local Residents

At the time of writing this report no third party representations had been received in respect of the application.

Comments from Consultees

No technical objections are raised in respect of the proposal from Thames Water, English Heritage or in respect of Trees on the site.

With regard to Highway matters, the development would utilise the existing access arrangement via Garden Road leading to the surface level car park which is satisfactory. An additional 1 space is required within the club's car park and this can be covered by a planning condition in respect of an amendment to the parking arrangement on site.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies in the Unitary Development Plan:

- BE1 Design of New Development
- BE15 Historic Parks and Gardens
- NE7 Development and Trees
- G2 Metropolitan Open Land
- L1 Outdoor Recreation and Leisure
- T3 Parking
- T18 Road Safety

There are a number of other relevant policy documents are considered applicable including:

- PPS1: Delivering Sustainable Development
- PPG17 Planning for Open Space, Sport and Recreation

The London Plan policies including:

- 3D.10 Metropolitan Open Land

Planning History

There have been a number of planning applications for development on this site over recent years as is summarised below:

Under refs. 06/02610 and 06/03855, permission was refused for the erection of a detached Youth Academy Facility with toilets and four bay driving range. An appeal was subsequently lodged under ref. (AP/07/00099/S78) which was dismissed. Whilst the Inspector asserted that the proposed building would provide for reasonably essential golfing activities, the development would not rise to the standard of architectural quality that the importance of the site deserved. As such the Inspector found that the development would be harmful to the openness and visual amenities of the Metropolitan Open Land and to the special landscape quality of the surrounding parkland.

Under ref. 10/00206, permission was granted for the demolition of an existing storage block and replacement single storey building to provide storage and workshop areas plus landscaping to include alterations to parking layouts.

Under ref. 10/02022, permission was granted for a detached single storey building for use as a driving range.

Under ref. 10/02570, permission was granted for alterations to the rear terrace to provide increase in levels, retaining wall/steps, parasols, planters, glass balustrade, disabled access and elevational alterations to rear of main clubhouse.

Under ref. 09/03595, permission was refused for a scheme of similar design to that currently under consideration but was for the demolition of the existing ladies clubhouse and erection of a two storey building comprising 2 three bedroom units for staff accommodation. This application was refused on the following grounds:

The proposal by reason of its size and bulk would be detrimental to the openness and character of this area of Metropolitan Open Land, which is included in English Heritage's Register of Historic Parks and Gardens, therefore failing to preserve the openness of this area of Metropolitan Open Land, contrary to Policies BE1, BE15 and G2 of the Unitary Development Plan.

The site is within Metropolitan Open Land where there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission for residential development as an exception to Policy G2 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the open character and visual amenities of the Metropolitan Open Land (i.e. whether it constitutes appropriate development), the impact upon the historic interest and setting of Sundridge Park (Historic Park and Gardens) and the impact upon the amenities of nearby residential properties.

Members will be aware that this application is a revision to the scheme refused permission under ref. 09/03595. In comparison with the earlier scheme, the proposed replacement building is of similar size in terms of footprint and with less overall floorspace provision. The design has been modified to include a reduction in the height of the building, width of front canopy area and first floor balcony. More significantly the proposal now includes only 1 two bedroom flat at first floor level with professional golf shop at ground floor level which is ancillary to the golf course use of the site.

Policy G2 in the UDP states that permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by inappropriateness or any other harm. In this case, the test is whether the proposed development is considered essential facilities for the outdoor recreational use of the site which preserve the openness of the Metropolitan Open Land and does not conflict with the purposes of including land in it. The provision of the golf course is long established as being an appropriate use in this location in accordance with Policy G2. There is scope within this policy for a replacement building providing it will not have a materially greater impact than the present use on the open character. It is recognised that the existing redundant ladies clubhouse building is dilapidated and its redevelopment would be more

economically viable than its refurbishment. The proposal also allows for the removal of an existing corrugated metal single storey extension which would improve the visual amenities and openness of this area of the site.

The footprint of the proposed building will result in a reduction compared to the existing arrangement, however the bulk of development will increase through the provision of accommodation at first floor level. The replacement design seeks to replicate the features of the existing building and on balance, Members may consider that the principle of the replacement building is acceptable without significant detriment to the openness of the Metropolitan Open Land or adversely impact upon the historic interest and landscape setting of the registered garden. The development would also be significantly sited away from Sundridge Park Manor to not be harmful to the historic character, appearance and setting of that statutorily listed building.

The key consideration therefore rests with the proposed use of the replacement building. The proposal will provide a new golf shop and temporary residential accommodation for staff or visiting golf professions. In comparison with the earlier scheme which proposed 2 three bedroom units within the building and no golf shop, the use of the building will now be ancillary to the golf course use of the site. Although new residential development in MOL would normally be considered inappropriate development, Members will need to assess whether the justification for the proposal set out in the design and access statement and the very special circumstances accompanying the application demonstrate that the new golf shop and residential accommodation are essential facilities for the outdoor sport and recreational use of the site and do not harm the Metropolitan Open Land.

With regard to the impact of the proposal upon the amenities of local residents, it is not considered that the proposal will result in an increase in activity on the site and the replacement building would be sufficiently sited away from the properties in Garden Road to not be harmful to residential amenity.

On balance, it is recommended that permission be granted subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02610, 06/03855, 09/03595, 10/00206, 10/02022, 10/02570 and 10/03487, 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'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 3 | ACH02 | Satisfactory parking - no details submit | |
| | ACH02R | Reason H02 | |
| 4 | AC114 | No balcony (1 insert) | the building |

ACI14R I14 reason (1 insert) BE1

- 5 The ground floor use of the building shall be for retailing of golfing equipment and supplies with ancillary storage and staff room and for no other purpose (including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In order to comply with Policy G2 of the Unitary Development Plan, the terms of the application and in the interest of local amenity.

- 6 The occupation of the first floor accommodation shall be limited to a person(s) solely employed or by a visiting golf professional associated with the Club, together with any such dependent residing with him/her.

Reason: The site is located in Metropolitan Open Land and the erection of dwellings is contrary to Policy G2 in the Unitary Development Plan.

- 7 The development hereby permitted shall be carried out strictly in accordance with the plans accompanying the application and there shall be no subsequent change to the external appearance of the building or its internal layout without prior written approval of the Local Planning Authority.

Reason: In order to comply with Policy G2 of the Unitary Development Plan, the terms of the application and in the interest of local amenity.

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
BE15 Historic Parks and Gardens
NE7 Development and Trees
G2 Metropolitan Open Land
L1 Outdoor Recreation and Leisure
T3 Parking
T18 Road Safety

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

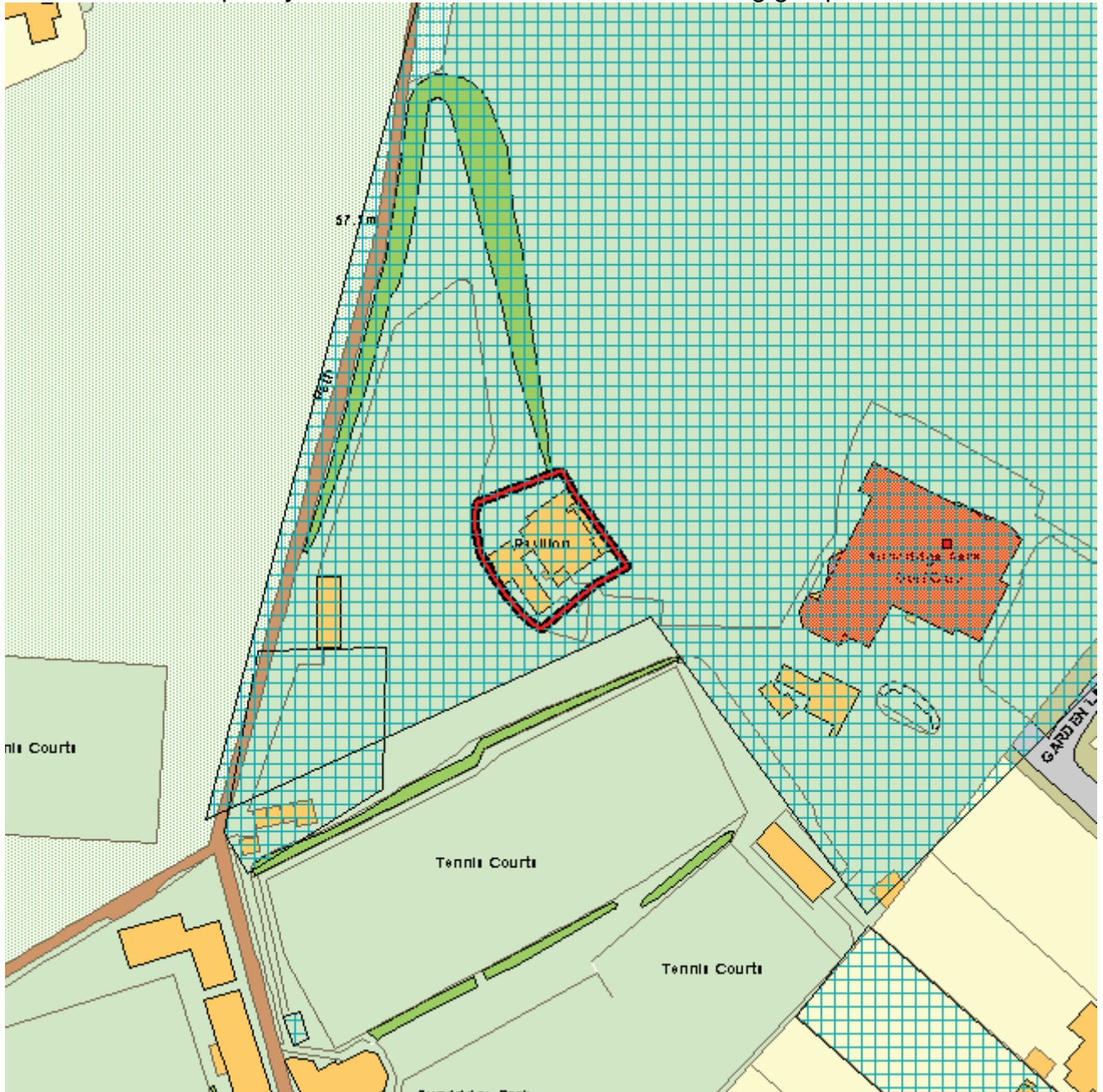
- (a) the appearance of the development in the street scene
- (b) recreational and open space policies
- (c) the visual amenities of the Metropolitan Open Land
- (d) the character and appearance of the development in the surrounding area and in relation to the Sundridge Park Gardens of Special Historic Interest and statutory listed Sundridge Park Manor
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway

and having regard to all other matters raised.

Reference: 10/03487/FULL1

Address: Sundridge Park Golf Club Garden Road Bromley BR1 3NE

Proposal: Demolition of existing ladies clubhouse and erection of a detached part one/two storey building comprising ground floor golf shop (Class A1 Retail) with storeroom/staff facilities and 1 two bedroom first floor flat providing temporary accommodation for staff and/or visiting golf professionals



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

Application No : 10/02118/FULL6

Ward:
Shortlands

Address : 90 Malmains Way Beckenham BR3 6SF

OS Grid Ref: E: 538837 N: 167746

Applicant : Dr S Sivathanan

Objections : YES

Description of Development:

First floor side extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

The application property is a detached modern house built in the mid 1990's and features a front gable and a pitched 'catslide' roof orientated away from the north-western boundary. It is proposed to extend this dwelling in the form of a first floor side extension incorporating a front gable marginally set back [approx. 0.5m] from the front building line. One obscure glazed side elevation window is proposed and this would serve an ensuite shower room. As a part of the proposals the applicant has also indicated a willingness to introduce a white render to the side elevation in an effort to provide reflected light to the neighbouring property at No.88. The ridge height of the extended roof will continue the height of the existing roof apex.

The distance maintained to the boundary with No.88 would be approx. 1.07m, the flank to flank distance between the Nos. 88 and 90 would be approx.3.2m. To the south-eastern boundary a distance of approx. 2.6m would be retained.

Location

The property is located at the south-eastern end of Malmains Way close to the junction with Bushey Way. The street is characterised by detached

dwellings of varied design mostly dating from the 1920-50's set within an attractive tree-lined setting. The property falls within Park Langley Area of Special Residential Character (ASRC) and is described within the Unitary Development Plan (UDP) as follows.

...built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard [as the Conservation Area] has the character of a garden estate given by the high quality and appearance of the hedges, walls, fences, and front gardens. The area, which comprises almost exclusively large detached two storey family homes on generous plots ...represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 3 representations were received including a letter from the Park Langley Residents Association (PLRA) which can be summarised as follows:

- PLRA -Proposal would obscure an important space separating the neighbouring property and allowing an open view between buildings and would be seriously detrimental to the street scene
- kitchen window at No.88 would be overshadowed by the proposal
- extension is too large and will dominate No.88
- proposal will severely reduce the light coming into the kitchen and bathroom
- loss of outlook - view from kitchen window will be a vertical wall
- flank window on side elevation is a secondary window and therefore unnecessary
- reduction in the depth of the front gable is minimal and the entire front gable would block out sunlight
- introduction of white rendering to the side elevation is aesthetically inappropriate and will provide little reflected light

Comments from Consultees

No significant trees will be affected by this proposal.

Planning Considerations

In considering the application the main policies are H10, H8 and BE1 of the Unitary Development Plan.

Policy H10 concerns Areas of Special Residential Character, applications in these areas will be required to respect and complement the established and individual qualities of the area.

Policy H8 concerns residential extensions and requires design and layout of proposals to complement scale and form of host dwelling, respect spaces and gaps between buildings where contribute to the character of an area.

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

The principal issues in this case are whether the side extension would appear cramped and overdominant, detrimental to the character and appearance of the Park Langley Area of Special Residential Character and detrimental to the residential amenities of the neighbouring property at No.88.

In support of the proposal the applicant sets out a number of points as follows:

- by introducing a white rendered finish to the side elevation this will introduce reflected light to neighbouring property
- by reducing the depth of the gable it will be set behind the front elevation of the neighbouring house.

Furthermore, the applicant quotes a number of developments both close by and in the general vicinity which they consider to be comparable developments that set a precedent for the type of development which they wish to achieve including. Developments closest to the application site are considered to be more materially relevant [photo's on file] :

The property on the opposite side of the road at No.97 is a comparable example. This dwelling was also allowed on appeal in 1995 under planning ref. 94/01368 and was built with a 'cat slide' roof not dissimilar to the application property. A further application under ref. 02/00251 for a first floor side extension and single storey rear extension was later granted under planning ref. 02/00251 and this filled in the gap at first floor level in a similar way as is currently being proposed. In this instance a side space of 1.75m was shown to be retained to the boundary with the neighbouring property at No.97. The flank to flank distance is approx.3.5m.

The property at No.71a had previously been a bungalow and was granted permission in 2004 under ref. 04/03714 for a first floor extension to transform it into a house. This property retained a 1m side space the separation to the side elevation of the neighbouring property at No.71 was approx. 2m.

The most recent appeal decision regarding this site relates to an application for a single storey side extension under planning ref. 02/01238. With regards to the character of the area the Inspector noted the following [para. 9]:

"The street scene is characteristically spacious in character. This is due in part to the maintenance of significant side gaps between buildings, partly at upper floor level, though in some instances two-storey flank walls are no more than 1m from the side boundary; the more important factors are the wide roads and generous separation between the fronts of opposing houses."

With regards to the impact of the proposal on the neighbouring property at No. 88 the Inspector noted [para. 11]:

“Turning to the impact on neighbours, the adjoining house No.88 Malmaison Way has its kitchen window in the flank wall facing the appeal site at a distance of barely 2m. The proposed extension would be only 3m from that window and the long sweep of the extended roof would be a dominant feature. Moreover the outlook from that window would be somewhat reduced by the front and rear projections, the smaller side gap and the new roofline. Nonetheless thanks to the shape of the proposed new roof there would be no undue loss of light or sunlight to the south facing window. Bearing in mind also that the kitchen in question is a working kitchen rather than a habitable room I am not satisfied that the residential enjoyment of No.88 would be so adversely affected by the appeal scheme as to justify my dismissing the appeal on that ground alone.”

In this instance it is considered that the space maintained to the boundary at approx. 1.07m is comparable with other side spaces within the street. In addition the space between the properties at just over 3m is considered adequate considering the location of the property outside of the Conservation Area. Furthermore, the side space to the south-eastern boundary with No.92 at 2.6m ensures that there is adequate space maintained about the building.

Clearly the proposal will reduce the outlook from the kitchen window however as described by the Inspector this is a “working kitchen” rather than a habitable room. The kitchen does open out onto a “habitable” dining area but this area gains light and outlook from the french style doors which lead out onto the garden patio.

Planning History

92/01672/OUT LAND ADJOINING 92 MALMAISON WAY BECKENHAM
BR3 2SF
DETACHED TWO STOREY DWELLING WITH INTEGRAL GARAGE
OUTLINE PER 23.09.1992
94/01855/FUL LAND ADJOINING 92 MALMAISON WAY BECKENHAM
BR3 2SF
DETACHED TWO STOREY FOUR BEDROOM HOUSE WITH ATTACHED
GARAGE RETROSPECTIVE APPLICATION PER 22.09.1994
95/01433/FUL GREENHOUSE SUMMER HOUSE AND SHED
RETROSPECTIVE
APPLICATION PER 02.08.1995
02/01238/FULL1 Single storey side/rear extension and single storey rear
extension for conservatory REF 15.05.2002
03/01919/FULL1 Single storey side/rear extension and single storey rear
extension for conservatory (amendment to scheme permitted under ref. 02/01238,
alteration to roof design) PER 02.07.2003

Conclusions

On balance, it is considered that the proposal in terms of its impact on the street scene its impact on the street scene

Reference: 10/02118/FULL6
Address: 90 Malmaims Way Beckenham BR3 6SF
Proposal: First floor side extension



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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

This application was deferred by Plans Sub Committee on 9th December to seek a more appropriate design for the shopfront in view of the Conservation Area designation. No amendments have been made to the proposal but further details in the form of a revision to the Design and Access statement have been submitted and the report is therefore repeated below.

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.

as amended by documents received on 04.01.2011

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 |

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 : 10/02673/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

This application was deferred by Members from the meeting on 2nd December 2010 in order to seek the re-location of the proposed parking at the front of the site to the rear, to investigate root protection for the trees, and to increase the separation between the proposed dwellings.

Revised plans have now been received which make the following changes:

- the number of parking spaces provided at the front of the site has been reduced from 6 to 4, and the spaces numbered 3 and 4 have been moved further back from Park Farm Road to allow for the provision of a landscape buffer
- the two displaced parking spaces would now be provided along the access road and would still be accessible to the maisonettes they would serve located at the front of the site
- the bin store has been moved further away from tree T2, and there is an overall reduction in hard surfacing around trees T2 and T4

- the number of parking spaces provided at the rear of the site has been increased from 5 to 8 by providing 2 tandem spaces to Plots M6 and M7, and an additional space adjacent to Plot M2, giving an overall increase in parking from 11 to 14 for the 7 maisonettes (2 per unit)
- the reduction in hard surfacing at the front of the site would reduce the extent of the construction area around tree T2, while the Arboricultural Method Statement provides detailed information on root protection
- the separation between the two new dwellings has been increased by a further 0.8m (from 3.7m to 4.5m) by moving Plot 2 further to the north-east
- the depth of the first floor balconies to Plots M6 and M7 has increased by approximately 2m.

I repeat the earlier report, suitably updated.

- 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, along with layby spaces in the access road, to serve the maisonettes within the main building.

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 provision of an additional 3 parking spaces at the rear, and the relocation of 2 car parking spaces from the front parking area to alongside the access road. Access for refuse vehicles would be precluded, with the refuse store for both houses and maisonettes provided at the front of the site, which is considered an acceptable arrangement.

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 (some spaces have now been relocated), 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 the revised plans show a satisfactory arrangement between the trees and parking at the front of the site. The two relocated spaces alongside the access road are not in an ideal location, therefore, a safeguarding condition is suggested to ensure that their construction would not impact on tree roots.

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 raise 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 4.5m (increased since originally submitted), 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.

The relocation of 2 of the 6 car parking spaces originally proposed at the front of the site to the side access road has significantly reduced the amount of hard surfacing at the front of the site, and the spaces would still be appropriately located for the units they would serve. Amendments to the parking area have also allowed for the provision of some landscaping to help screen the parking from the road.

There is an overall reduction in the amount of hard surfacing around the retained trees, and the proposals are considered to adequately protect important trees on the site, subject to safeguarding conditions.

The increased separation between the new dwellings has improved the overall spacious setting of the development, while the increased size of the first floor balconies to two of the maisonettes would not result in any undue overlooking of neighbouring properties.

In conclusion, the revised 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 11.01.2011

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 ACB16 Trees - no excavation
 ACB16R Reason B16
- 5 ACB18 Trees-Arboricultural Method Statement
 ACB18R Reason B18
- 6 ACB19 Trees - App'ment of Arboricultural Super
 ACB19R Reason B19
- 7 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 8 ACC03 Details of windows
 ACC03R Reason C03
- 9 ACC05 Brickwork patterning
 ACC05R Reason C05
- 10 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 11 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 12 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 13 ACH23 Lighting scheme for access/parking
 ACH23R Reason H23
- 14 ACH26 Repair to damaged roads
 ACH26R Reason H26
- 15 ACH29 Construction Management Plan
 ACH29R Reason H29
- 16 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

17	ACK04	Demolition of existing building (see D10
	ACK04R	K04 reason
18	ACK05	Slab levels - no details submitted
	ACK05R	K05 reason
19	ACK09	Soil survey - contaminated land
	ACK09R	K09 reason
20	ACK21	Details of CCTV scheme
	ACK21R	Reason K21

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.

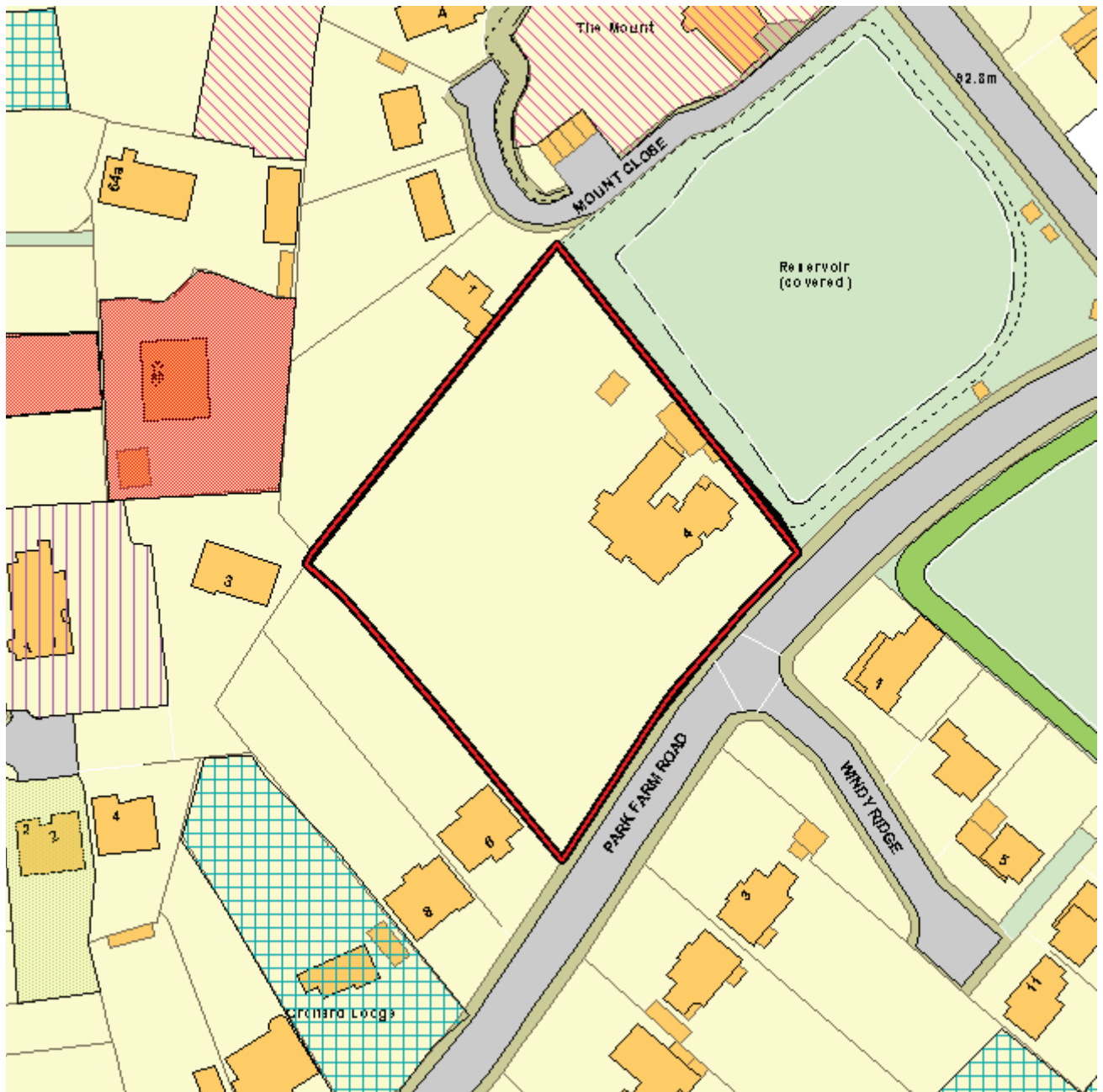
INFORMATIVE(S)

- 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 application 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 consent:

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

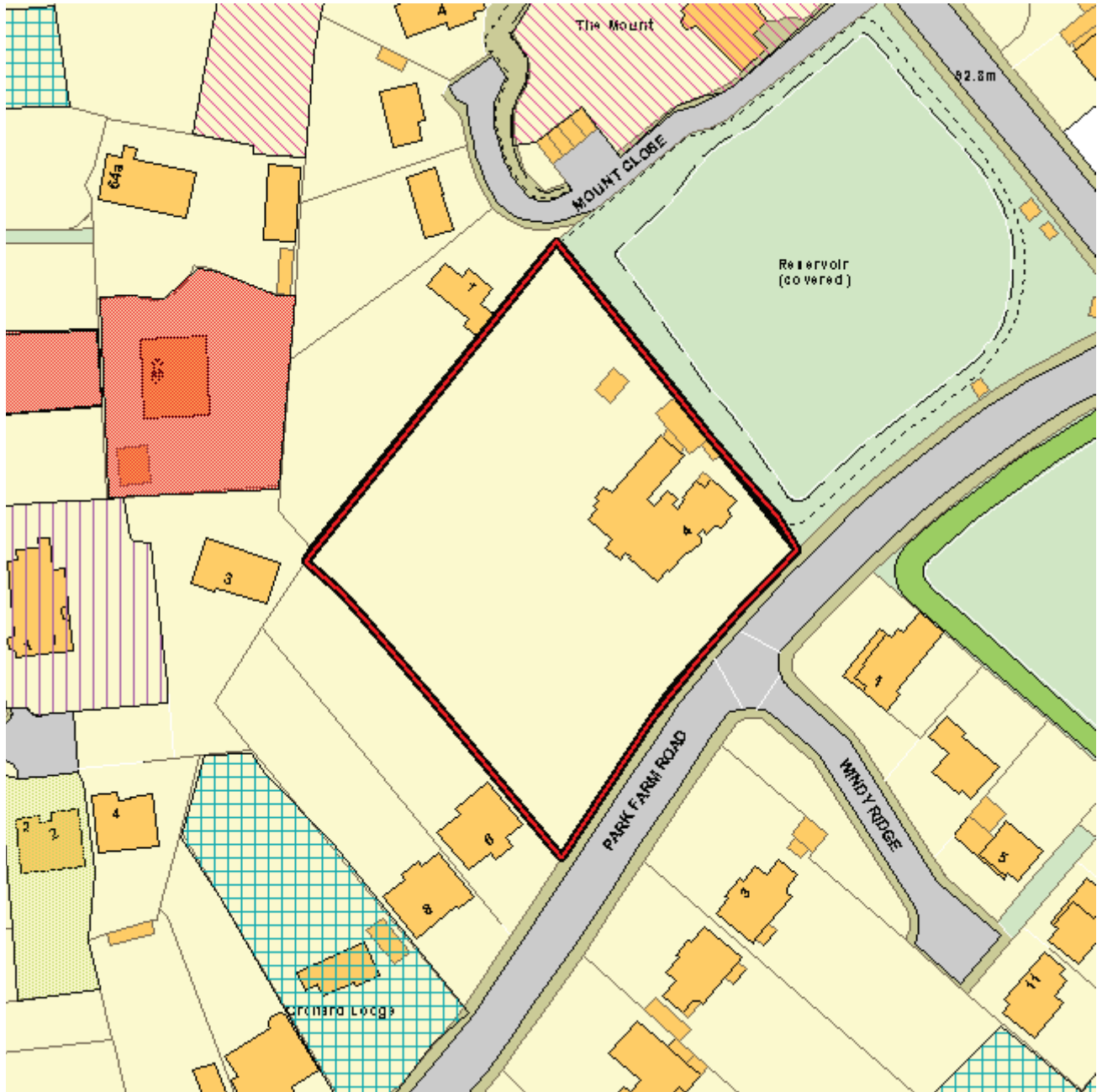
BE12 Demolition in Conservation Areas

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 : 10/02796/FULL1

Ward:
Bickley

Address : Candle Hill Sundridge Avenue Bromley
BR1 2QD

OS Grid Ref: E: 542070 N: 170269

Applicant : Kingfisher Homes

Objections : YES

Description of Development:

Demolition of Nos 46-52 Sundridge Avenue and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road

The application is to be determined by Committee as it is outside the authority of Delegated powers.

Proposal

- To demolish the 4 existing detached dwellings at 46 – 52 Sundridge Avenue.
- To replace with 7 two storey detached dwellings with integral garages at lower ground level, basements and additional accommodation in the roofspace.
- The houses will follow a similar building line to the existing houses and be set back approximately 15m from Sundridge Avenue.
- 4 shared vehicle and pedestrian access points from Sundridge Avenue which will enable on-site turning of vehicles.

Location

- The application site is on the south side of Sundridge Avenue.
- It is occupied by 4 detached dwelling houses with varying storeys and of various designs.
- To the north of the site on the opposite side of Sundridge Avenue is Sundridge Park golf course.
- The site rises steeply from Sundridge Avenue in a north/south direction continuing to rise to the rear southern boundary of the site, where there is extensive tree screening.

- At the fronts of Nos. 46 – 50 is also extensive tree screening within the front gardens concealing the existing properties from the road.
- The site also slopes upwards from east to west/south-west.
- Bordering the site to the south, where the land is much higher, there is a group of flatted buildings comprising of sheltered housing and affordable sheltered housing for the elderly.
- Sundridge Avenue is a local distributor road.

Comments from Local Residents

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

- overdevelopment of the area
- the infrastructure for almost doubling the amount of residents at Candle Hill is not there
- out of character with area
- disruption to local residents during building works would be immense;
- Sundridge Avenue is a busy road
- detrimental to nature and character of the area
- development is very similar to the withdrawn application, subject to one less house
- the 7 houses are now arranged with a more uniform building line more in keeping with the existing
- the houses themselves remain of excessive size and height in an elevated setting;
- negligible side space between the houses
- the overall appearance would still be of excessive mass and bulk
- very tall elevations would merge producing the appearance of terracing
- would change character of setting which is typified by wide plots, two-storey housing, generous side space and attractive views into the site
- proposal would obliterate views into site and between buildings
- detrimental to character of area and street scene
- proposal would be alien to established pattern of two-storey development limited to single storey side extensions
- intensification of vehicle movement from and onto the highway in a hazardous location
- detrimental to neighbouring amenities.

Support comments were received as follows:

- welcome any proposals that will amend the current dangerous situation where the access/exit points for the houses are too close to the bend
- in support of proposal.

Comments from Consultees

The Council's Drainage Planner has advised that as the site is within Flood Zone 2 and the houses include basements, the application should be referred to the Environment Agency for their comments.

The Council's Waste Advisors have commented that refuse and recycling should be left edge of curb and allowance is to be made for the siting of bins so as not to obstruct access to drives.

The Council's Highways Development Engineers have commented that the existing property on the bend has poor sightlines and the proposed sightlines to the right from the proposed accesses are good and the sightlines to the left are reasonable. The proposal envisages that all vehicles will be able to turn on site although the turning areas for plots 3 and 7 are quite tight and may benefit from adjustment. Furthermore, a Construction Management Plan should be provided.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development and recommends a 'Secured by Design' condition being attached to any permission given so that the development achieves full SBD accreditation.

The Council's Environmental Health Officer has no objections to the application.

The Environment Agency has raised no objections to the proposal on flood risk grounds.

Planning Considerations

The site falls within Flood Zone 2.

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.1 Housing
- 3A.3 Maximising the Potential of Sites
- 3A.23 Parking Strategy and Standards

4A.12 Flooding

4A.13 Flood Risk Management

The Mayor's waste strategy and DEFRA waste strategy 2007 also apply to this development.

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS25: Development and Flood Risk

With regard to trees at the site there are no grade A trees and 4 grade B trees on the site. It is proposed to remove one grade B tree (a liquidamber) and whilst it is an attractive tree is screened by other trees. Two of the remaining grade B trees have now been protected by a Tree Protection Order – an Ash in the front garden of Claremont and a Lawson Cypress in the front garden of Candle Hill. The scheme would result in the loss of a limited number of grade C trees and there are no visual amenity objections to this.

Planning History

10/00575/FULL1 - Demolition of Nos. 46-52 Sundridge Avenue and erection of 8 two/ three storey five bedroom detached houses each including basement (double garage and other rooms) and roof accommodation, with 3 shared driveways – application withdrawn.

Conclusions

Concerns were raised in the previous application over:

- the number of units proposed at the site
- the space retained between the proposed buildings
- the height and design of the proposed houses
- the relationship of the development with No.54
- the proposed depth of the rear gardens (given the gradient of the site)
- the proposed siting and proximity of unit 8 to the highway
- the forward projection of plot 5.

The spatial character of the surrounding area is quite diverse. To the east along Sundridge Avenue and to the south-east along Holmbury Park is denser development, and to the south-west there is a mixture of detached houses on very spacious plots as well as those with little side space between buildings. The existing houses at the application site reside on very spacious plots and there is substantial separation between Nos. 46 and 48 Sundridge Avenue (around 12m) and also between Nos. 50 and 52. The single storey detached garage at No.52 is sited approximately 10m from the dwellinghouse at No.54.

The previously proposed house at plot 8 has been omitted from the current scheme reducing the number of units to seven. There will be a separation of approximately 11m between No. 54 Sundridge Avenue and the proposed house at plot 1, and a 5m minimum side space between the house at plot 1 and site boundary with No. 54. To the west the application site is bounded by a wide bank along the curve of the main road, heavily screened with shrubs and trees. There would be approximately 3.5 – 4.5m separation between each proposed dwelling and the individual plots would measure between 13 and 17.5m wide, with the exception of plot 1 which widens towards the rear, and plot 7 which is a large corner plot with a very wide frontage to Sundridge Avenue. Given the varied pattern of development in the surrounding area it is considered that the plot sizes proposed, the amount of space to be retained around the buildings and the distance the houses would be set-back from the highway would be acceptable and would not unduly impact the visual amenities of the area, particularly as much of the tree screening would be retained.

The proposed dwellings would range from approximately 1.4m to 2m higher than the existing two storey houses at the site. The dwellings have been reduced in height since the previous application giving the development a less bulky and over-dominant appearance, particularly in relation to No. 54 which is sited on ground approximately 1 – 1.5m below the level of No. 52 Sundridge Avenue. The house on plot 1 would only be around 1.6m higher than the existing dwelling and whilst it would be closer in proximity to No. 54 than the existing house, on balance, this is considered acceptable in terms of the visual impact both on the street scene and on the amenities of the occupiers of No. 54.

The house at plot 1 would project around 4m beyond the rear of No. 54 Sundridge Avenue. Given its closer proximity than the existing house this will invariably have some visual impact on the occupiers of No. 54. However, the two houses would still have a separation of approximately 11m and the impact may therefore be considered acceptable. There are no habitable rooms served by western flank windows at No.54 which would be overlooked by the proposal and a landscaping condition could secure a suitable degree of tree and/or shrub planting along the boundary so as to protect the privacy of the occupiers when using their garden.

The rear boundary of No.2 Holmbury Park also adjoins the application site at the eastern boundary. Whilst the replacement dwelling would be in closer proximity to No.2 Holmbury Park than the existing dwelling, the impact may be considered acceptable as there are already rear windows serving habitable rooms at this site and the smallest distance between the proposed house and 2 Holmbury Park would be approximately 25m. As such, no significant overlooking or loss of privacy would occur.

The upper-floor windows in the side elevations of the proposed dwellings would serve en-suite bathrooms, studies or TV rooms. Provided that the windows serving the en-suite's had obscure glass, the arrangement of the windows would be such that no mutual overlooking would occur between the proposed houses.

The proposed depths of the back gardens range from between 14m to 21m (approximately scaled from the rear building lines of the proposed dwellings to the

rear boundary of the site) and are notably larger than in the previous application. As this exceeds the 10m rear garden depth usually required, the amount of amenity space considered acceptable in this instance.

With regard to layout, the proposed houses follow a more uniform building line than in the previous application and would be set-back from the highway by a minimum of approximately 15m. Plots 4, 5 and 6 are stepped-back from the front of the other houses by approximately 5m. Overall this layout is considered acceptable in that it would appear in-keeping with the surrounding pattern of development.

From a highways perspective there are no objections to the scheme, however, details of a revised layout showing minor adjustments to the turning areas for these plots should be submitted and a condition is recommended to that effect.

Having regard to the above, Members may consider that the development proposed would respect the scale, form and layout of adjacent buildings and areas and, subject to conditions, would not seriously impact the amenities of the occupiers of adjacent dwellings. Furthermore, the impact on the local road network is not considered to be harmful and no significant trees would be unduly impacted by the development.

Background papers referred to during production of this report comprise all correspondence on files refs.10/02796 and 10/00575, excluding exempt information.

as amended by documents received on 05.01.2011

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 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACB18
ACB18R | Trees-Arboricultural Method Statement
Reason B18 |
| 5 | ACB19
ACB19R | Trees - App'ment of Arboricultural Super
Reason B19 |
| 6 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 7 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |
| 8 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 9 | ACH08
ACH08R | Details of turning area
Reason H08 |
| 10 | ACH13 | Gradient of access drives (1 in) 1:10 |

- ACH13R Reason H13
- 11 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 12 ACH24 Stopping up of access
- ACH24R Reason H24
- 13 ACH29 Construction Management Plan
- ACH29R Reason H29
- 14 ACH32 Highway Drainage
- ADH32R Reason H32
- 15 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

- 16 ACI21 Secured By Design
- ACI21R I21 reason
- 17 ACK05 Slab levels - no details submitted
- ACK05R K05 reason

- 18 Before the development hereby permitted is first occupied, the proposed flank windows serving the en-suite bathrooms 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.

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

- 19 Details of proposals for the construction of all the dwellings hereby permitted as "Lifetime Homes" in accordance with the criteria set out in Supplementary Planning Guidance to the London Plan "Accessible London: achieving an inclusive environment" (April 2004) shall be submitted prior to commencement of the development. The dwellings shall be constructed in accordance with the approved details.

Reason: In order to comply with Policy 3A.5 of The London Plan and Policy H5 of the Unitary Development Plan

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
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic management
- 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 housing policies of the development plan;
- (i) the transport policies of the development plan;
- (j) the urban design policies of the development plan;
- (k) the provision of satisfactory living accommodation for future residents of the houses;
- (l) the neighbours concerns raised during the consultation process;

and having regard to all other matter raised.

INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. demolition
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI12 Disability Legislation
- 4 RDI16 Contact Highways re. crossover
- 5 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 6 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 7 You are advised that refuse and recycling bins should be left at the edge of the curb on collection day.

Reference: 10/02796/FULL1

Address: Hornbeams Sundridge Avenue Bromley BR1 2QD

Proposal: Demolition of Nos 46-52 Sundridge Avenue and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road



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

Application No : 10/02977/FULL1

Ward:
Bickley

Address : 18 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542117 N: 169913

Applicant : Mr M Elliot

Objections : YES

Description of Development:

Demolition of existing bungalow and erection of a replacement 5 bedroom dwelling.

Key designations:

Proposal

- The proposal is for the erection of a detached five bedroom dwelling following the demolition of the existing bungalow.
- The dwelling will have a total height of 9.2m, excluding the basement level garage, gym and utility room. The roof design will be hipped incorporating front, side and side dormers.
- The roof height has been reduced from the previous application from 9.6m in height and the width has been reduced to allow for greater separation to the oak tree at the front of the site.
- Vehicular access to the site would remain in the same location as the existing. Two parking bays would be provided in the double garage at lower ground floor level.
- A staircase from the lower ground floor level to ground floor level would provide access to the main dwelling which is similar to the current arrangement.
- The dwelling would be constructed with brickwork and vertical hanging tiles, plain clay roof tiles, painted softwood window treatments and timber doors. The vehicular access would be designed using a tarmac hard surface.
- A single storey orangery is proposed to the rear of the dwelling at ground floor from the breakfast/kitchen area.

Location

- The property is located on the eastern side of Mavelstone Road and comprises of a bungalow with a lower ground floor level

- The property is located adjacent to the Mavelstone Road Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following is a summary of the comments received -

- the proposal represents an overdevelopment of the site and would harm views to and from the Mavelstone Road Conservation Area due to mass and bulk;
- trees on the Mavelstone Road frontage of the site are located within a conservation area and some of these could be affected by development;
- the development would harm the character and appearance of the conservation area;
- ownership of the strip of land on which the trees stand remains unclear, legal ownership should be firmly established before permission for demolition/excavation can be considered;
- the proposal should not involve the felling of trees which provide screening and would have a detrimental impact on the street scene and conservation area;
- the property is located in a conservation area and next to a locally listed building and does not reflect or is not sympathetic with either;
- cumulative development damage to the highway caused by construction vehicles

A letter of objection has been received by the Sundridge Residents' Association on the grounds of overdevelopment, impact on trees and conservation area impact. This letter also refers to the letter sent in respect to application ref. 10/01201.

Comments from Consultees

No technical highways objections are raised subject to conditions.

Technical drainage comments have been made. The previous application received comments advising that the site is located within the area in which the Environment Agency Thames region require restriction on surface water discharge to an unimproved section of the river Ravensbourne or one of its tributaries. The drainage section also advises that surface water from the development should be restricted to 100mm diameter pipe.

No Thames Water objections are raised subject to an informative.

Concern was raised by the Tree Officer with respect to root damage from the excavation of the basement level. The original plans indicated a 2m greater separation from the previously refused scheme however the roots of the tree are considered to be affected by the proposal. Amended plans have been submitted moving the flank wall further from this tree to protect the RPA. Further comments from the Tree Officer raise no objections subject to conditions.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), BE13 (Development Adjacent to a Conservation Area), H7 (Housing Density And Design), H9 (Side Space), T3 (Parking), T18 (Road Safety) and NE7 (Development and Trees).

Planning History

Planning permission was refused under ref. 10/01201 for the demolition of existing bungalow and erection of a replacement 5 bedroom dwelling. The refusal grounds were as follows:

The proposed dwelling would result in the loss of a mature Oak tree on the site which is protected by a Tree Preservation Order and contributes significantly to the visual amenities of the area and would therefore be contrary to Policies BE1, BE13 and NE7 of the Unitary Development Plan.

The proposed dwelling by reason of its size, design and siting would result in an overdevelopment of the site and would be harmful to the visual amenities of the area and the character and appearance of the adjacent Mavelstone Road Conservation Area, contrary to Policies BE1, BE13, H9 and H7 of the Unitary Development Plan.

Conclusions

The material planning considerations which are relevant to this application are as follows:

- design and the impact on character and appearance of the street scene;
- impact on trees;
- impact on the character and appearance of the adjacent Mavelstone Road Conservation Area;
- impact on the amenity of the neighbouring properties;
- amenity space;
- parking and highway safety; and
- drainage.

Mavelstone Close comprises of a variety of housing styles of single and two storey height. The proposal is for the erection of a two storey family dwelling with a lower ground floor level.

The proposed dwelling would be in keeping with the existing building line along Mavelstone Close. The plot slopes downwards from the adjacent property at No. 17 and from the Mavelstone Road bank where there is already a lower ground floor level. Further excavation however is required to accommodate a larger lower ground floor level than the existing lower ground floor level for the bungalow. The proposed ridge height of the new dwelling would be approximately 1.8m higher than the existing bungalow ridge height (previously proposed to be 2.3m higher)

and approximately the same height as the adjacent dwelling at No. 17 Mavelstone Close.

In relation to the trees along the boundary with Mavelstone Road several concerns have been raised by local residents. It appears that most of the side bank is within the ownership of Manor Place where one sweet chestnut is proposed to be removed. As the tree is located in a conservation area the applicant would need to give the Council six weeks notice of intention to fell the tree and would also need permission from the owners of the land.

The applicant is now seeking to retain the Oak tree at the top of the bank which is situated within the application site (the previous application sought its removal). The Oak tree is subject to a Tree Preservation Order and therefore is protected. The protection radius for an Oak tree is identified as 5.8m which restricts the development in terms of how far it could project to the side boundary without affecting the tree's roots. Concern was raised by the Tree Officer with respect to root damage from the excavation of the basement level. The applicant has been requested to submit revised details addressing this issue in order for the roots to be protected. Amended plans were subsequently received dated 17/01/11 moving the excavation area for the proposed flank wall further from this tree. No objections are raised from the Tree Officer and conditions can be imposed to safeguard the future health of the oak tree. The amended plans have also altered the positioning and design of the front roof feature.

The application site is located on a prominent corner plot adjacent to the Mavelstone Road Conservation Area. Policy BE13 of the Council's UDP states that any development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from the views into or out of the area. Where new development is proposed adjoining a conservation area, a good and sympathetic design is vital to maintain existing standards. In addition Policy H9 requires a generous side space in areas where spatial standards are high.

The Mavelstone Road Conservation Area is characterised by large houses which are densely screened with mature vegetation and are well setback from the main road, creating a semi-rural setting. As mentioned in the previous section of the report the proposal would involve the removal and thinning out of vegetation on-site and along the bank adjacent to Mavelstone Road. The existing bungalow is situated approximately 7.2m from the side boundary fence with Mavelstone Road. The proposal would increase the overall bulk of development in terms of its width and height with the new dwelling situated much closer to the side boundary, approximately 1.8m at the front and 6.2m at the rear and approximately 2.3m higher than the ridge height of the existing bungalow.

Although the development proposed is consistent with the general style of development along Mavelstone Close the development also has a secondary frontage onto the Mavelstone Road Conservation Area and is located on a prominent corner site. However the bulk and height of the dwelling has been reduced from the previous refusal, particularly when viewed from Mavelstone Road. This is considered to reduce the visual impact, and the trees at the rear and side of the site will be retained to provide screening. On balance it is considered

that the proposal would preserve the setting of the conservation area and would not detract from views out of the conservation area. The settings of the nearby locally listed buildings would also not be harmed by the proposal due to the separation of the proposed dwelling from these structures.

The application site is located on a corner plot and therefore there are only two adjoining properties including No. 17 Mavelstone Close to the north and Manor Place to the rear. The property at No. 17 Mavelstone Close comprises of a two storey detached family dwelling. A side space of 1 metre from the boundary fence would be maintained. The proposed new dwelling would be approximately the same height as the adjacent property at No. 17. There are two windows proposed at first floor level and a dormer window proposed in the side roof slope which would face onto No. 17. The two windows at first floor level would serve a dressing area and wardrobe and could be conditioned to be obscurely glazed. The dormer window in the north roof slope would serve an entertainment area and could also be conditioned to be obscurely glazed. The rear wall of the proposed dwelling is in line with No. 17 aside from a single storey rear orangery that would be located on the southern end of the house.

The property to the rear, Manor Place, is a locally listed building. The rear boundary between No. 18 Mavelstone Close and Manor Place is well screened with vegetation and therefore it is unlikely that the proposed new dwelling would adversely affect the setting of this building. In addition plot slopes downwards from the rear to front boundary and the proposed dwelling would be situated approximately 20 metres from the boundary with Manor Place and 27m from the rear wall of development to the east side wall at Manor Place. It is not considered that the proposed development would result in any harm to the amenity of the neighbouring properties in terms inadequate daylight, sunlight, loss in privacy or overshadowing.

The application site is situated on a large corner plot. The proposed new dwelling would be larger in terms of its overall building footprint when considered against the existing building footprint however would still retain an adequate level of rear amenity space for a family dwelling of this size. The amount of rear amenity space proposed is consistent with the general character of rear garden space on Mavelstone Close.

On balance it is considered that the proposed dwelling will not impact on adjoining properties and the overall size, design and siting of the house would not be overly prominent on this corner plot. The proposal would not adversely impact on the character and appearance of the adjoining Mavelstone Road Conservation Area and the proposal would not impact on the future health of the protected oak tree. It is therefore recommended that the application is granted planning permission.

Additional plans indicating an existing and proposed street scene have been submitted dated 04/01/11.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01201 and 10/02977, excluding exempt information.

as amended by documents received on 04.01.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACB12 | Tree - details of excav. for foundations |
| | ACB12R | Reason B12 |
| 9 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 10 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 11 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 12 | ACI12 | Obscure glazing (1 insert) in the first and second floor northern flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 and H7 |
| 13 | ACI17 | No additional windows (2 inserts) first floor northern flank dwelling |
| | ACI17R | I17 reason (1 insert) BE1 and H7 |

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
- BE13 Development adjacent to a Conservation Area
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

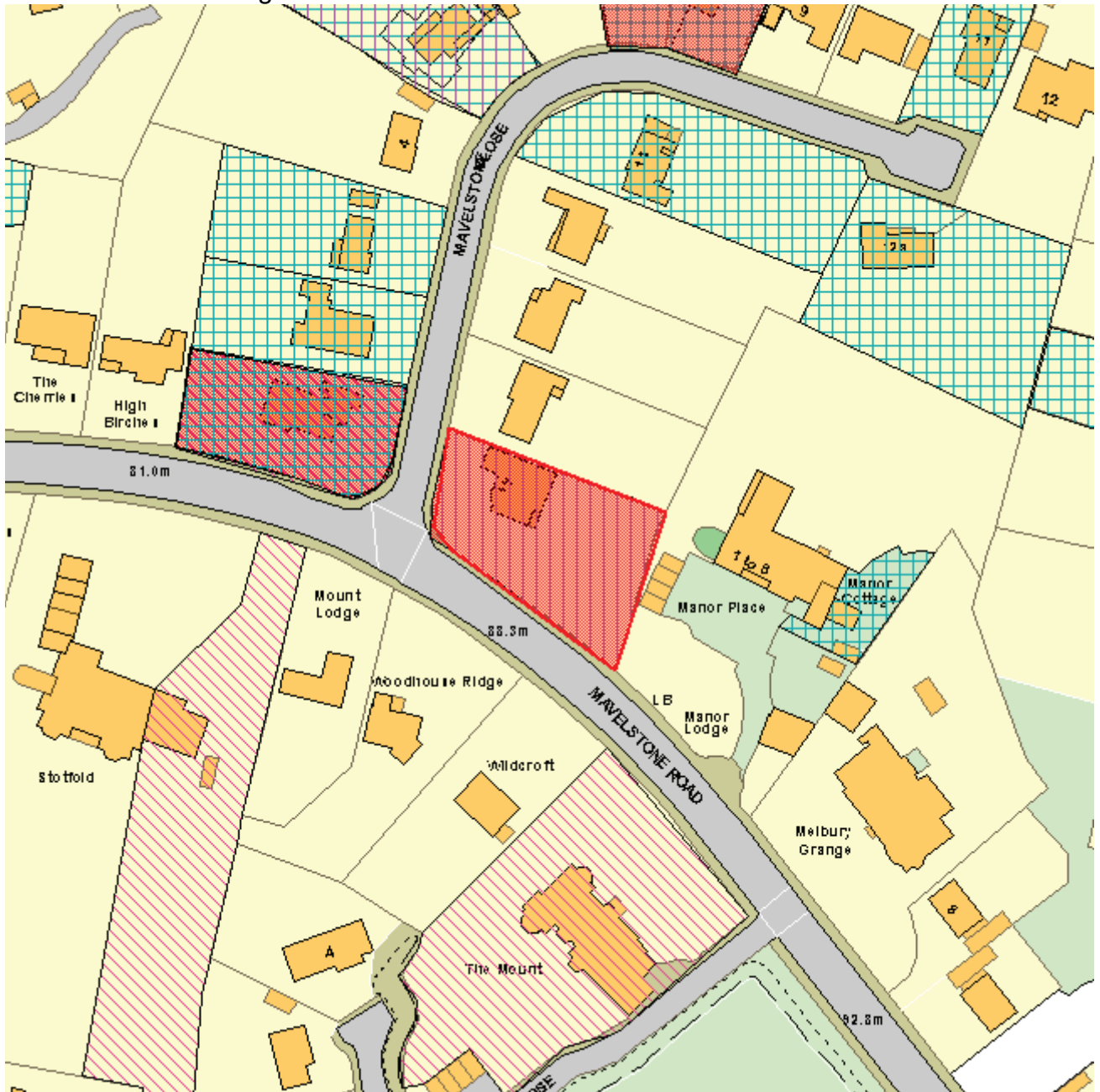
- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact on the character of the nearby conservation area
- (d) the transport policies of the UDP
- (e) the housing policies of the UDP
- (f) the impact on trees within the site.

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 The applicant is informed that they would need to give the Council six weeks notice of intention to fell the Sweet Chestnut tree outside of the applicant's land ownership and would also need permission from the owners of the land.

Reference: 10/02977/FULL1
Address: 18 Mavelstone Close Bromley BR1 2PJ
Proposal: Demolition of existing bungalow and erection of a replacement 5 bedroom dwelling.



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

Application No : 10/03080/FULL1

Ward:
Penge And Cator

Address : 101 Croydon Road Penge London SE20
7SX

OS Grid Ref: E: 535074 N: 169513

Applicant : ALDI Stores LTD

Objections : YES

Description of Development:

Single storey building with lower ground floor storage floorspace (within south-east part) comprising retail store with 41 car parking spaces and servicing at 97 - 101 Croydon Road and 1 Elmers End Road

Proposal

Planning permission was granted under application ref. 08/02694 for a two storey building with basement car parking and storage comprising 1 one bedroom and 8 two bedroom flats and one retail unit (class A1). It is now proposed to remove the flats from the scheme for viability reasons and the building will be reduced in height by one storey.

The L-shaped building will incorporate a 770m² retail unit at first floor level (reduced from 790m² previously proposed) and a 305m² storage area at ground floor level (increased from 148m² following the removal of the car parking relating to the previously proposed flats). Car parking will be increased from 40 spaces to 41 spaces. The elevational treatment of the building will be broadly similar to that of the previously approved scheme.

The application is accompanied by a Planning and Retail Statement, a Design and Access Statement, a Transport Assessment and a Renewable Energy Source Feasibility Statement.

Location

The proposed development will be located on the 0.25ha site of the former Robin Hood pub (destroyed by fire) and the former Robin Hood car sales showroom and existing Robin Hood car repair/servicing centre.

The surrounding area is urban in character and there are commercial and retail uses nearby as well as residential properties. Residential development is characterised by larger detached houses, some of which have been converted to flats, as well as purpose built blocks of flats and semi-detached and terraced houses. Sherborne Court, a large seven storey block of flats, is located on the opposite side of Elmers End Road. There is a shopping parade opposite the site on Croydon Road comprising a hair salon, café, launderette, newsagents/off-licence, pharmacy and bookmakers.

Comments from Local Residents

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

- untidy site
- lack of consultation regarding current car wash and car rental use of site
- area is adequately served by supermarkets / Lidl has opened in Penge since previous permission granted
- increased traffic at busy junction
- detrimental impact on highway and pedestrian safety
- vehicular access / egress arrangements appear inadequate
- 8 fatal accidents at junction this year
- inadequate car parking / increased demand for on-street parking
- cars will park across access to No. 11 Elmers End Road
- location unsuitable for large delivery lorries
- increased noise and disturbance

Comments from Consultees

There are no objections in terms of highways.

There are no technical Environmental Health objections.

The refuse arrangements are considered acceptable.

Planning Considerations

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T18 Road Safety
- BE1 Design of New Development
- S7 Retail and Leisure Development

In strategic terms the most relevant London Plan policies are:

- 3A.3 Maximising the potential of sites
- 3D.1 Supporting town centres
- 3D.3 Maintaining and improving retail facilities
- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction
- 4A.7 Renewable energy
- 4B.1 Design Principles for a Compact City
- 4B.8 Respect local context and communities.

The proposal is acceptable in terms of sustainable development and renewable energy.

Conclusions

It is considered that the main issues relevant to the determination of this application are the impact of the proposal on the visual and residential amenities of the area, the impact of the proposal on the viability and vitality of existing retail centres and the impact on the local highway network. In particular, consideration should be given to the impact of the revisions to the scheme approved under application ref. 08/02694, which can be summarised as follows:

- removal of first floor and 6 residential flats
- reduction in amount of retail floorspace
- increase in amount of lower ground floor storage space
- revision to car parking layout including addition of 1 car parking space
- elevational alterations.

Planning permission has previously been granted for a similar development incorporating a slightly larger retail floorspace and the scheme can be considered an improvement in terms of any impact on nearby retail centres. The acceptability of the access and servicing arrangements has been established through the previous planning permission. A revised car parking layout has been proposed to incorporate 1 additional car parking space and is considered acceptable in highways terms. The removal of the first floor and six flats will reduce the bulk and visual impact of the building, particularly when viewed from No. 3 Elmers End Road. The design of the building is otherwise broadly consistent with the previously permitted scheme.

The proposal is considered acceptable.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |

- | | | |
|----|---|--|
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 6 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 9 | ACH19 | Refuse storage - implementation |
| | ACH19R | Reason H19 |
| 10 | ACH23 | Lighting scheme for access/parking |
| | ACH23R | Reason H23 |
| 11 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 12 | ACK03 | No equipment on roof |
| | ACK03R | K03 reason |
| 13 | ACK09 | Soil survey - contaminated land |
| | ACK09R | K09 reason |
| 14 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 15 | <p>Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by or on behalf of the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include on-site renewable energy generation sufficient to provide 20% of the predicted energy requirements of the development or other amount as may be agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of The London Plan.</p> | |
| 16 | <p>The proposed customer car park shall be kept available for use by the general public at all times when the retail shop hereby permitted is open for business.</p> <p>Reason: In order that the development does not harm the viability of the nearby shopping parade and to comply with Policy S7 of the Unitary Development Plan.</p> | |
| 17 | <p>Prior to the commencement of the development hereby permitted details of a 'yellow box' hatch marking across the store car park entrance in Croydon Road shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and the marking shall be implemented prior to the store first opening.</p> <p>Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of vehicular and pedestrian safety.</p> | |
| 18 | <p>Prior to commencement of the development hereby permitted details of a bus stop on Croydon Road shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and the bus stop shall be</p> | |

relocated in accordance with the approved details before commencement of works on the site and shall be permanently maintained thereafter.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of vehicular and pedestrian safety.

19 Before any part of the development hereby permitted is first occupied, bicycle parking (including cycle parking to the front of the store) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

20 Details of barriers/bollards to control access to the residential parking area shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and shall be implemented before any part of the residential development is first occupied.

Reason: In order to comply with Policy T3 of the Unitary Development Plan.

21 Details of the management of the use of the trolley area to the front of the store shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and the trolley area shall be operated in accordance with the approved details thereafter.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of vehicular and pedestrian safety and to ensure satisfactory arrangements for shopping trolley storage.

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:

Policies (UDP)

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- BE1 Design of New Development
- BE2 Mixed Use Developments
- S7 Retail and Leisure Development

Policies (London Plan)

- 3A.3 Maximising the potential of sites
- 3D.1 Supporting town centres
- 3D.3 Maintaining and improving retail facilities

- 4A.1 Tackling climate change
- 4A.3 Sustainable design and construction
- 4A.7 Renewable energy
- 4B.1 Design Principles for a Compact City
- 4B.8 Respect local context and communities.

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

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

and having regard to all other matters raised.

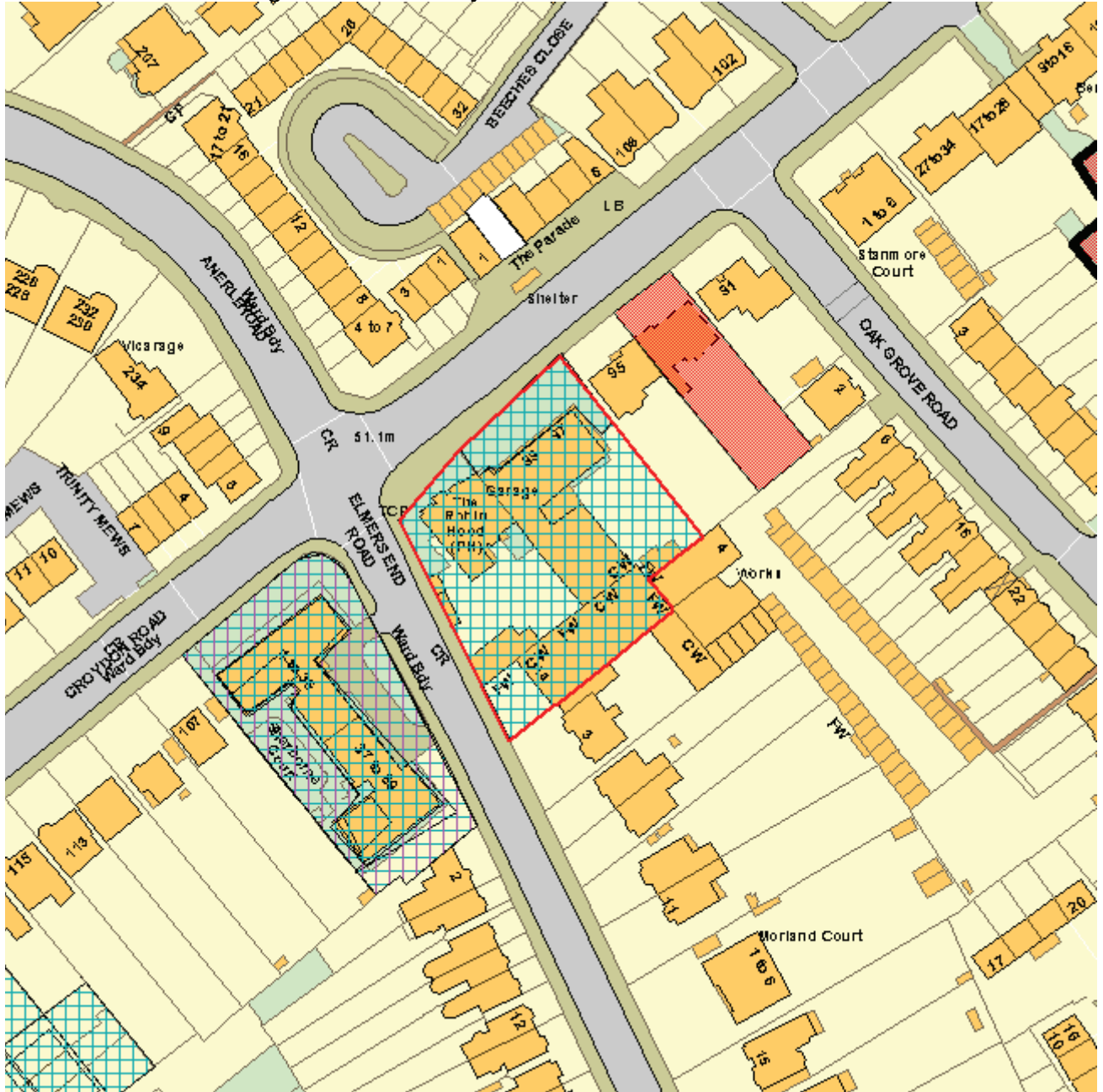
INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover

Reference: 10/03080/FULL1

Address: 1 Elmers End Road Penge London SE20 7ST

Proposal: Single storey building with lower ground floor storage floorspace (within south-east part) comprising retail store with 41 car parking spaces and servicing at 97 - 101 Croydon Road and 1 Elmers End Road



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

Application No : 10/03156/FULL6

Ward:
Hayes And Coney Hall

Address : 138 Birch Tree Avenue West Wickham
BR4 9EL

OS Grid Ref: E: 539550 N: 164397

Applicant : Mr And Mrs Cintra

Objections : YES

Description of Development:

Part one/two storey rear and first floor front/side extensions.

Key designations:

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

Proposal

This proposal is for a part one/two storey rear, first floor front/side extensions and roof alteration.

The property is to be extended approximately 2.95m to the rear at a single storey level which shall be 5.5m in width and 3.5m in height, 2.4m to the eaves. The first floor rear extension all projects 2.95m to the rear and is 3.5m in depth and set back approximately 2.1m from the boundary with No. 140. The property is to be extended approximately 1.3m to the side at a first floor level and will extend beyond the existing front wall by 2.15m. All dimensions are to be scaled from the plans.

Location

The property is located to the western side of Birch Tree Avenue in close proximity to the Green Belt and is a semi-detached two storey single family dwellinghouse. Properties of the area are of a similar architectural style and scale.

Comments from Local Residents

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

- the proposal will seriously reduce the light reaching the dining room of No. 140 and seriously affect the view from this room.
- concerns that the proposal will enclose the dining room of No. 140 on three sides which will deter birds which come to feed on the patio of No. 140 at present.
- the proposal will reduce the value of the neighbouring property.
- potential overlooking for the rear garden area of No. 136.
- the proposal by reason of its height and depth result in an unacceptable visual impact leading to a loss of prospect, outlook and light and would be detrimental to the amenities the occupants of No. 136 could reasonably expect to be able to continue to enjoy contrary to Policies BE1 and H8.
- the inclusion of an additional window to the side of the existing house would impede the privacy currently enjoyed for the patio area of No. 136 which would result in an unacceptable degree of overlooking to the neighbouring property contrary to Policy BE1.
- the two storey element of the rear extension would result in a loss of sunlight to the patio area of No. 136 where at present the sunlight is already limited.

Comments from Consultees

No consultations were undertaken with respect to this application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

In 1994 under planning ref. 94/02092, planning permission was refused for a two storey rear extension.

In 2010 under planning ref. 10/01301, planning permission was refused for a two storey rear extension and first floor flank window in northern elevation.

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.

In 2010 planning permission was refused for a similar scheme, however, in this instance the first floor element was constructed right up to the boundary with No. 140. This proposal was refused on the following grounds:

The proposed extension by reason of its height and depth of rearward projection, located in close proximity to the southern flank boundary of the site, would be seriously detrimental to the amenities enjoyed by the occupants of No. 140 Birch Tree Avenue, by reason of visual impact and loss of prospect, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The current scheme appears to have overcome the previous grounds of refusal as the majority of the proposal now constitutes permitted development as the single storey rear extension does not project more than 3m from the rear wall of the original dwelling house and is less than 4m in height and 3m to the eaves. The first floor element is not within 2m of the boundary with No. 140 and does not project more than 3m from the rear wall of the original dwellinghouse. While the proposal will result in a loss of light and a tunnelling effect for No. 140, this is primarily owing to the existing substantial two storey rear extension at No. 140 and as such any development at the application site will result in tunnelling for No. 140. The proposed rear extension has been stepped back 2m at a first floor level which shall minimise the potential loss of light and shall also ensure it adheres with permitted development criteria.

The first floor extension is located approximately 1.5m from the boundary with No. 136 and as such this element of the proposal does not comply with permitted development criteria, however, as No. 136 is located a further 1.5m from the boundary when a measurement was taken from the mid-point of a cill of window closest to the application site, no section of the proposal was within 45 degrees of the middle of the cill of the closest window of No. 136 and as such the loss of light to the rear elevation of No. 136 was not anticipated to be of such an extent as to warrant refusal. A window servicing a habitable room is located in the ground floor side elevation of No. 136 which may suffer a certain degree of loss of light, however, this appears to be a secondary window and is located 3m from the proposed rear extension and as such the proposal is not considered to be sufficient detrimental to warrant refusal.

No windows are to be located in either flank walls of the proposed extension and as such the impact in terms of loss of privacy is anticipated to be minimal. While a window is to be inserted at a first floor level in the flank elevation of the existing dwellinghouse as this is to be located at a high level the impact in terms of loss of privacy for No. 136 is not anticipated to be of such an extent as to warrant refusal.

As previously stated a two storey side/rear extension was constructed at No. 140, although there does not appear to be any recent planning history relating to this property. While the area is predominately characterised by semi-detached properties of a uniform architectural design, as the adjoining property at No. 140 has previously constructed a substantial side/rear extension which has distorted the uniformity of design of these once symmetrical properties. A number of properties have constructed similar front/side extensions to that proposed including

the adjoining property at No. 136 and as such given the modest nature of the proposal which will appear subservient to the main dwelling house, the proposal is not anticipated to be significantly detrimental to the overall appearance of the property, the streetscene or the character of the area as a whole.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03156 and 10/01301, 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 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) first floor flank
 development
 ACI17R I17 reason (1 insert) BE1

Reasons for permission:

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

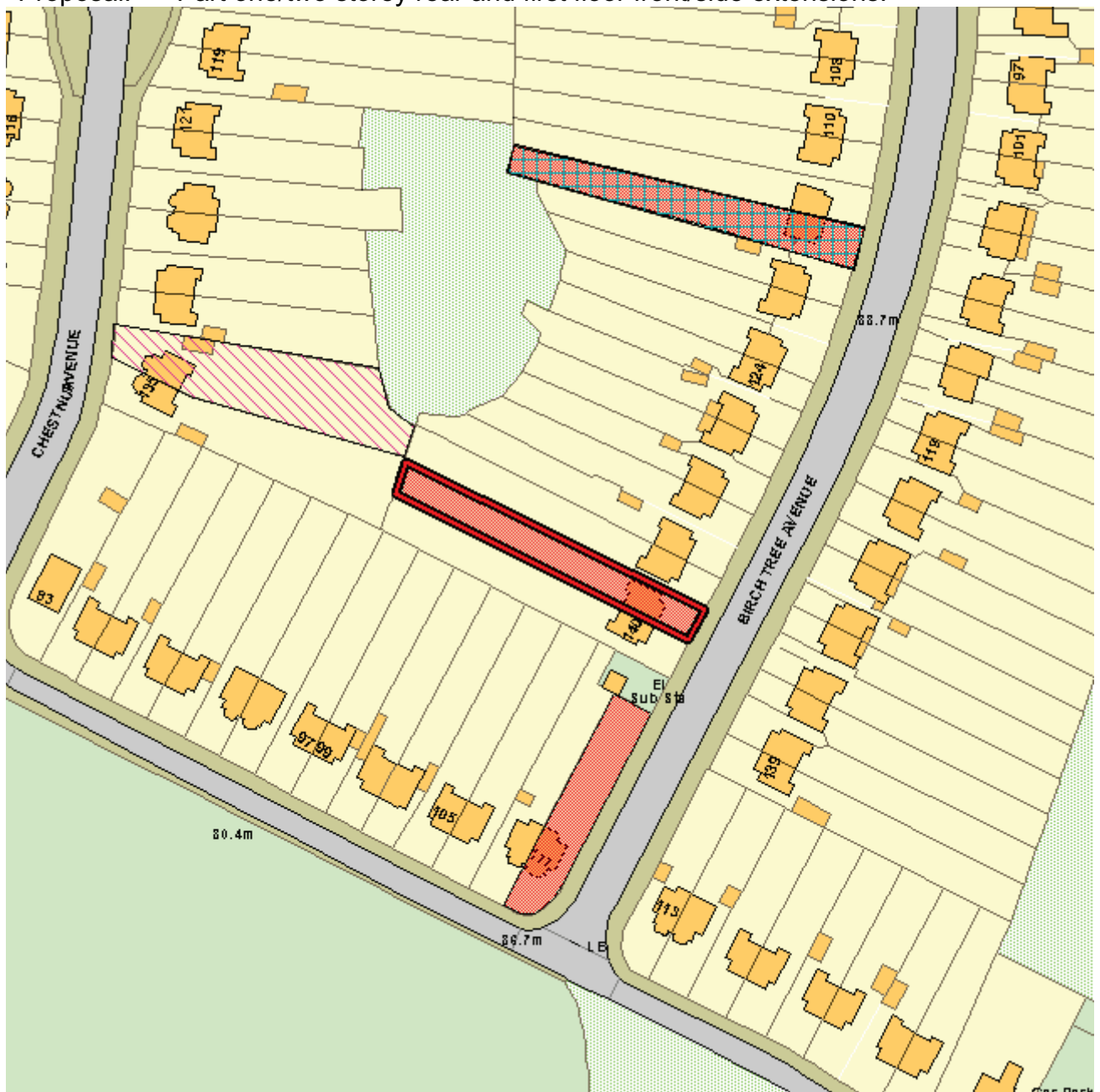
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the housing policies of the UDP;

and having regard to all other matters raised.

Reference: 10/03156/FULL6
Address: 138 Birch Tree Avenue West Wickham BR4 9EL
Proposal: Part one/two storey rear and first floor front/side extensions.



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

Application No : 10/03237/FULL1

Ward:
Cray Valley East

Address : North Site Coates Lorilleux Ltd Cray
Avenue Orpington BR5 3PP

OS Grid Ref: E: 546879 N: 167967

Applicant : Sun Chemical

Objections : YES

Description of Development:

Installation of new sprinkler tank and pump house and demolition of existing workshops

Key designations:

Areas of Archeological Significance
Business Area

Proposal

The proposed sprinkler tank and pump house will be sited at the south western corner of the site. This will entail the demolition of an existing single storey building which is used as a workshop. No hazardous substances will be involved in the proposal.

The Design & Access Statement states that the proposed tank is required in order to upgrade the sprinkler system within this industrial complex, necessary due to Health & Safety regulations. The tank will be built on a 15cm-high plinth and will rise to a maximum height of 6.6m, although the majority will be restricted to approximately 5.8m in height (height to rim) and its diameter will measure approximately 14.0m. The pump house will measure approximately 6.6m x 8.4m and rise to a height of 3.45m.

Location

The application site comprises a large industrial complex adjoining Cray Avenue, Cray Valley Road, Lynton Avenue and Stanley Way. The proposed tank and pump house would be located within the south western corner of the site at the junction of Stanley Way and Lynton Avenue. The site is predominantly flat, although there is a slight fall from southwest to northeast.

Comments from Local Residents

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

- proposed tank will be of excessive height
- existing trees and hedging provide inadequate screening to hide the proposed tank or prevent noise pollution, particularly during un-social hours
- unclear whether boundary screening will be enhanced
- proposed tank will be higher than existing tanks
- loss of privacy with regard to dwellings along Lynton Avenue
- risk of chemicals being stored beside existing structures
- applicant has been operating within a residential area without an adequate sprinkler system
- neighbouring residential property prices could be undermined

A response to the objections has been submitted by the Agent which seeks to deal with some of the above points raised, which is summarised in the conclusions section below.

Comments from Consultees

No objections to the proposal have been raised by the Council's Environmental Health or Drainage divisions or by Thames Water.

Planning Considerations

Policies BE1 and BE7 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; and to resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

Planning History

There is no relevant planning history relating to this application.

Conclusions

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

The proposed tank and pump house will be situated within a sizeable industrial complex which is occupied by numerous buildings and other structures. Accordingly, the provision of such development as is proposed is considered acceptable in principle and not at odds with surrounding development. The main consideration therefore relates to the prominence of the proposed development and its impact on the wider area.

The proposed tank, which will rise to a maximum height of 6.6m will be visible from surrounding streets at Lynton Avenue and Stanley Way. However, the majority of this structure will be restricted to a height of approximately 5.8m: in comparison to the existing single storey building, this will be approximately 0.8m higher and will maintain a similar separation from the highway. Taking this into account, together with the adjacent boundary screening it is not considered that the proposed tank will appear significantly obtrusive within the area or out of character given the industrial nature of the site.

The proposed pump house will be sited in a fairly discrete location partly obscured by the proposed tank and surrounding trees. Given its height, only the upper parts of this structure are likely to be visible from the adjacent street.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03237, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |

Reasons for permission:

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the character of the development in the area;
- (c) the light and outlook of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 10/03237/FULL1

Address: North Site Coates Lorilleux Ltd Cray Avenue Orpington BR5 3PP

Proposal: Installation of new sprinkler tank and pump house and demolition of existing workshops



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

Application No : 10/03308/FULL6

Ward:
Mottingham And Chislehurst
North

Address : 10 Smarden Grove Mottingham London
SE9 4LS

OS Grid Ref: E: 542698 N: 171917

Applicant : Mr M Vijayapalan

Objections : YES

Description of Development:

Single storey side extension

Key designations:

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

Proposal

Planning permission is sought for a single storey side extension to the host dwelling. The details of the proposal are as follows:

- width of approx. 4.5m
- depth of approx. 6.5m
- maximum height of 4.2m with pitched roof

Location

The application property is located on the western side of Smarden Grove, Mottingham, and comprises an end-of-terrace dwelling.

Comments from Local Residents

Owners/occupiers of nearby residential properties were notified of the application, and comments were received which can be summarised as follows:

- proposed extension will unbalance terrace, appearing unsightly and affect the symmetrical layout of Smarden Grove making it cramped and overdeveloped
- possible increase in parking demand – local area is at saturation point
- extension the same as that previously refused but for the fact that it comprises the ground floor only
- concerns regarding construction process and local disturbance

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

The main policies against which this application will need to be assessed are as follows:

BE1 Design of New Development
H8 Residential Extensions

Planning History

There is extensive planning history at the site.

Under ref. 05/03007, planning permission was refused for the erection of a two storey 2 bedroom end of terrace dwelling. A further application for a similar proposal was refused under ref. 05/04346, with an appeal against this decision also being dismissed.

At appeal, the Inspector found that the proposed development would appear cramped on the site and have an overbearing impact when viewed from the side garden of No. 78 Prestbury Square. Further concerns were raised regarding the reduction in space between the terraces and the effect of making the site too “built up”. Furthermore, the Inspector concluded that the development would be likely generate further demand for on street parking which would be prejudicial to road safety.

Recently, planning permission was refused for a two storey side extension under ref. 10/02182, for the following reason:

The proposed extension would represent a cramped overdevelopment of the site, eroding the open nature of this prominent corner plot to the detriment of the visual amenities of the street scene and the character of the area, and would in view of the proximity of the extension to the side/rear boundary result in an overbearing impact to the adjacent property at No. 78 Prestbury Square, detrimental to the amenities that the occupiers of this property could reasonably expect to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.’

Most recently, a certificate of lawfulness was granted for roof alterations incorporating a rear dormer extension under ref. 10/03472.

Conclusions

The main issue for consideration in this case will be the impact of the proposed extension to the character and appearance of the area and the amenities of neighbouring residents, with particular regard to the planning history at the site and whether the single storey extension now proposed would address the concerns previously raised. Although local residents are concerned that the extension would impact on parking demand in the area, no additional residential units are proposed on the site and accordingly the parking requirements for the property would not increase as a result of this proposal.

Planning permission was recently refused under ref. 10/02182 for a two storey side extension to the host property, of a similar depth but lesser width (3.5m) to that currently under consideration. That proposal was considered to be of concern in that the extension would be sited in close proximity to the side/rear boundary and in view of the relationship between the host property and the adjacent property at No. 78 Prestbury Square, would be likely to result in an overbearing impact to this property and its side/rear garden area. Furthermore, it was considered that the extension would in view of its siting, have been likely to erode the open nature of the side garden area resulting in harm to the visual amenities of the street scene and the character of the area.

The proposal now under consideration is of single storey construction, and as such would be likely to have a reduced impact to the amenities of the occupiers of No. 78 Prestbury Square in view of the reduced height, no longer appearing overbearing to this property. While the extension would clearly result in a reduction in the open space to the side of the site, again the harm previously identified to the character of the area would no longer appear so severe in view of the single storey construction of the extension, with openness and visual separation now retained at first floor level. While it is noted that the width of the extension is greater than that previously refused, this is not considered to be problematical in view of the single storey construction of the extension.

Having regard to the above, Members may agree that the proposal has addressed the concerns raised previously and that the extension is therefore acceptable on balance.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03472, 10/02182, 05/04346, and 05/03007, 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

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 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 conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 10/03308/FULL6
Address: 10 Swarden Grove Mottingham London SE9 4LS
Proposal: Single storey side extension



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

Application No : 10/03432/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park School For Boys
Hawksbrook Lane Beckenham BR3 3BP

OS Grid Ref: E: 537798 N: 167371

Applicant : Langley Park School For Boys

Objections : YES

Description of Development:

4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping

Proposal

Planning permission was granted under application ref. 09/02264 for demolition of secondary school building (with retention and refurbishment of two storey Phythian and single storey Raeburn Buildings) and construction of new secondary school of up to two storeys in height including 473 seat performance space, 9 court indoor sports hall, replacement two storey air training corps building / grass playing field / detached ancillary buildings for sprinkler housing, gas and chemical stores, refuse storage, covered bicycle parking and relocated substation / car parking and pick up and drop off areas with alterations to pedestrian and vehicular access along Hawksbrook Lane / associated ancillary development including playground areas balancing ponds for surface water attenuation and landscaping.

It is now proposed to reduce the size of the proposed sports hall from a 9 court to a 4 court facility and amend the scheme to incorporate a sprinkler tank, pump housing and chemical and gas stores. The sports hall will be reduced by approx. 2m in height, 17.5m in length and 7.8m in width. The previously approved gas stores will be re-orientated and the previously approved chemical store will be resited adjacent to the gas store to the north of Hub 3 of the main school building. The previously approved sprinkler tank compound will be resited to the west of Hub 2.

The application is accompanied by a Design and Access Statement.

Location

Langley Park School for Boys (LPSB) is a comprehensive secondary school with a co-educational sixth form on a 6.9ha site accessed via Hawksbrook Lane with a secondary pedestrian access from St. Dunstan's Lane. There is woodland along the northern and western boundaries of the site beyond which to the west there are two storey residential dwellings fronting South Eden Park Road, and to the north are the Langley Park and Langley Waterside developments comprising a mixture of residential dwellings. Located to the east of the site are sports fields and Langley Park School for Girls (LPSG) buildings, and to its south are buildings and open playing fields associated with Langley Park Sports and Social Club. The existing school buildings vary from 1 to 3 storeys in height and are grouped in a manner which reflects the school's piecemeal development and include a number of temporary buildings on the site of varying ages and condition. The LPSB and LPSG sites and the surrounding open land are designated Metropolitan Open Land (MOL). Construction of the new school buildings is considerably underway.

Comments from Local Residents

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

- concerns regarding water supply to Old Dunstonians Sports Club
- sports facilities and associated buildings entirely appropriate in this location
- playing field adjoining rear of Dorrington Way currently has pile of spoil on it and it appears that it is intended to build up playing field level with grass mounding
- areas of planting between school and Dorrington Way are vague – effective screening should be provided
- boundary behind outdoor play courts should have screen planting to mitigate any noise and overlooking.

Comments from Consultees

There are no technical Environmental Health objections.

Sport England have not made an objection to the proposal but have made the following comments:

- disappointment that indoor sports facilities have been scaled back
- school will suffer from the diminished facility and it compounds previous scaling back of proposals at the site for outdoor sports
- overall gain from development has been eroded since initial application and sport has been sacrificed for improved academic accommodation
- overall provision of changing facilities is completely inadequate for a 4 court sports hall
- school enrolment will substantially increase and four court sports hall will be under significant pressure for a large school
- applicant will find that the facility degrades fast and is difficult to manage and a maintenance and management agreement is required

- although school is a boys school the proposed changing facilities do not provide separate coach / teacher changing areas for staff of both sexes therefore making wider community use very problematic
- physical education staff will require separate private space and normally require a separate office space
- considering that the changing facilities will also be used for outdoor sports the pressure faced by sports facilities at the school will be considerable
- it is usual for two changing rooms to be provided for both sexes in school buildings to allow visiting teams to be accommodated separately in the interests of supporting school competition.

At the time of writing the applicant has been invited to respond to these comments and any update will be provided verbally at the meeting.

Officers of the Greater London Authority (GLA) have commented that the proposal does not raise any strategic planning issues and is unlikely to have a greater impact on MOL than the previous permission. Formal referral to the GLA after this committee's is not required.

Planning Considerations

There is a considerable planning history which predominantly relates to the piecemeal development of the existing school.

Planning permission was granted for a replacement school facility under application ref. 08/01372 and the permission was subsequently quashed following a judicial review. The application remains pending.

Planning permission was granted for the replacement school facility (as detailed above) under application ref. 09/02264.

Planning permission was granted for an all weather sports pitch under application ref. 10/02094.

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T8 Other Road Users
- T9 Public Transport
- T10 Public Transport
- T15 Traffic Management
- T17 Servicing of Premises
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure

- BE16 Ancient Monuments and Archaeology
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- G2 Metropolitan Open Land
- L1 Outdoor Recreation and Leisure
- L6 Playing Fields
- L9 Indoor Recreation and Leisure
- C1 Community Facilities
- C2 Community Facilities and Development
- C7 Educational and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities
- ER7 Contaminated Land.

In strategic terms the most relevant London Plan policies are:

- 2A.1 Sustainability Criteria
- 3A.18 Protection and Enhancement of social infrastructure and community facilities
- 3A.24 Education Facilities
- 3C.23 Parking Strategy
- 4A.1 Tackling Climate Change
- 4A.2 Mitigating 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.11 Living Roofs and Walls
- 4A.12 Flooding
- 4A.14 Sustainable Drainage
- 4A.16 Water Supplies and Resources
- 4A.28 Construction, Excavation and Demolition Waste
- 4B.1 Design Principles for a Compact City
- 4B.5 Creating an Inclusive Environment
- 4B.15 Archaeology.

As part of the application process, it was necessary for the Council to give a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the application, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

Conclusions

The main issues to be considered in this case are the impact of the reduced scale of the sports hall and resited the gas store, chemical store and sprinkler compound on the openness of MOL and on the visual and residential amenities of the area.

The resiting of the gas and chemical store and sprinkler housing will have a negligible impact whilst the reduced scale of the sports hall will significantly improve the openness of MOL and can be considered desirable in MOL and visual amenity terms and will not affect residential amenity.

Sport England have raised concerns that the 4 court sports hall and changing facilities will be inadequate, however any shortcomings of the facility are not considered to result in any undue harm in planning terms.

The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 08/01372, 09/02264 and 10/03432, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA05 Landscaping scheme - implementation
 ACA05R Reason A05
 - 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 ACH10 Provision of sight line (3 inserts) 25m x 2.4m x 25m all
 accesses to Hawksbrook Lane 0.6m
 ACH10R Reason H10
 - 8 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
 - 9 ACH22 Bicycle Parking
 ACH22R Reason H22
 - 10 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning. The works shall be carried out in accordance with the approved details.
- 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
- 11 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections

through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details.

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.

12 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

13 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

14 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

15 A contaminated land assessment and associated remedial strategy together with a timetable of works shall be submitted to and approved in writing by the Local Planning Authority.

a)The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b)The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c)A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the

identified contamination given the proposed end-use of the site and surrounding environment.

d)The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e)Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f)The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

16 The applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

ACK08R K08 reason

17 A Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority (Bromley Council). The Plan shall include routing details for construction/delivery traffic to and from the site as well as through the site; details of the arrangements for management of the timing of the arrival and departure of such vehicles in order to avoid conflicts with school traffic; details of arrangements for the management of the parking of construction workers vehicles either on the site or remotely (this may have to include the provision of temporary waiting restrictions on nearby highways in order to prevent undesirable parking by these vehicles); details of the provision to be made to accommodate construction and delivery vehicles loading, off-loading, parking and turning within the site; details of arrangements for the maintenance of access for pupils etc. to both schools throughout the construction period. The Construction Management Plan shall be implemented in accordance with the agreed details'. (For the avoidance of doubt the term Construction traffic shall include demolition traffic.)

Reason: In order to comply with Policy T18 of the Unitary Development Plan and to ensure satisfactory parking and access arrangements during the construction period.

18 Work on the re-alignment / re-construction of Hawksbrook Lane shall not commence until an Agreement with the Council under sections 38 and 278 of the Highways Act 1980 has been completed to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are carried out to a satisfactory standard.

19 The route of Hawksbrook Lane shall not be subject to any obstruction until any necessary Temporary Traffic Regulation Order has been made and becomes effective.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of vehicular and pedestrian safety.

20 Prior to use of the development (including the Performance Space) hereby permitted a Scheme of Management of the use of the buildings and sports facilities by the school, the public and/or other third parties shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how parking shall be accommodated on the site, the number of spaces to be made available respectively to such users, the pricing policy for any use of the said buildings or parking, the hours of use thereof, management responsibilities and review mechanism. The approved Scheme shall be implemented upon first occupation of the development and any use thereof shall thereafter be in accordance with the said Scheme.

Reason: To secure well managed safe community access to the performance space and sports facilities and to ensure sufficient benefit to the development of sport and to accord with local planning policy.

21 Prior to the bringing into use of the proposed development a Management and Maintenance Scheme for a period of 25 years to include measures to ensure the replacement of all multi-use games areas within the next 10 years and, management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school site by the applicant.

Reason: To ensure that new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

22 A scheme to protect and ensure the continuity of the existing use (including community use and/or the delivery of the national curriculum for sport) of off-site open space/playing fields/sports facilities or on site (during construction works/other activities) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall ensure that facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality and include a timetable for implementation. The approved scheme shall be complied with in full throughout the carrying out of the development.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with UDP Policy.

23 A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to

identify constraints which could affect the playing field. Based on the results of this assessment a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality field and to accord with UDP Policy.

24 The playing fields and pitches shall be constructed and laid out in accordance with the planning application and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000).

Reason: In order to ensure an adequate quality playing field.

25 Before the use hereby permitted is commenced a scheme for the improvement and maintenance of playing field drainage, based upon an assessment of the existing playing field quality and including an improvement and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The playing fields shall thereafter be improved and maintained in accordance with the approved scheme.

Reason: To ensure the quality of pitches is satisfactory and they are available for use prior to development and to accord with Sport England Policy A Sporting Future for The Playing Fields of England.

26 Details of the design and layout of the changing block and sports hall, which shall comply with Sport England Design Guidance Notes and include consideration of 'Access for Disabled People 2002', shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The proposed facilities (external and internal) shall be constructed in accordance with the approved design and layout details and be suitable for disabled persons.

Reason: To ensure the development is fit for purpose, subject to high quality design and standards and sustainable.

27 Prior to first use of the development (including the Performance Space) hereby permitted a Scheme of waiting restrictions for roads in the vicinity of the School shall be submitted to, approved by the Council and implemented in accordance with the approved details.

Reason: In order to ensure that the development does not lead to parking inconvenient to other road users which would be detrimental to amenities and prejudicial to road safety.

28 A scheme for the parking of staff vehicles and the drop off and pick up of students during construction has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be operated in accordance with the approved details.

Reason: In order to ensure that adequate parking arrangements are in place during the construction period and in the interests of vehicular and pedestrian safety.

29 Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to promote and encourage alternatives to car use and a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and

future annual monitoring by Langley Park School for Boys. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T2 of the Unitary Development Plan and to ensure that the proposal minimises the demand for private car use and maximises the use of alternative travel modes.

30 The applicant shall submit details to be approved by the local planning authority of improved energy efficiency measures to ensure that the scheme achieves a 20% reduction in predicted carbon dioxide emissions. The approved measures shall be implemented within the scheme.

Reason: To ensure consistency with London Plan Policies 4A.1, 4A3 and 4A.7.

31 As soon as is reasonably practicable the parking spaces shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no development shall be carried out on the land indicated or in such a position as to preclude vehicular access to the said land.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

32 An air quality assessment shall be undertaken and submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved assessment and all approved mitigation measures shall be permanently retained thereafter.

Reason: To ensure that the air quality in the vicinity is not significantly affected by the effects of the development.

33 Before the bringing into use of the proposed development, an off site all weather pitch shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure continued flexibility of use in sport provision.

34 Details of the external appearance of the sprinkler housing shall be submitted to and approved in writing prior to its installation.

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

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:

Policies (UDP)

- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T8 Other Road Users
- T9 Public Transport
- T10 Public Transport
- T15 Traffic Management

- T17 Servicing of Premises
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE16 Ancient Monuments and Archaeology
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- G2 Metropolitan Open Land
- L1 Outdoor Recreation and Leisure
- L6 Playing Fields
- L9 Indoor Recreation and Leisure
- C1 Community Facilities
- C2 Community Facilities and Development
- C7 Educational and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities
- ER7 Contaminated Land.

Policies (London Plan)

- 2A.1 Sustainability Criteria
- 3A.18 Protection and Enhancement of social infrastructure and community facilities
- 3A.24 Education Facilities
- 3C.23 Parking Strategy
- 4A.1 Tackling Climate Change
- 4A.2 Mitigating 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.11 Living Roofs and Walls
- 4A.12 Flooding
- 4A.14 Sustainable Drainage
- 4A.16 Water Supplies and Resources
- 4A.28 Construction, Excavation and Demolition Waste
- 4B.1 Design Principles for a Compact City
- 4B.5 Creating an Inclusive Environment
- 4B.15 Archaeology.

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

- (a) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (b) the appearance of the development in the street scene
- (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 safety of pedestrians and motorists on the adjacent highway
- (g) the safety and security of buildings and the spaces around them

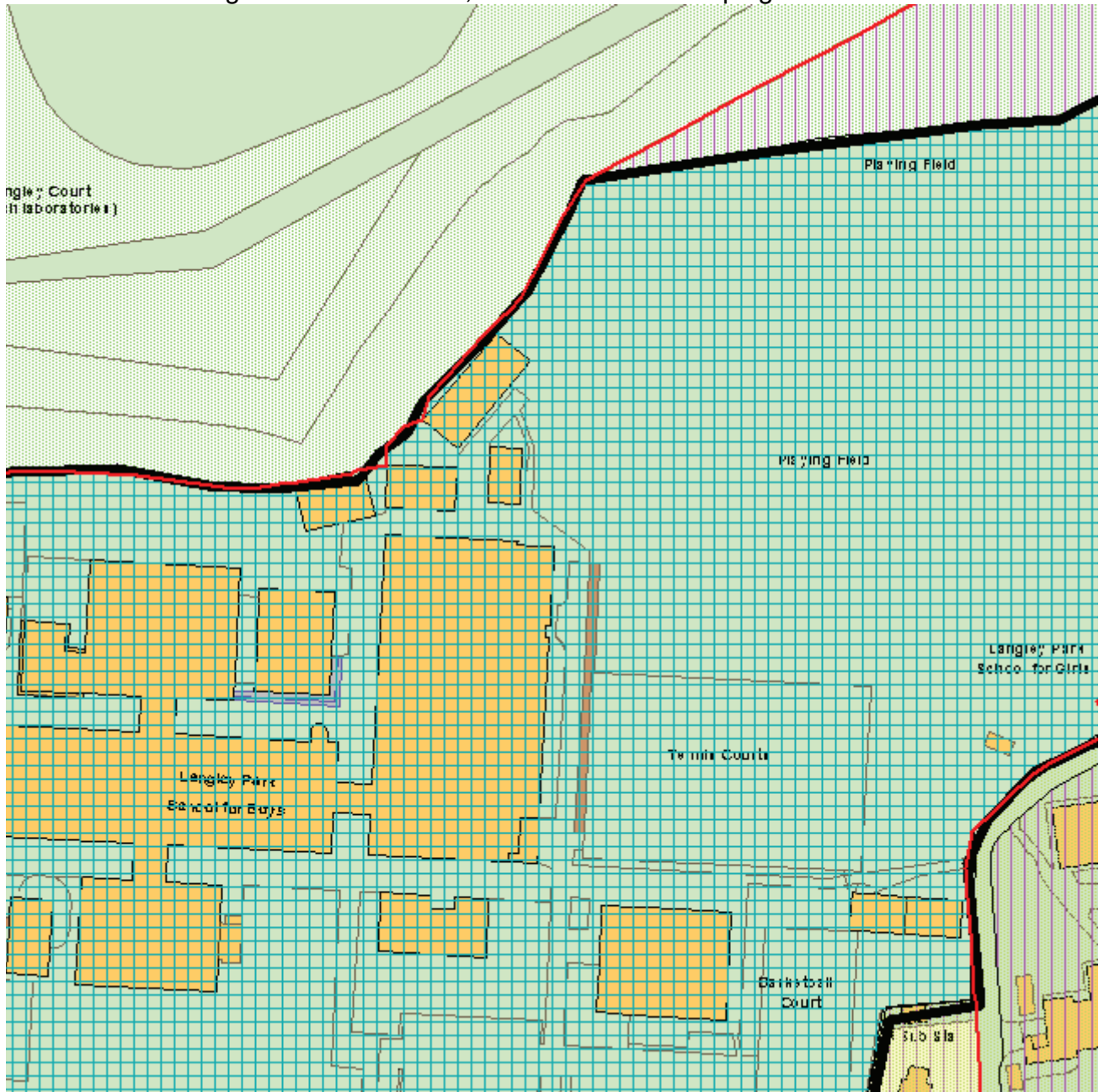
- (h) accessibility to buildings
- (i) the ecological impacts of the proposal
- (j) the design policies of the development plan
- (k) the transport policies of the development plan

and having regard to all other matters raised.

Reference: 10/03432/FULL1

Address: Langley Park School For Boys Hawksbrook Lane Beckenham BR3 3BP

Proposal: 4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping



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

Application No : 10/03475/FULL1

Ward:
Darwin

Address : Meadow View Blackness Lane Keston
BR2 6HL

OS Grid Ref: E: 541609 N: 162686

Applicant : Mr And Mrs Ian Andrews

Objections : YES

Description of Development:

Replacement detached single storey dwelling with accommodation in roofspace.

Key designations:

Green Belt

Proposal

This proposal is for the construction of a new dwelling at this site. Permission was previously granted by the Council for extensions to the previous dwelling but during the course of building works the existing dwelling has been recently demolished. This application has subsequently been submitted to regularise the situation and proposes a building which will be identical to that which would have resulted from the previously approved extensions, the only difference being that the rooms in the roofspace have been slightly enlarged and the internal layouts tweaked (none of which has altered the external envelope or elevations of the resulting dwelling).

Location

The site was occupied by a detached bungalow within the Green Belt, and is situated on the western side of Blackness Lane, with residential properties located to the north and south. Blackness Lane itself is a narrow country lane with residential development alongside.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and two responses were received. One representation suggests that it would have been ideal to move the dwelling within the site away from Little Acre to create an improved sense of

openness and views, however notes that works are already underway and requests that the same conditions are imposed as previously.

The other letter objects to the proposal noting that the demolition applied for has already taken place, and raises concerns about the scale of the proposal and that it would dominate the plot and reduce openness and not accord with Green Belt policy. Comment is also made that a hedgerow has already been removed and consideration should be given to the prevention of any further environmental harm.

The Highways Engineer has no objection to the proposal subject to conditions

Thames Water has no objection

Planning Considerations

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

- G1 The Green Belt
- G5 Replacement Dwellings in the Green Belt
- BE1 Design of New Development

PPG 2 Green Belts

In particular Policy G5 states that where a building is in residential use the Council will permit a replacement dwelling providing that the resultant dwelling does not result in a net increase in floor area compared with the existing dwelling, and that the new dwelling does not harm visual amenities or the open or rural character of the locality.

Planning History

The former property had been previously extended, under ref. 69/1957 to form a double garage to the front of the property. Following this in 1971 a single storey side extension was permitted for a utility room. In 1972 an application for a single storey extension to the side of the property to form a dressing room, play room and billiards room was refused. However, this was permitted at appeal as the Inspector concluded that the extension could not be seen from the front of the property as the existing garage blocked the view, and therefore the Inspector did not feel that the extension impacted on the openness of the Green Belt. Then in 1973 permission was granted for front, side and rear dormers and bay windows to the playroom and dining room.

Permission was refused under planning ref. 07/03885 for a ground floor side and rear extension and elevational alterations to front and side bays, enlargement of roof to incorporate rear dormer with balcony with enlarged first floor accommodation area, plus raised paving area to rear and subsequently dismissed at appeal. The application was refused on the following ground:

The property is situated within the Green Belt and the cumulative impact of the proposed extension together with the previous addition would result in inappropriate development, harmful to the openness and character of the Green Belt contrary to Policy G4 of the Unitary Development Plan regarding development, alterations or conversions in the Green Belt

The Inspector was concerned that the "replacement of the pyramidal roof and its modest dormers with a complex and much larger roof combining a new pitched and hipped section crossing the partly retained pyramidal roof and a very large gable-shaped rear dormer and balcony would fill much more of the remaining space above ground floor level around the dwelling. Presently the chalet complements the spacious nature of this very varied ribbon of bungalows and two storey houses on deep but relatively narrow large plots. The roof form proposed would dominate the plot and remove much of the remaining sense of openness. The rural character of the area would be harmed and the form and look of the dwelling would be much changed from all aspects".

Permission was subsequently granted at committee on 4th February 2010, subject to conditions, for application ref. 09/03348 for "Ground floor side and rear extension, alterations to front and side bays. Enlargement of roof to incorporate front and rear dormers with enlarged first floor accommodation area. Raised covered verandah at rear with associated balustrade and steps."

It should be noted that the resulting dwelling from this permitted application is identical to that proposed in this current application, the only difference being that the rooms in the roofspace have been slightly enlarged and the internal layouts tweaked (none of which has altered the external envelope or elevations of the resulting dwelling). The previous permission and its outcome are therefore strong material planning considerations in this case.

Conclusions

The main issues relating to the application are whether the proposed development would constitute appropriate development within the Green Belt and, if not, whether very special circumstances exist, and the effect that it would have on the visual amenity and openness of the area.

To overcome the Inspectors concerns with regards to openness and character of the Green Belt, the bulk of the roof of the proposed dwelling will retain the appearance of the previous bungalow from the front, and changes to the roofline will be restricted to the rear of the property.

For the recently permitted extensions, it was considered that the removal of the garage at the front of the property would have a positive impact on the Green Belt in terms of openness and character which was sufficient to compensate for the additional built development which increases the bulk of the roof to the rear of the property and includes pitched roofs on the flank elevations when compared to the previous dwelling. It was also accepted that the exchange of some areas of floor space for others may not be unreasonable where living accommodation is rationalised.

There will be some impact to both neighbouring properties in terms of visual impact. Objections have been received from "Little Acre" which is located to the south of the site. When the Inspector considered these concerns previously he stated that "the change from a flat roof to a pitched roof may be unwelcome and the increased height of the central section of the proposal would also be apparent to them. However, given the separation remaining and despite the slight fall in the land from north to south as well as east to west here, I do not consider that those effects would on their own have been so harmful as to make the proposal unacceptable".

The overall bulk of the proposal will affect the openness and character of the Green Belt and it is therefore necessary to consider whether there are any very special circumstances to justify the grant of permission. As indicated previously, the removal of the garage will reduce the overall increase in floor space and the increase in the roof bulk to the rear of the property will ensure that it does not cause harm to the street scene. Consequently, the principal issue is the amount of development proposed given the usual policy limit set out in Policy G5. On balance, taking into account the previous permission and the fact that the increase in floorspace and volume has been previously considered to be acceptable, it is recommended that this proposal be permitted.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/03885, 09/03348 and 10/03475, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 5 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 6 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In the interests of the openness and character of the Green Belt and the area in general with regard to Policies G1, G5 and BE1 of the Unitary Development Plan.

- 7 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in any elevation(s) or the roofslopes of the dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.
 ACI17R I17 reason (1 insert) BE1
- 8 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

G1 The Green Belt

G5 Replacement Dwellings in the Green Belt

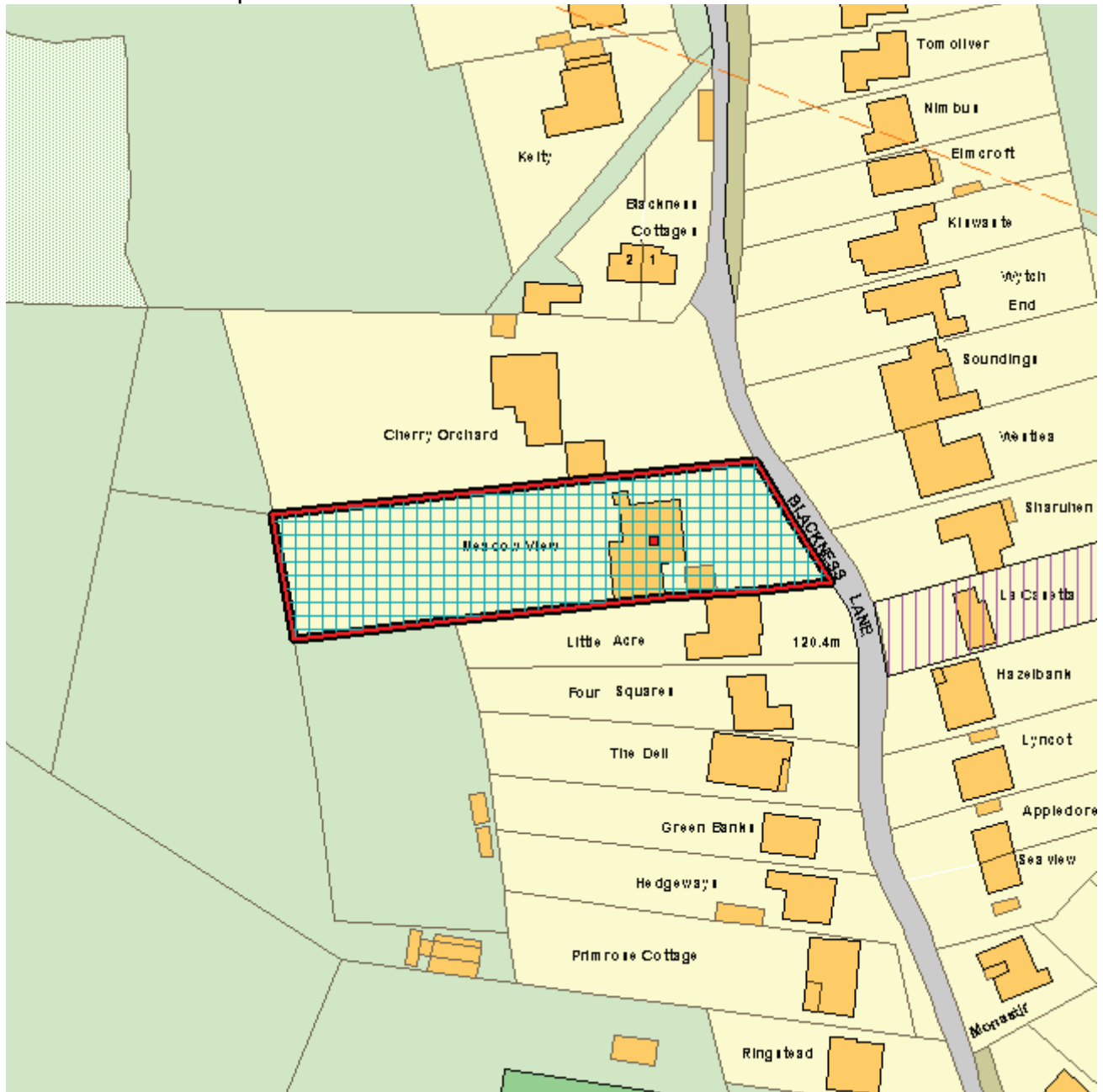
BE1 Design of New Development

PPG 2 Green Belts

Reference: 10/03475/FULL1

Address: Meadow View Blackness Lane Keston BR2 6HL

Proposal: Replacement detached single storey dwelling with accommodation in roofspace.



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

Application No : 10/03506/FULL2

Ward:
Bickley

Address : 214 Widmore Road Bromley BR1 2RH

OS Grid Ref: E: 541614 N: 169353

Applicant : Mr S Jahan

Objections : YES

Description of Development:

Change of use of ground floor premises from retail shop to hot food takeaway (Class A5) with ventilation ductwork at rear.

Key designations:

London Distributor Roads

Proposal

Planning permission is sought for the change of use of ground floor premises from retail shop to hot food takeaway (Class A5) with ventilation ductwork at rear.

The application premises are currently vacant, previously having been used as an aquatics and reptiles shop. Information submitted in support of the application indicates that the shop has been vacant since June 2009, with the current agents having been marketing the premises since March 2010 without success in finding a retail tenant.

It is proposed that the takeaway would be open between 5pm and 11pm Monday to Sunday including Bank Holidays.

Location

The application site is located on the south-western side of Widmore Road (within the 'Widmore Green' Local Neighbourhood Centre), and comprises a ground floor retail unit. The immediate surrounding area is mixed in character, with shops, other commercial premises and residential properties within the vicinity of the site.

Comments from Local Residents

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

- additional hot food takeaway unnecessary in area
- residential setting impacted upon
- increased rubbish
- anti-social behaviour
- increased pressure on parking in local streets in view of parking restrictions
- smell nuisance
- already hot food takeaways in area
- late night disturbance
- increased traffic congestion
- impact to nearby businesses and loss of trade

In addition to the above, several letters were received in support of the application.

Comments from Consultees

Environmental Health raised no objection to the proposal, although a condition was recommended to secure full technical details of the ventilation system.

Highways raised no objection to the proposal.

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

There is no recent planning history of relevance to this application.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area having particular regard to its retail function, the impact to conditions of road safety and the amenities of nearby residents.

It is clear that the proposed use would not contribute to the range of local services and contribute to the vitality and viability of the shopping parade during normal shopping hours in view of the opening hours proposed. However, the proposal would involve the re-use of premises which appear to have been vacant for some time, and it is indicated that despite marketing a tenant has not been secured to use the premises for retail purposes.

With regard to the proposed use as a food and drink premises, there would appear to be two such premises in the vicinity, including a public house (Class A4) at No. 206 and another hot food takeaway (Class A5) at No. 187. A further property, to the end of the parade, appears to be in use as a café although these premises would only appear to benefit from a retail (Class A1) use. As a result it is not considered that the proposed change of use would result in an over-concentration of food and drink premises, which would affect the retail functioning of the designated Local Neighbourhood Centre.

Regarding the impact of the proposal to conditions of road safety, no technical objections have been raised from the Highways perspective.

Turning to the matter of residential amenities, a kitchen extract system with external ductwork is proposed, to which no technical objections have been raised, which may serve to mitigate concerns raised locally regarding the possibility of smell nuisance. In light of the opening hours proposed, the use may generate a degree of noise and disturbance into the evening. Nevertheless, the nature of the use is such that customers visiting the premises would remain for short periods only (taking food off the premises for consumption) meaning that any noise from within the premises itself would be limited and not sustained. With regard to noise and disturbance generated externally through comings and goings, the site is located within a shopping area in which there already exist two evening uses, specifically the public house at No. 206 and the hot food takeaway at No. 187. The introduction of a further evening use may not therefore result in a significantly greater impact than already exists in the area, subject to suitable control over hours of operation.

Finally, regarding the impact of the ventilation ductwork to the character of the area, its location at the rear of the building is such that it may not result in a significant visual impact in the street scene or wider area generally.

Having had regard to the above Members may agree that the proposed development is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, having particular regard to its retail function.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03506, excluding exempt information.

as amended by documents received on 10.01.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|-----------------|--|-----|------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | | |
| 2 | ACJ10
ACJ10R | Ventilation system for restaurant/take-a
J10 reason | | |
| 3 | ACJ06 | Restricted hours of use on any day | 5pm | 11pm |

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 impact of the proposed use on the amenities of the occupiers of adjacent and nearby residential properties
- (b) the loss of a retail use having regard to the term of vacancy and lack of interest in retail, service of community uses
- (c) the availability of on-street parking in the vicinity of the site
- (d) the acceptability of the proposed ventilation system
- (e) the shopping policies of the Unitary Development Plan
- (f) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 10/03506/FULL2

Address: 214 Widmore Road Bromley BR1 2RH

Proposal: Change of use of ground floor premises from retail shop to hot food takeaway (Class A5) with ventilation ductwork at rear.



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

Application No : 10/03596/FULL1

Ward:
Copers Cope

Address : Hill House 113 Foxgrove Road
Beckenham

OS Grid Ref: E: 538483 N: 170052

Applicant : P.J. Supplies Construction

Objections : YES

Description of Development:

Lift overrun for lift shaft

Key designations:

Conservation Area: Downs Hill

Proposal

This application seeks permission for a lift overrun which measures at 1.6m high x 2.6m wide with a pitched roof.

Location

- The application site is located on the north-western side of Foxgrove Road, close to the junction with Downs Hill.
- The site is located on the western edge of the Downs Hill Conservation Area. At present, the site contains a detached two storey single dwelling house.
- The Downs Hill Conservation Area is characterised by detached properties, constructed around the 1930s with many neo-Tudor references.
- To the west, the area outside the conservation area comprises a mix of flats, terraces and detached dwellings.
- Foxgrove Road slopes downhill from west to east with large blocks of flats in the locality, such as Pentlands opposite the site.

Comments from Local Residents

Forty six nearby owners/occupiers were notified of the application with ten objections received. These objection letters can be summarised as follow:

- excessive noise from lift close to neighbouring residential properties;

- lift will make living space inside building smaller and cramped;
- lift unnecessary for such a small building;
- lift will appear uncharacteristic within surrounding area; and
- raise roof height out of line with rest in Conservation Area

Comments from Consultees

From a Heritage and Urban Design point of view the proposal is obtrusive and would be out of character with the proposed host building and Conservation Area.

Planning Considerations

The proposal should be considered principally with regard to BE1 and BE11 of the adopted Unitary Development Plan (2006). These concern the design of new development and development within Conservation Areas. These policies furthermore seek to ensure a satisfactory standard of design to safeguard the amenities of neighbouring properties and to preserve and enhance the character and appearance of the area.

Planning History

There is extensive planning history at the site.

A previous application under ref. 07/02576 for the demolition of the existing building and erection of a part two/three storey block comprising 4 two bedroom and 1 one bedroom flats with 5 car parking spaces at front was refused. A corresponding Conservation Area Consent application for the demolition of the existing dwelling was also refused under ref. 07/02777. The full application was subsequently dismissed on appeal on the grounds of overlooking resulting from the proposed first floor eastern flank window and a detrimental impact on highway safety due to the intensification of the use of the narrow access. The Inspector raised no objection to the principle of flatted development on the site, the impact of such a development on the character and appearance of the Downs Hill Conservation Area, or any detrimental impact on the living conditions of future occupants.

A full application under ref. 08/00736 for erection of a part two/three storey block comprising 1 one bedroom and 4 two bedroom flats with 5 car parking space at front was submitted and was refused in April 2008 with an appeal dismissed dated 12th January 2009.

A further planning application was refused under ref. 08/02678 for a part two/three storey block comprising 1 one bedroom and 4 two bedroom flats with associated vehicular access and 5 car parking spaces. An appeal against this decision was allowed. The Inspector found that the access arrangements would be acceptable, and would not be harmful to conditions of road safety. With regard to the proposed block (which was identical to that previously considered by the Council and at appeal), the Inspector found that the proposal would enhance the character and appearance of the Conservation Area.

Conclusions

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

The proposed lift overrun would be visible from adjoining land/development and the highway. Whilst the proposal is intended to support the internal lift shaft and not to create any additional habitable accommodation, it is considered that the proposal would adversely affect the existing building and the Conservation Area and would have limited impact on the amenities of neighbouring properties.

Members will need to consider whether the lift overrun by reason of its width and height would materially detract from the appearance of the area and create an adverse out of character appearance on the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02576, 07/02777, 08/00736, 08/02678 and 10/03596, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal by reason of its excessive height would materially detract from the appearance of the already approved building, the visual amenities of the area and Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

Reference: 10/03596/FULL1
Address: Hill House 113 Foxgrove Road Beckenham
Proposal: Lift overrun for lift shaft



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Agenda Item 9

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