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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 31 MARCH 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**

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**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**

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**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](http://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 3 FEBRUARY 2011**  
(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
	NO REPORTS		

### SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page Ref.	Application Number and Address
4.1	Petts Wood and Knoll Conservation Area	17-20	(10/02398/FULL1) - 12 Station Square, Petts Wood, Orpington.
4.2	Penge and Cator	21- 24	(10/02786/FULL1) - 23 Genoa Road, Penge, London SE20.
4.3	Penge and Cator	25-30	(10/02819/FULL2) - 46 Green Lane, Penge, London SE20.
4.4	Farnborough and Crofton	31-36	(10/03098/FULL6) - 229 Crofton Road, Orpington.
4.5	Kelsey and Eden Park	37-44	(10/03175/FULL1) - 109 Monks Orchard Road, Beckenham.
4.6	Bromley Town Conservation Area	45-50	(10/03298/FULL1) - 219 High Street, Bromley.
4.7	Plaistow and Sundridge	51-56	(10/03672/FULL6) - 16 Wharton Road, Bromley.

Report No.	Ward	Page Ref.	Application Number and Address
4.8	Mottingham and Chislehurst North	57-62	(11/00014/FULL6) - 34 Beaconsfield Road, Mottingham.
4.9	Bickley	63-68	(11/00025/FULL1) - Bickley Railway Station Yard, Southborough Road, Bickley, Bromley.
4.10	Kelsey and Eden Park	69-76	(11/00278/FULL1) - 109 Monks Orchard Road, Beckenham.
4.11	Bickley	77-80	(11/00279/FULL6) - Oakend, 16A Page Heath Lane, Bickley.
4.12	Cray Valley East	81-88	(11/00426/FULL1) - Invicta Works, Chalk Pit Avenue, Orpington.
4.13	Farnborough and Crofton	89-92	(11/00496/FULL1) - 227A Crofton Road, Orpington.

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

Report No.	Ward	Page Ref.	Application Number and Address
4.14	Chislehurst	93-98	(11/00203/FULL1) - Babington House School, Grange Drive, Chislehurst.

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

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

**5 CONTRAVENTIONS AND OTHER ISSUES**

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

**6 TREE PRESERVATION ORDERS**

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

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

NO REPORTS

## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 3 February 2011

### Present:

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

### Also Present:

Councillor Peter Morgan

## 22 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

There were no apologies for absence.

## 23 DECLARATIONS OF INTEREST

Councillor Peter Fookes declared a prejudicial interest in item 4.16. Councillor Fookes left the room and did not take part in the discussion or vote.

## 24 CONFIRMATION OF MINUTES OF MEETING HELD ON 9 DECEMBER 2010

**RESOLVED** that the Minutes of the meeting held on 9 December 2010 be confirmed and signed as a correct record.

## 25 PLANNING APPLICATIONS

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### SECTION 1

(Applications submitted by the London Borough of Bromley)

#### 25.1 Bromley Town

**(10/02732/FULL1) - Veolia Environmental Services, Baths Road, Bromley.**

Description of application - Installation of two mobile huts.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED ON A TEMPORARY BASIS FOR 5 YEARS**, subject to the condition set out in the report of the Chief Planner with the addition of a further condition to read:-  
"2 The building hereby permitted shall be removed and the land reinstated to its former condition on or before 30 June 2016.

**Reason:** In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.”

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## **SECTION 2**

(Applications meriting special consideration)

### **25.2 Plaistow and Sundridge**

**(10/01727/FULL1) - 1 Edward Road, Bromley.**

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

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Peter Morgan 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.

**IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO REMOVE THE UNAUTHORISED FRONT ENCLOSURE.**

### **25.3 Plaistow and Sundridge**

**(10/02755/FULL3) - 1 Edward Road, Bromley.**

Description of application - 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.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Peter Morgan 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 reasons set out in the report of the Chief Planner.

**IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE CESSATION OF THE UNAUTHORISED USE.**

**25.4  
Cray Valley East**

**(10/03280/FULL1) - Cockmannings Farm,  
Cockmannings Road, Orpington.**

Description of application - 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.

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 two conditions to read:-

"3 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely, including details of the materials to be used for the temporary access drive across the farmland, and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

**Reason:** In order to comply with Policies T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

4 While the development hereby permitted is being carried out wash-down facilities for cleaning the wheels of vehicles shall be provided within the site and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

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

**25.5  
Bromley Common and  
Keston**

**(10/03283/FULL6) - 3A Union Road, Bromley.**

Description of application - Single storey attached garages to 3A and 3B Union Road.

Oral representations 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** for the following reason:-

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 H8 and BE1 of the Unitary Development Plan.

**25.6  
Plaistow and Sundridge**

**(10/03414/FULL6) - 13 Park Grove, Bromley.**

Description of application - Part one/two storey side/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 GRANTED** for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

**25.7  
Cray Valley East**

**(10/03467/FULL1) - Marie Louise Barn,  
Cockmannings Lane, Orpington.**

Description of application - Detached single garage and turning head.

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 garage is inappropriate development and harmful to the visual amenities and openness of the Green Belt by reason of its size and siting and in the absence of very special circumstances sufficient to warrant an exception to policy, the development would be contrary to Policies G4 and G1 of the Unitary Development Plan.



**25.8  
Plaistow and Sundridge**

**(10/03487/FULL1) - Sundridge Park Golf Club,  
Garden Road, Bromley.**

Description of application - 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.

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:-

"8 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 before work commences 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."

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**SECTION 3**

(Applications recommended for permission, approval or consent)

**25.9  
Shortlands**

**(10/02118/FULL6) - 90 Malmains Way, Beckenham.**

Description of application - First floor side extension.

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

Comments from Ward Member Councillor Ernest Noad were reported at the meeting.

Tony Stewart, Development Control Manager, informed Members that the section entitled

'Conclusions' on pages 64 and 65 of the report was inaccurate. The final two paragraphs had been erroneously inserted from a previous document and should therefore be deleted from the current report.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** for a Members' site visit and for a corrected and amended report to be submitted.

**25.10  
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 revised shopfront design.

**25.11  
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 the applicants had submitted a unilateral undertaking to repair the road on completion of works.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE COMPLETION OF A UNILATERAL UNDERTAKING TO REPAIR THE ROAD ON COMPLETION OF WORKS** and subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 17 and the addition of a further three conditions to read:-

“21 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:** Compliance with submitted plan.

22 The existing extensions and outbuildings shown to be removed on the plans accompanying the application shall be demolished and the site cleared of all resulting material before the development hereby approved commences

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

23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**Reason:** In order to control future development of this site in the interest of residential amenity and to protect the character and appearance of the Conservation Area and this locally listed building to accord with Policies BE1, BE10 and BE11 of the Unitary Development Plan.”

**25.12  
Bickley  
Conservation Area**

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

Description of application - Demolition of extensions and outbuildings. CONSERVATION AREA CONSENT.

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

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

**25.13  
Bickley**

**(10/02796/FULL1) - Candle Hill, Sundridge Avenue, Bromley.**

Description of application - 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.

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

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

1 The proposal, by reason of the mass and bulk of the proposed dwellings, would constitute an overdevelopment of the site, harmful to the existing attractive and spacious character of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

2 The proposal would result in the reduction of the spatial standards to which the area is currently developed, seriously harmful to the existing character of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**15.14  
Bickley**

**(10/02977/FULL1) - 18 Mavelstone Close, Bromley.**

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

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

A further objection to the application had been received.

It was reported that the application had been amended by documents received on 17 January 2011 and 2 February 2011.

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

1 The proposal would, by reason of its bulk, height and design constitute a prominent form of development harmful to the character of the locality and to the character and appearance of the adjacent Conservation Area, thereby contrary to Policies BE1, BE13 and H7 of the Unitary Development Plan.

2 The proposed development would result in the unacceptable loss of existing trees which contribute to the character of the locality and to the character and appearance of the adjacent Conservation Area, thereby contrary to Policies BE1, BE13, H7 and NE7 of the Unitary Development Plan.

**25.15  
Penge and Cator**

**(10/03080/FULL1) - 101 Croydon Road, Penge, London SE20.**

Description of application - 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.

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

Councillor Simon Fawthrop requested that the following statement be recorded:-

"It is quite clear that when the application was made in 2009, the country was in recession. At that stage, this

company felt that the application was viable. The position has improved since 2009 therefore the fact that the application states that it is no longer viable seems completely absurd. I recommend refusal on the grounds that no viability report was presented to back up this application which takes away much needed housing within this area".

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

**25.16  
Hayes and Coney Hall**

**(10/03156/FULL6) - 138 Birch Tree Avenue, West Wickham.**

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

Oral representations in objection to and in support of the application were received at the meeting. It was reported that Ward Member Councillor Mrs Anne Manning had no particular concerns with regard to the application.

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

**25.17  
Cray Valley East**

**(10/03237/FULL1) - North Site Coates Lorilleux Ltd, Cray Avenue, Orpington.**

Description of application - Installation of new sprinkler tank and pump house and demolition of existing workshops.

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 the conditions set out in the report of the Chief Planner with the addition of a further two conditions to read:-  
"3 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.

4 Before the installation hereby permitted is first used, the sprinkler tank shall be painted in a colour to be submitted to and approved by the Local Planning Authority and shall be maintained as such permanently thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.”

**25.18**  
**Mottingham and Chislehurst**  
**North**

**(10/03308/FULL6) - 10 Smarden Grove,**  
**Mottingham, London SE9.**

Description of application - Single storey side extension.

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.

**25.19**  
**Kelsey and Eden Park**

**(10/03432/FULL1) - Langley Park School For Boys,**  
**Hawksbrook Lane, Beckenham.**

Description of application - 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.

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.

25.20  
Darwin

**(10/03475/FULL1) - Meadow View, Blackness Lane, Keston.**

Description of application - Replacement detached single storey dwelling with accommodation in roofspace.

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.

25.21  
Bickley

**(10/03506/FULL2) - 214 Widmore Road, Bromley.**

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

It was reported that a further objection to the application had been received. It was also reported that a further letter in support of the application had been received.

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 with the addition of one informative to read:-

"INFORMATIVE

The applicant is advised that this decision does not permit the proposed extension to the raised access platform at the rear of the insertion of an additional door to the kitchen area. A separate planning application will be required for these works."

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**SECTION 4**

(Applications recommended for refusal or disapproval of details)

25.22  
Copers Cope  
Conservation Area

**(10/03596/FULL1) - Hill House, 113 Foxgrove Road, Beckenham.**

Description of application - Lift overrun for lift shaft.

**THIS REPORT WAS WITHDRAWN BY THE APPLICANT.**

**26 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 Press and public be excluded during consideration of the item of business listed below as it was 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.

**27 EXEMPT MINUTES OF THE MEETING HELD ON 9 DECEMBER 2010**

**RESOLVED** that the exempt Minutes of the meeting held on 9 December 2010 be confirmed and signed as a correct record.

The meeting ended at 9.05 pm

Chairman



# Agenda Item 4.1

## SECTION '2' – Applications meriting special consideration

**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 were made to the proposal but further details in the form of a revision to the Design and Access statement were submitted. The application was then deferred from Plans Sub Committee on 3rd February to seek a revised shopfront design. The agent has confirmed that they do not wish to alter the proposal 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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# Agenda Item 4.2

## SECTION '2' – Applications meriting special consideration

**Application No :** 10/02786/FULL1

**Ward:**  
**Penge And Cator**

**Address :** 23 Genoa Road Penge London SE20  
8ES

**OS Grid Ref:** E: 535107 N: 169658

**Applicant :** Mrs V Jarrett

**Objections :** NO

### **Description of Development:**

Canopy at rear of building  
RETROSPECTIVE APPLICATION

Key designations:

London Distributor Roads

### **Proposal**

- The application has been called to Plans Sub Committee by a Local Ward Councillor.
- The proposal seeks retrospective permission for a canopy at the rear of the building.
- The main canopy structure projects in depth by 4.96 metres, has a width of 7 metres, and a height of 2.28 metres.
- A second element to the proposal provides a covered area to the existing access steps located at the rear of the building. The applicant has stated verbally that this element has purely replaced an old covered area above the steps, but no evidence, photographic or otherwise has been provided.
- Both elements of the canopy structure are constructed from timber beams, with a corrugated plastic roof.

### **Location**

The application site is located on the north-eastern side of Genoa Road and hosts a two storey detached building which is used as a children's nursery.

### **Comments from Local Residents**

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

## **Comments from Consultees**

No consultations were made regarding this application.

## **Planning Considerations**

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

BE1 Design of New Development

## **Planning History**

In terms of relevant planning history, planning permission was granted under ref. 96/02100 for the change of use of the ground floor from doctors surgery to day nursery and use of the first floor as a 2 bedroom flat.

Permission was granted for change of use of first floor from residential to day nursery under ref. 03/02289 in August 2003.

Permission was then refused in January 2004 under ref. 03/04362 for the continued use as a day nursery without complying with condition 2 of permission ref. 03/02289 to allow an increase in the number of children between the ages of 0 - 2½ from 6 children to 12.

## **Conclusions**

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

The canopy at ground floor level projects in depth by approximately 5 metres, and is constructed by timber beams and corrugated plastic sheet roof which results in the side and rear elevations being open.

The canopy is used to encourage year-round outdoor learning, therefore whilst this actual floor area may already be used by the premises, the fact that it is now covered will enable more use of the area during inclement weather. The principle of the use of this area has already been established under the planning permission to allow the use of the building as a nursery, therefore the main issue is the impact of the structure as opposed to the use of it.

In terms of the canopy covering the external steps leading to the first floor level of the premises, the applicant has stated that there has been some form of covered element in this location for a number of years. No documentation has been provided to support this claim, however Members may consider that this element, located to the rear of the premises, should not lead to any detrimental impact upon neighbours but is purely to allow for covered access all year round from the ground floor to first floor level.

As such, Members may consider that whilst the canopy at ground floor and that which covers the existing access steps up to first floor level is visible from the windows and amenity space of adjacent properties, the open nature of the structure does not lead to overshadowing of the adjacent properties. In addition, as the structure is located to the rear of the host property, it is not visible from the roadside and should not detract from the character of the streetscene or area in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 96/02100, 03/02289, 03/04362 and 10/02786, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 No alterations shall be made to the canopy and covered areas hereby permitted without the prior approval of the Local Planning Authority.

**Reason:** In order to protect the amenities of nearby residents and to comply with Policy BE1 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:

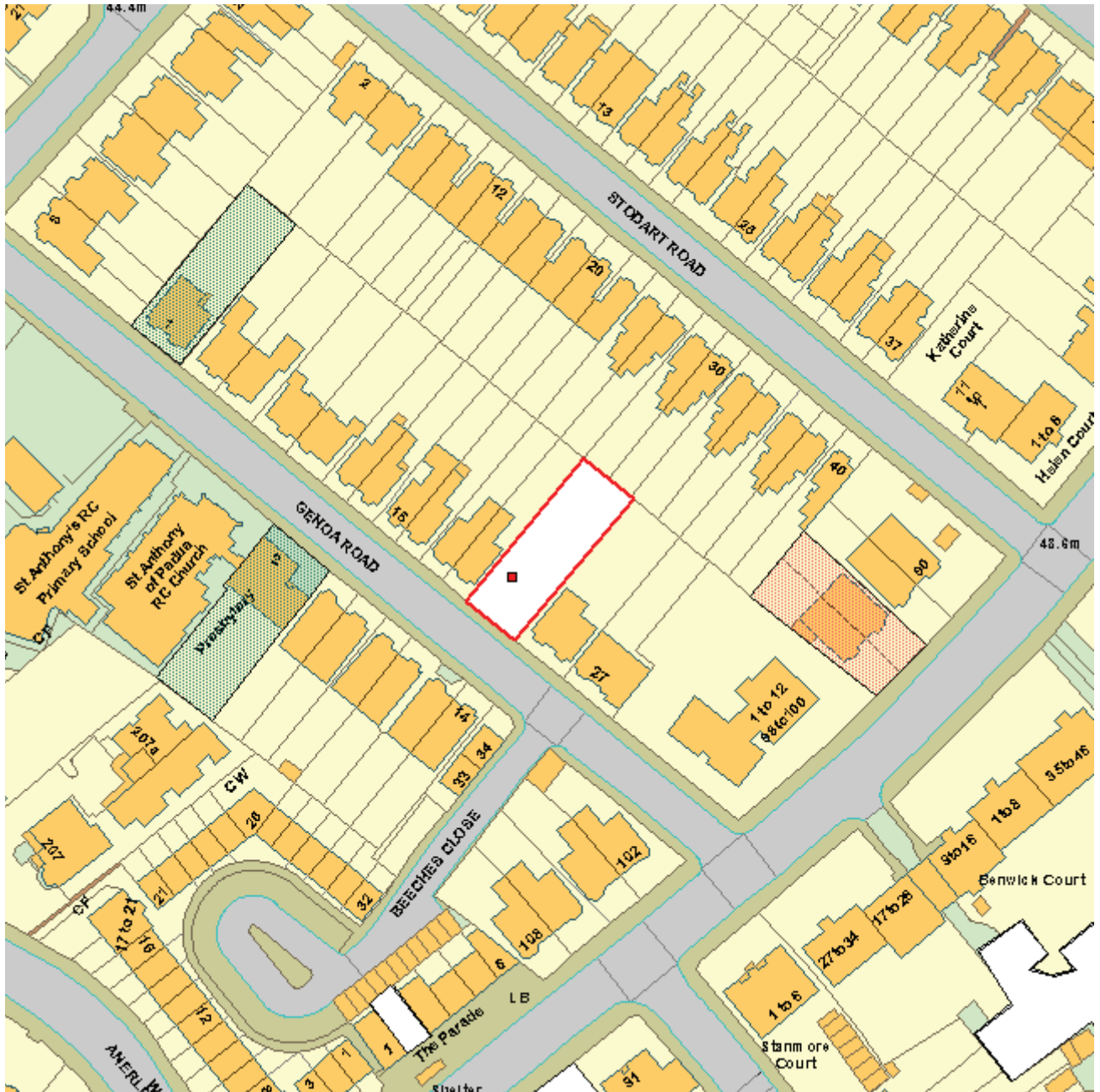
BE1 Design of New Development

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

- (a) the appearance of the development in the street scene;
- (b) the spatial standards of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.



Reference: 10/02786/FULL1  
Address: 23 Genoa Road Penge London SE20 8ES  
Proposal: Canopy at rear of building  
RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/02819/FULL2

**Ward:**  
**Penge And Cator**

**Address :** 46 Green Lane Penge London SE20 7JX

**OS Grid Ref:** E: 535626 N: 170124

**Applicant :** New Congregation Of Cherubim

**Objections :** YES

### **Description of Development:**

Change of use of first and second floors from Retail (Class A1) to Place of Worship (Class D1) RETROSPECTIVE APPLICATION

### **Proposal**

Planning permission is sought for the change the use of the first and second floors of 46 Green Lane from retail (Class A1) to Place of Worship (Class D1). The premises are to be used by the New Congregation of Cherubim for a place for religious worship and Bible study meetings. There are no external changes are propose to the building.

It is indicated that the premises would be used for Church Services on Sundays between 12.30 to 16.00 hours: In addition, there will be meetings for Bible Studies on Wednesday, Thursday and Fridays between 18.00 to 21.00 hours

This appears to be a retrospective application.

### **Location**

The application site is situated to the southern side of Green Lane, close to the junction with Penge High Street and Croydon Road. The property comprises of a three-storey building fronting Green Lane most recently used as a furniture store there is a loading bay at the rear having access from Cottingham Road.

### **Comments from Local Residents**

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

- parking in Cottingham Road has been a major problem for some time with customers for Lidl, the Penge Food Centre and Sainsburys being open 7 days a week, there is no respite for the residents.

- Sunday parking is already difficult
- trying to parking in at the weekend in Cottingham Road is virtually impossible, the church congregation parking as well will add to the congestion
- the building has always been a retail unit and is not appropriate for a place of worship
- since the church arrived at the beginning of the year the parking in Cottingham Road became more chaotic, it is almost impossible to park on our own road
- there is now a lot more noise on the road with deliveries to nearby shops and noise from the church on Sundays
- I am happy that the building is being put to good use, but the parking situation needs to be addressed
- parking is already difficult on Cottingham Road, since the church congregation arrived there has been parking over the pavement forcing pedestrians to use the roadway
- the noise impact assessment fails to include the groups of church goers congregating outside, talking amongst themselves, laughing and the voices of young children.

### **Comments from Consultees**

From a Highways perspective:

'A travel modal split survey was carried out on Sunday 12 December 2010 between 11:00am and 01:30pm to ascertain the travelling modes and catchments area of the attendees. The survey shows a total of 54 numbers of worshiper attended the Sunday service.

The survey results demonstrate that 35.2% car driver & passengers and 64.8% of the attendees used public transport. This translates to 8 car spaces required at this particular occasion. As stated above the rear car park can cater for 3 to 4 spaces this means that 4 cars would need to park on street during the service operating time.

When considering the maximum congregation of 80 based on the current modal split, the associated car parking demand of 12 spaces would be required. This means that the overspill car parking demand of up to 8 cars would be parked on the surrounding streets. However the parking demand for the Church is short term, mainly during the service period. Furthermore there is a multi-storey car park accessed from Evelina Road via Croydon Road within walking distance of the site'. It is suggested that the application is limited to a maximum of 80 attendees at any given time to reduce the impact of car parking demand in the surrounding area.

The Environmental Health officer stated: - the noise levels resulting from the use of the premises as a place of worship, given the limited hours proposed, will not result in significant loss of amenity, and would have no objections.

The Borough Crime Design Advisor has concerns regarding the impact of parking in the area, as there is limited off road parking on the site

## **Planning Considerations**

The following planning Policies are of relevance to this application:

BE1 Design of New Development  
C1 Community Facilities  
S2 Secondary frontages  
T3 Parking  
T18 Road Safety

Policy C1 states a proposal for the change of use for faith needs will normally be permitted provided that it is accessible by modes of transport other than the car and that it would not lead to the loss of community facilities.

## **Planning History**

Application ref. 09/03091 for change of use of first and second floors from retail into 6 two-bedroom flats and 2 studio flats, with elevational alterations and 3 car parking spaces at rear was refused on the following grounds:

The proposal constitutes an over intensive use of the property contrary to Policy BE1 of the Unitary Development Plan, resulting in an under-provision of 2-3 on-site parking spaces leading to increased demand for on-street parking in the vicinity of the application site, contrary to Policy T18 of the Unitary Development Plan..

No evidence has been submitted to demonstrate that the premises are unlikely continue to be a viable commercial use contrary to Policy H12 of the Unitary Development Plan.

The most recent planning history for the building was for, the change of use of the second floor into 3 two bedroom flats with elevational alterations and 3 parking spaces at the rear (Permission was granted under ref. 10/01253)

## **Conclusions**

The application proposes to use of the property as a place of worship and meetings rooms. The applicant has stated that the congregation would be of a maximum of 80 people attending church service on Sundays between 12.30 and 16.00 hours, with a lower number people attending Bible studies on Wednesdays, Thursday and Fridays between 18.00 and 21.00 hours.

The site falls within the Penge Town Centre and is accessible by means of transport other than the car, there are also bus and rail service. Members may note that a Transport Statement was submitted with the application. The highways engineers have considered the Statement and has commented that the site can pragmatically accommodate 3 to 4 vehicles, this means that any overspill of cars would be parked on the surrounding streets, and there is also a car park in Evelina Road which is within walking distance, however the parking for the church would maybe short term, mainly on Sundays during the service. It could be considered

that the use is acceptable regarding the requirements of Policy C1 (Community Facilities).

It is noted that neighbouring residents have expressed concerns regarding noise and disturbance to the rear of the site.

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 information that has been submitted for this proposal and the comments made by residents during the consultation period.

Bearing in mind the issues in this case and the concerns raised locally this application is presented on list 2 of the agenda for Members view on this matter.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01253 and 10/02819, excluding exempt information.

as amended by documents received on 14.02.2011

#### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 2 ACH22 Bicycle Parking
- ACH22R Reason H22
- 3 ACH30 Travel Plan
- ACH30R Reason H30
- 4 The premises shall be used for a Place of Worship, meetings and Bible reading and for no other purpose (including any other purpose in Class D1 of the Schedule to 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:** To ensure that the proposed use does not prejudice the amenities enjoyed by occupiers of the properties in the vicinity.
- 5 No more than 80 people shall attend the church services at any one time.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby properties.
- 6 The use shall not operate before 18.00 and after 21.00 on Wednesday, Thursday and Fridays and not before 12.30 and after 16.00 on Sundays.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby properties.
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

- C1 Community Facilities
- S2 Secondary Frontages
- T3 Parking
- T18 Road Safety

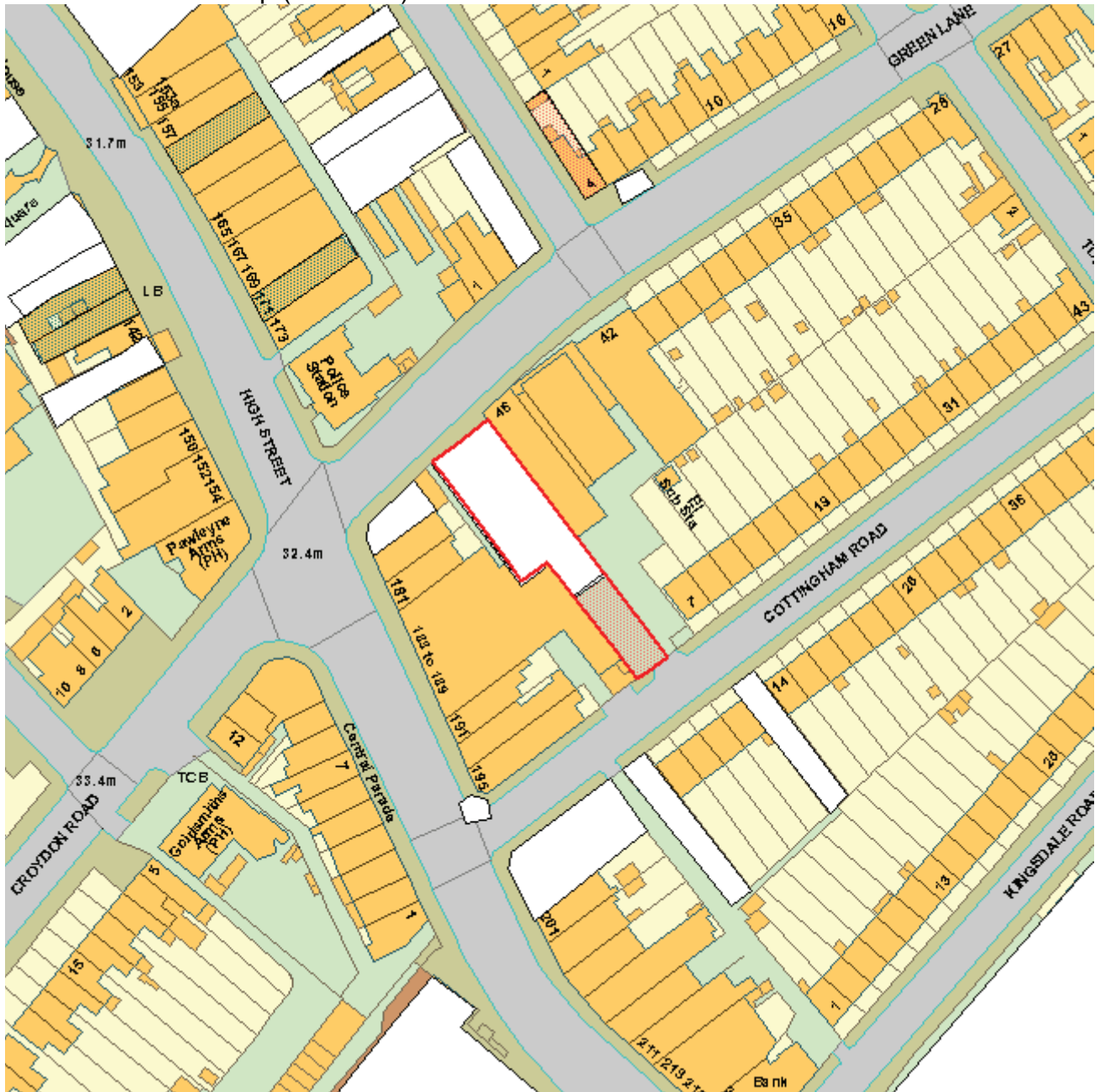
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The nature of the activity associated with a Class D1 use such as a place of worship which operates outside normal business hours will impact detrimentally on the amenities on adjoining residents by reason of additional noise, movement and activity thereby contrary to Policies: BE1 and EMP6 of the Unitary Development Plan.

Reference: 10/02819/FULL2

Address: First And Second Floors 46 Green Lane Penge London SE20 7JX

Proposal: Change of use of first and second floors from Retail (Class A1) to Place of Worship (Class D1) RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/03098/FULL6

**Ward:**  
**Farnborough And Crofton**

**Address :** 229 Crofton Road Orpington BR6 8JE

**OS Grid Ref:** E: 544046 N: 165791

**Applicant :** Mr Scott Crawley

**Objections :** YES

### **Description of Development:**

Roof alterations incorporating 3 velux windows to provide accommodation in the roof space

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
London City Airport Safeguarding  
Stat Routes

### **Proposal**

Application considered in association with application ref. 11/00496

Retrospective permission is sought to utilise the second floor roofspace accommodation to provide additional living space to the dwelling at No 229. The roof has been adapted to provide 3 velux windows along the side (NE) and rear (SE) elevations. Internal alterations have been made to accommodate this additional accommodation.

### **Location**

The application property comprises part of a recently constructed building which incorporates three dwelling units. The front part of the building numbered 227 and 227A comprises two self-contained units comprising a ground floor studio flat and a flat occupying the first and second floors. The dwelling at 229 adjoins Nos. 227 and 227A at the rear and comprises one self-contained dwelling.

The site is located along Crofton Road which forms part of the A232 trunk route within close proximity to Ormonde Avenue and adjacent to a sharp curve in the road. The area generally comprises self-contained dwellings which are located



within plots of plots of varied size. Those on the side of the application site generally comprise terraces and semi-detached houses, typically of small-scale appearance.

### **Comments from Local Residents**

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

- development is out of character in the area
- excessive number of flats
- development may attract unsympathetic tenants
- development will lead to noise and disturbance to neighbours

### **Comments from Consultees**

No objection raised by the Highways Engineers on the basis that there have been previous approvals for development at this site. Any new parking on the site will be an improvement.

Comments have been raised by the Environmental Health officer which are enclosed within the application file.

### **Planning Considerations**

Policies BE1 and H7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; and to safeguard the amenities of neighbouring properties.

### **Planning History**

Three previous planning applications have been submitted for this site in the last 12 months, concerning the demolished structures at Nos. 227 and 229 Crofton Road. These applications are summarised below:

#### 08/01786 – 229 Crofton Road

Planning permission was granted for a minor first floor rear extension at the rear property, projecting approximately 2.2 metres and built above a single storey rear element containing a living room.

#### 08/03379 – 227 Crofton Road

Planning permission was granted to convert the front property into two self-contained 1-bedroom flats. Permitted extensions included a small side extension at ground floor level and roof alterations (to increase the height of the structure to a maximum 7.9 metres) to accommodate additional accommodation within the roofspace (second floor) level, although this element would be partially hidden from view by a surrounding parapet wall.



### 08/04153 – 229 Crofton Road

A proposal was agreed in principle between the Planning Department and the Applicant to convert this dwelling into one studio flat and one 1-bedroom flat, involving roof extension so as to bring this structure in line with the extension permitted at No 227.

However, on the commencement of works on the property, significant structural problems and safety issues were discovered and the applicant demolished 227 and 229 Crofton Road. Subsequently, case ref. 08/04153 could not be determined. However, the above applications are considered to represent material considerations in determining the current application.

### 09/01005 – 227-229 Crofton Road

Permission was granted for a replacement two storey building with roofspace accommodation comprising 1 one bedroom flat and 1 two bedroom flats and two bedroom dwelling at No 227-229 Crofton Road

### 09/02703 – 227-229 Crofton Road

Planning permission was refused for an amendment to permission ref 09/01005 to incorporate one 1 bedroom flat, two 2 bedroom flats and one studio flat (involving a net increase in the number of units from three to four). This application was refused on the basis that this would be likely to result in an unacceptable increase in traffic would lead to a road safety hazard. Essentially, the single dwelling at the rear dwelling, No 229, would have been converted into two self-contained units.

## **Conclusions**

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

Given the position of the velux windows and areas which they serve it is not considered that the amenities of neighbouring properties will be adversely affected by way of overlooking. However, a condition is included to ensure that the bathroom window is obscure glazed and opened in accordance with details to be approved by the Council.

Having had regard to the above it is considered that the 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/01786, 08/03379, 08/04153, 09/01005, 09/02703, 10/03038 and 11/00496, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 The north eastern velux window serving the second floor bathroom shall be obscure glazed and opened in accordance with details to be submitted to and approved in writing by the Local Planning Authority within one month of this permission, and the work shall be carried out within two months of the date of approval of the details, and the approved window shall subsequently be permanently retained as such.  
ACI12R 112 reason (1 insert) BE1

**Reasons for permission:**

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

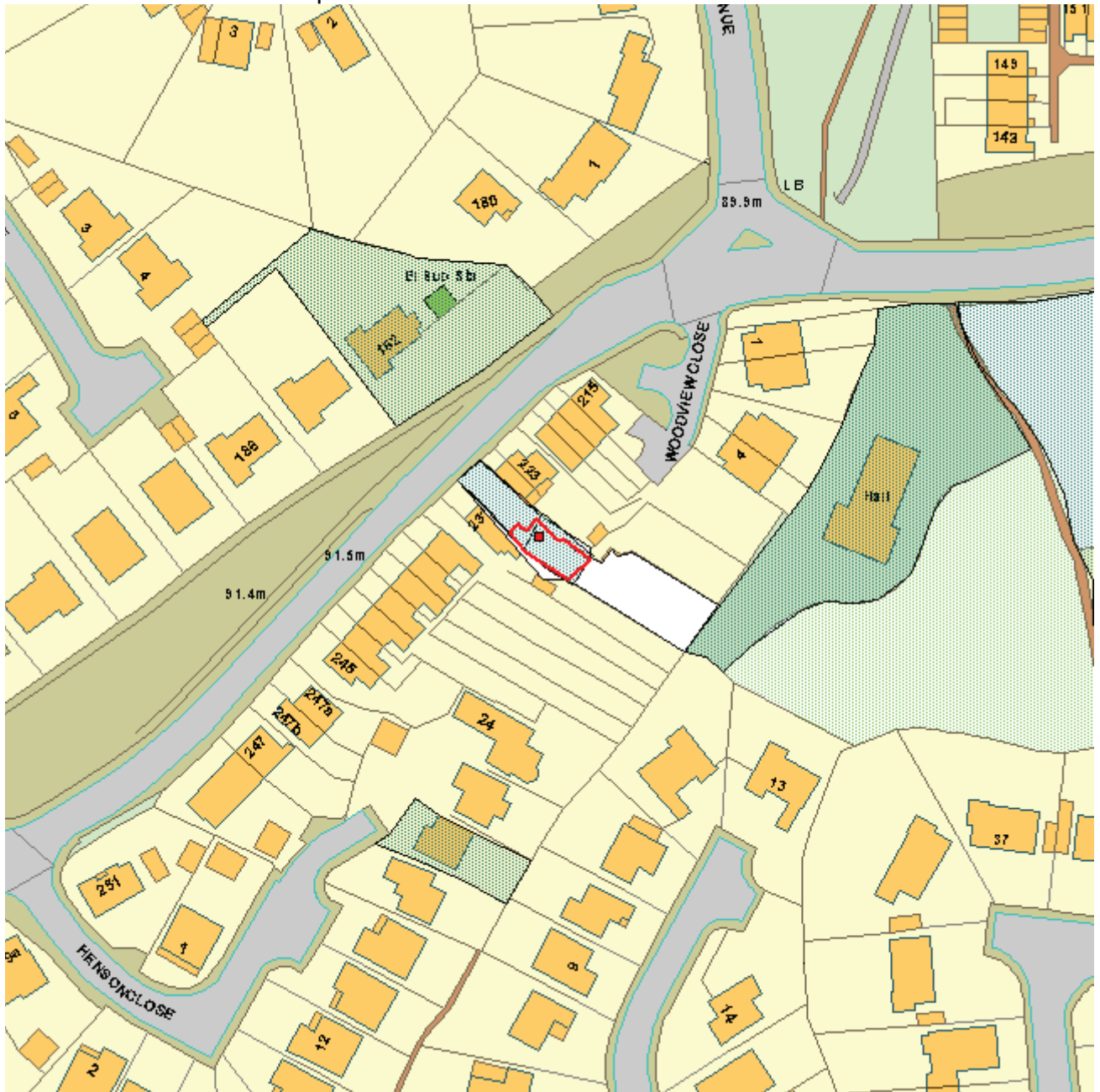
- BE1 Design of New Development
- H7 Housing Density and Design

The development is considered satisfactory in relation to the following:

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

and having regard to all other matters raised.

Reference: 10/03098/FULL6  
Address: 229 Crofton Road Orpington BR6 8JE  
Proposal: Roof alterations incorporating 3 velux windows to provide accommodation in the roof space



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/03175/FULL1

**Ward:**  
**Kelsey And Eden Park**

**Address :** 109 Monks Orchard Road Beckenham  
BR3 3BJ

**OS Grid Ref:** E: 537420 N: 166593

**Applicant :** Crown And Anchor Estates Ltd

**Objections :** YES

### **Description of Development:**

Two storey side extension to No. 109 to form 1 three bedroom dwelling with associated parking at the rear and residential curtilage.

Key designations:

### **Proposal**

The application site comprises land to the side of No.109 Monks Orchard Road to provide a two storey side extension to form 1 three bedroom self contained dwelling with associated parking at the rear and residential curtilage.

The proposed block extension would have a rendered front gable feature, the pitch of which would project slightly above the ridge of the host building. Access to the house would be via a side entrance adjacent to an existing vehicular access separating the site from No.107.

A rear balcony leading off the master bedroom is proposed at the rear and private garden space extending approx. 10m in depth will be provided. 2 car parking spaces are provided at the rear.

Flank windows to the northern elevation include ground floor lounge window and first floor secondary window to master bedroom and stairwell. The principal windows to the kitchen, lounge and bedroom are contained within the front and rear elevations.

### **Location**

The application site comprises a two storey residential building which lies adjacent to Eresby Drive, to the south of the site and opposite Bethlem Royal Hospital. To the rear of the site is High Broom Wood which is designated as Urban Open Space

and a Site for Nature Conservation Importance in the UDP. There are also a number of TPO trees on and adjacent to the site boundary.

With the exception of the hospital, the area is predominantly residential comprising mainly two storey terraced and semi-detached houses.

### **Comments from Local Residents**

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

- overdevelopment of the site,
- detrimental to residential amenity by increase in dwellings
- no objection to developing the site providing its scale and size is managed and controlled.

A letter of support has also been received from the occupier of No.107.

### **Comments from Consultees**

There are TPO trees on the site however no significant trees would be affected by this proposal, subject to safeguarding conditions.

No technical objections are raised from a Highway point of view with regard to matters of access and parking.

No objections are raised from the Council's Drainage team or from Thames Water and the Environment Agency.

### **Planning Considerations**

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

London Plan Policy 3A.1 Increasing London's supply of housing  
Policy 3A.3 Maximising the potential of sites

### **Planning History**

There is an extensive planning history relating to this site which is summarised as follows:

Under planning ref. 05/02899, permission was granted on appeal for the demolition of Nos. 105, 107 and 109 Monks Orchard Road and the erection of 3 two storey

blocks of self contained and shared key worker accommodation with car parking, cycle and refuse storage.

More recently permission was granted under ref. 10/01926 to extend and sub-divide 109 into two semi-detached houses. A subsequent permission was granted under ref. 10/03160 to sub-divide one of the semi-detached houses into two flats. As it stands these permissions have been implemented and are nearing completion on site.

Under ref. 10/02576 – permission was refused and subsequently dismissed on appeal for the construction of an additional block to the side of 109 to provide 3 two bedroom self contained flats, car parking, refuse store and cycle store.

Under ref. 11/00278 – an application is currently pending consideration for a three storey detached block comprising 4 two bedroom, 2 three bedroom flats with 8 car parking spaces and access road on land to the rear of 107-109 Monks Orchard Road which can also be found on this agenda.

## **Conclusions**

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

This application follows the refusal of ref. 10/02576 for the block adjacent to No.109 to provide 3 two bedroom self contained flats. In the assessment of the appeal, the Inspector was mindful of the recent permissions and works at No.109 to extend the building and provide 3 self contained units. In respect of the appeal proposal, the Inspector considered that there would be no harm to the flats in principle and that they can provide a mix of accommodation available to meet housing need. However the Inspector, considered the proposal would appear large and prominent in the street scene by reason of its high pitch and long side elevation which would be out of character with the two storey domestic scale of properties in the area.

In addition, the Inspector considered there would be little amenity space which would be harmful to the living conditions of the future occupiers. Given that large extensions have been granted permission to No.109 (and now implemented), it was considered that the impact of the appeal proposal would be lessened without detriment to future occupiers of 109.

In this case, the proposal seeks permission for 1 self-contained dwelling. Although 2 car parking spaces are proposed at the rear, the balance of amenity space would appear reasonable for a single unit.

The height and overall depth and scale of the extension to 109 has been reduced in comparison to the appeal scheme. Whilst the front gable feature still slightly projects above the ridge height of the host building, its impact has been greatly reduced. The scale of the extension is two storey in keeping with neighbouring development. It is also noted that the permission under ref. 05/02899 for key

worker housing on this site remains extant. The flatted block proposed on the Monks Orchard Road frontage under ref. 05/02899 is much wider in comparison with No.109 as extended and would share a similar building height.

With regard to the impact upon residential amenity it is not considered that the amenities of the future occupiers of No.109 would be adversely affected given the enlargement of the host building. The proposed balcony area will still sit behind the balcony and flank wall of 109 to the south and privacy to both occupiers would not be lost. There would remain over 4m separation from No.107 to the north to not adversely affect the light, privacy and prospect to the occupiers of this building.

In light of the planning history of development on this site, the principle of a further single dwelling is considered acceptable without serious detrimental harm to the character and appearance of the area or local and visual amenity.

On balance, having had regard to the above it is considered that the siting, size and design of 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.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/02899, 10/01926, 10/02576, 10/03160 and 11/00278, excluding exempt information.

as amended by documents received on 24.01.2011

## **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  | ACC01  | Satisfactory materials (ext'nl surfaces) |
|    | ACC01R | Reason C01                               |
| 5  | ACB01  | Trees to be retained during building op. |
|    | ACB01R | Reason B01                               |
| 6  | ACB02  | Trees - protective fencing               |
|    | ACB02R | Reason B02                               |
| 7  | ACB03  | Trees - no bonfires                      |
|    | ACB03R | Reason B03                               |
| 8  | ACB04  | Trees - no trenches, pipelines or drains |
|    | ACB04R | Reason B04                               |
| 9  | ACB16  | Trees - no excavation                    |
|    | ACB16R | Reason B16                               |
| 10 | ACH03  | Satisfactory parking - full application  |
|    | ACH03R | Reason H03                               |



11	ACH12	Vis. splays (vehicular access) (2 in)	3.3 x 2.4 x 3.3m
	ACH12R	Reason H12	
12	ACH32	Highway Drainage	
	ADH32R	Reason H32	
13	ACI02	Rest of "pd" Rights - Class A, B,C and E	
	ACI03R	Reason I03	
14	ACI12	Obscure glazing (1 insert) at first floor level in the northern flank elevation	
	ACI12R	I12 reason (1 insert) H7 and BE1	
15	ACI17	No additional windows (2 inserts) flank dwelling	
	ACI17R	I17 reason (1 insert) H7 and BE1	
16	ACI24	Details of means of screening-balconies	
	ACI24R	Reason I24R	
17	ACK01	Compliance with submitted plan	

**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.

**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
- 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 appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the relationship of the development to trees to be retained
- (g) the provision of satisfactory living accommodation for future residents
- (h) the employment, housing, transport and environmental policies of the UDP

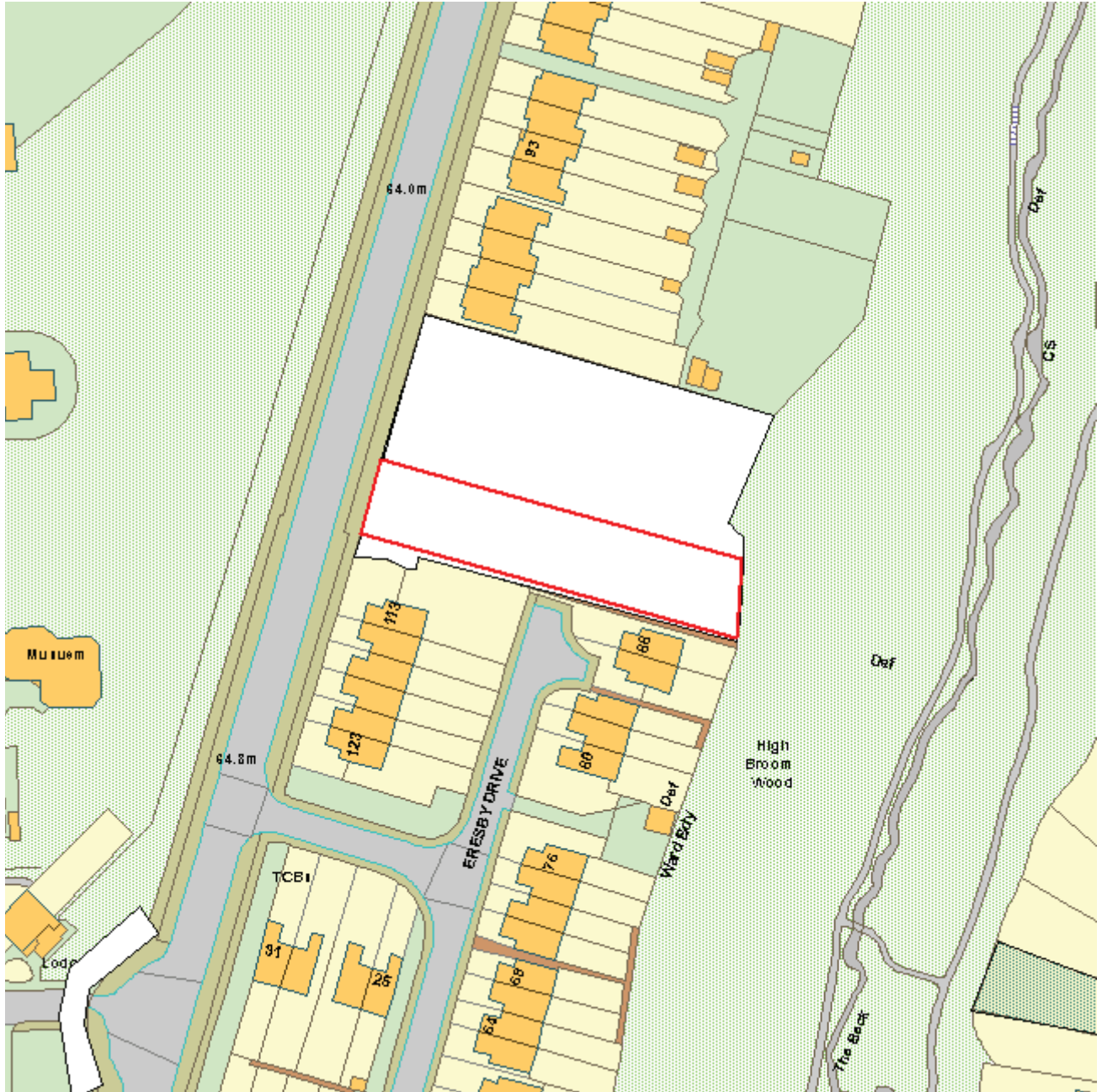
and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to

help with the forming/modification or vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

Reference: 10/03175/FULL1  
Address: 109 Monks Orchard Road Beckenham BR3 3BJ  
Proposal: Two storey side extension to No. 109 to form 1 three bedroom dwelling with associated parking at the rear and residential curtilage.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/03298/FULL1

**Ward:**  
**Bromley Town**

**Address :** 219 High Street Bromley BR1 1PR

**OS Grid Ref:** E: 540105 N: 169442

**Applicant :** TG Baynes Ltd

**Objections :** NO

### **Description of Development:**

Conversion of 1st and 2nd floors into 5 one bedroom flats and conversion of ground floor into 2 separate offices. Cycle and bin storage area with 4 car parking spaces for the offices at rear.

### **Key designations:**

Conservation Area: Bromley Town Centre  
Areas of Archeological Significance  
Secondary Shopping Frontage

### **Proposal**

Conversion of 1st and 2nd floors into 5 one bedroom flats and the conversion of ground floor into 2 separate offices. Cycle store for offices and bin storage area with 4 car parking spaces at rear.

### **Location**

The application site is situated on the eastern side of Bromley High Street with a rear access from Walters Yard the building comprises of a three storey office building. The site also falls within the Bromley Town Centre Conservation Area.

### **Comments from Local Residents**

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

### **Comments from Consultees**

Highways drainage had no comments to make regarding this proposal.

From the waste advisors perspective waste and recycling is to be placed on the edge of the curb on the days of collection.

The Advisory Panel for Conservation Areas did not inspect the application.

Heritage and Urban Design have made no comments on the proposal.

Cleansing has stated that refuse and recycling is to be placed at the edge of the property curtilage on the day of collection.

From a Highways perspective; the property is within the town centre controlled parking zone where there is limited all day parking, future residents should not be eligible to apply for parking permits. Concerns regarding the lack of footway to the property from Walters Yard and suggested contact with Crime Prevention Advisor

The Councils Crime Advisor has stated that the pedestrian access is suitable and should be well lit.

### **Planning Considerations**

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

- BE1 Design of New Development
- BE11 Conservation areas
- H12 Conversion of non- residential buildings
- EMP3 Conversion or redevelopment of offices
- S2 Secondary Frontages
- S11 Residential accommodation
- T3 Parking

### **Planning History**

87/02031/FUL Demolition of existing cinema and erection of 3 storey office building with class a2 use at ground floor level and associated car parking astor cinema. Permission

04/03880/FULL2 Change of use from retail (Class A1) to photographic studio. Permission

06/02145/ADV Continued display of high level externally illuminated advertisement sign RETROSPECTIVE APPLICATION Refused

### **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 proposal is to convert the 1st and 2nd floors from office use into 5 one bedroom flats and division of the second floor offices into 2 separate (Class A2) office units, the existing 4 parking spaces at the rear will be used for the offices on the ground floor.

Policy H12 states that the Council will normally permit the conversion of genuinely redundant office buildings to other uses (particularly above shops) subject to achieving a satisfactory quality of accommodation and amenity for future occupiers. The plans received on 26th January 2011 show a revised internal layout providing 5 one bedroom flats. It is considered that the accommodation would appear to be acceptable, in terms of layout and impact generally.

The applicant has now confirmed that the upper floors have been marketed since January 2010 after the previous occupiers didn't renew the lease, and has stated that as the supply of office accommodation is at the present time is near an all time high in central Bromley, and during the current economy tenants are not entering into new lease commitments. Accordingly this could be considered to comply with Policy EMP3 states that the conversion of offices for other uses will be permitted only where it can be demonstrated that there is no local shortage of office floor space and there is long term vacancy despite marketing the premises and there is no likely loss of employment resulting from the proposal.

The councils Policy S11 will only permit change of ground floors in shopping areas where the use would not undermine the retail viability of the centre. The ground floor is to remain as (Class A2) offices, however changes of use of upper floors to residential would contribute to the stock of affordable accommodation and the presence of residents can help as a deterrent to crime.

It could be considered that the proposed flats at the first and second floors together with the sub division of the ground floor into two offices is acceptable, in so much that the residential accommodation would contribute to the diversity of uses within the town centre.

Having had regard to the above it was considered 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 conservation area.

as amended by documents received on 12.01.2010, 24.01.2011, 04.02.2011

Background papers referred to during production of this report comprise all correspondence on file ref(s). 10/03298, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACH03<br>ACH03R | Satisfactory parking - full application<br>Reason H03          |
| 3 | ACH18<br>ACH18R | Refuse storage - no details submitted<br>Reason H18            |
| 4 | ACH22<br>ACH22R | Bicycle Parking<br>Reason H22                                  |
| 5 | ACH23           | Lighting scheme for access/parking                             |

- ACH23R Reason H23
- 6 ACH33 Car Free Housing
- ACH33R Reason H33
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- BE11 Conservation areas
- H12 Conversion of non- residential buildings
- EMP3 Conversion or redevelopment of offices
- S2 Secondary Frontages
- S11 Residential accommodation
- T3 Parking

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any refuse and recycling shall be placed at the edge of the property curtilage on the day of collection.



Reference: 10/03298/FULL1

Address: Ground Floor Rear 219 High Street Bromley BR1 1PR

Proposal: Conversion of 1st and 2nd floors into 5 one bedroom flats and conversion of ground floor into 2 separate offices. Cycle and bin storage area with 4 car parking spaces for the offices at rear.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/03672/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 16 Wharton Road Bromley BR1 3LF

**OS Grid Ref:** E: 540706 N: 169777

**Applicant :** Mrs A Westwood

**Objections :** NO

### **Description of Development:**

Single storey rear extension  
RETROSPECTIVE APPLICATION

Key designations:

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

### **Proposal**

- The proposal seeks retrospective planning approval for a single storey rear extension at the property. The proposed development has been partially constructed, however the development on site differs to that being proposed under the current application.
- The proposal therefore seeks a depth of 2.5 metres, a width of 2.5 metres, and a slightly sloping roof with a maximum height of 2.25 metres.
- The host dwellinghouse has already been extended to the rear with a single storey extension that extends rearwards and across the width of the entire rear elevation to abut the boundaries of Numbers 14 and 18.
- The structure that forms this proposal is therefore to be located to the rear of the historical extension to the host dwellinghouse, which according to the submitted block plan measures 1.7 metres in depth, leading the overall depth of the existing and current extension measuring 3.9 metres in total.
- A previous application for a single storey rear extension in the same location as the current proposal had a depth of 2.8 metres and a greater width than the current scheme, which was refused and dismissed at Appeal.
- The current application therefore seeks to overcome the issues previously raised.

### **Location**

The application site is located on the western side of Wharton Road and hosts a two storey mid-terraced dwellinghouse, which already benefits from a single storey rear extension.

### **Comments from Local Residents**

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

### **Comments from Consultees**

No consultations were made regarding this scheme.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Household Extensions

### **Planning History**

In terms of relevant planning history, it can be seen that the original host dwellinghouse has been extended to the rear and side of the original rear elevation of the building, however no relevant planning history can be found for this.

More recently, a Certificate of Lawfulness for a proposed development of a single storey rear extension was refused under ref. 04/00732. The reason for this was:

The proposed extension by reason of its cubic capacity does not constitute permitted development under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development Order 1995) as amended.

Following this, application ref. 09/00627 was refused for a single storey rear extension for the following reason:

The proposed rear extension when combined with the existing rear extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the adjoining properties by reason of loss of prospect and privacy which the occupants of those dwellings might reasonably expect to be able to continue to enjoy, contrary to Policies H8 and BE1 of the Unitary Development Plan.

This application was taken to Appeal, where the Inspector dismissed it.

The Inspector made reference to the historical extension and that the proposed extension would be attached to the rear of it, which would 'significantly add to the rear projection of No. 16'. The view was taken that the extension would be evident particularly when viewed from the rear gardens of the adjoining properties. Due to

the considerable size and proximity to the shared boundaries with Nos. 14 and 18, the Inspector considered that the extended building would visually dominate the outlook of the living conditions of the occupiers as it would result in an unacceptable quality of outlook.

The Inspector further stated that whilst it was acknowledged that the views from the rear ground floor windows of Nos. 14 and 18 already include the existing rear extension of No. 16 which is substantial in length and height, and that the rear projections of Nos. 14 and 18, together with existing vegetation, would largely obscure views of the proposed extension when viewed from within the adjoining dwellings, none of these points were considered to diminish the visual impact of the extended building when viewed from the rear gardens of the adjoining properties.

The Inspector disagreed with the Council in terms of the fact that it would not result in a pattern of undesirable development, as each proposal should be considered on its individual planning merits. In addition, the Inspector did not believe that the resulting garden space, if the scheme were allowed, would be insufficient for the future occupiers of the dwellinghouse, nor did they agree that the proposal would appear unduly oppressive to the occupiers of Nos. 14 and 18.

Notwithstanding these comments however, the Inspector concluded that the proposal would be harmful to the living conditions of the occupants of Nos. 14 and 18 as it would result in a significantly poorer quality of outlook, by reason of the visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.

## **Conclusions**

Members may consider that the main issues in terms of this case are the effect of the development upon the living conditions of the occupiers of Nos. 14 and 18 Wharton Road, with particular regard to outlook and privacy, and also whether the proposed alterations compared to the previously refused scheme are sufficient in order to allow the current scheme.

The conservatory that is the subject of this application is located on the rear of an existing extension to the host dwellinghouse. The original extension at No. 16 has been extended rearwards and across the width of the entire original rear elevation of the host dwellinghouse, and abuts the boundaries with the adjoining properties, Nos. 14 and 18. The addition of the conservatory to the rear of this therefore, adds significantly to the overall depth of the development on this site.

The Appeal Inspector took the view that due to the considerable size and proximity to the shared property boundaries, the proposal would visually dominate the outlook from the rear garden of these properties, which would be to the detriment of the living conditions of the occupiers, resulting in an unacceptable quality of outlook.

It may therefore be useful to assess the previously refused scheme in relation to the current application, and note the similarities and differences between the two. The previous scheme had a depth of 2.8 metres, whereas the current proposal

appears to have been reduced in depth by 0.3 metres, to a maximum depth of 2.5 metres. In terms of the width, the previous scheme was 3.6 metres, whereas the current proposal has been pulled away from the flank property boundaries to have an overall width of 2.5 metres.

Whilst the overall footprint has therefore been reduced, with the depth being reduced by 0.3 metres and the width being reduced by 1.1 metres, the issue of the structure being located to the rear of an existing extension which is considered to result in a significantly poorer quality of outlook for the occupiers of the adjoining properties remains.

Policies BE1 and H8 of the Unitary Development Plan seek to ensure that development proposals respect the amenity of occupiers of neighbouring buildings, and that any form of enlargement is compatible with development in the surrounding area.

Although the view taken during consideration of the first application (ref. 09/00627) was that the proposal would reduce the length of the resulting garden at No. 16, this was not considered to be an issue for the Inspector during his conclusions. Indeed, nor was it considered by the Inspector that the proposal would set an undesirable pattern for similar development that would harm the character and appearance of the local area, as each case should be determined on its own merit.

The main issues which the Inspector was in agreement with the Council about, was that the proposal would be unacceptable in terms of the visual impact for the residents of the adjoining properties. Members may consider that the visual impact of the current scheme is no less than the previous scheme, as the overall reduction in depth of 0.3 metres may not be considered significant to prevent a detrimental impact upon the amenities of the residents of the adjoining properties, especially when the impact of the proposed and existing extension combined is taken into consideration.

As such, Members may take the view that the proposal, despite being altered in depth and width when compared to the previously refused scheme, remains unacceptable in terms of the rearward projection and the resulting impact upon the visual amenities of the residents of the adjoining properties and therefore should be refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/00627 and 10/03672, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed rear extension when combined with the existing rear extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the adjoining properties by reason of loss of prospect and privacy which the occupants of those dwellings might

reasonably expect to be able to continue to enjoy, contrary to Policies H8 and BE1 of the Unitary Development Plan.

Further recommendation:

Members to consider whether enforcement action should be continued to remove the unauthorised structure.

Reference: 10/03672/FULL6  
Address: 16 Wharton Road Bromley BR1 3LF  
Proposal: Single storey rear extension  
RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00014/FULL6

**Ward:**  
**Mottingham And Chislehurst  
North**

**Address :** 34 Beaconsfield Road Mottingham  
London SE9 4DP

**OS Grid Ref:** E: 542198 N: 172508

**Applicant :** Mr Stanley

**Objections :** YES

### **Description of Development:**

Single storey rear extension  
RETROSPECTIVE APPLICATION

Key designations:

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

### **Proposal**

- The application is for a single storey rear extension measuring approximately 3.2 metres in depth, 2.8 metres in width and a maximum of 3.6 metres in height and with an eaves height of 3 metres.
- This application is retrospective as there is an existing extension which measures approximately 4.5 metres in depth currently at the site, planning permission for which has been refused and dismissed at appeal and enforcement action authorised to reduce to the limitations of permitted development.
- The extension has mainly brick walls with windows and doors to the rear and high level windows to the flank elevation. The roof is glazed.

### **Location**

- The application site is located to the west of Beaconsfield Road and is a semi-detached family dwelling.
- The area is comprised of mainly semi-detached, modest family dwellings.

### **Comments from Local Residents**

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

- longer depth than acceptable
- base of structure raised so disproportionately high
- windows facing garden are very close to living room and impact on privacy
- noise and smell pollution
- no reduction in height which affects visual outlook from living room and bedroom
- left feeling exposed as opposed to secure
- extension has had detrimental effect on enjoyment of garden
- safety issues with angle of roof
- sunlight will be blocked in summer
- structure has caused stress and reduced quality of living conditions

Full correspondence can be found on file.

### **Comments from Consultees**

No consultees were consulted in relation 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

### **Planning History**

Planning permission was granted for a single storey side and rear extension and increase in height of the existing garage roof in 2000 under ref. 00/00373.

Planning permission was refused for a single storey rear extension (retrospective) in 2010 under ref. 10/00687. This application was also dismissed at appeal in October 2010.

### **Conclusions**

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

The previous application was refused on the following ground:

The proposed rear extension would be overdominant and would be detrimental to the amenities that the occupiers of the adjoining property at No. 36 Beaconsfield Road might reasonably expect to be able continue to

enjoy by reason of visual impact and loss of prospect in view of its size and excessive depth of rearward projection contrary to Policy BE1 of the Unitary Development Plan.

The applicant appealed against the Council's decision and the enforcement notice issued. Both appeals were dismissed and the inspector concluded that the extension is unacceptably dominant in the outlook from No. 36 and causes harm to the living conditions of the residents of this property. The inspector upheld the enforcement notice and gave 1 month for the applicant to reduce the size of the extension to that permitted under the Town and Country Planning (General Permitted Development) Order.

The current proposal has been reduced in depth by 1.3 metres and the proposal now measures approximately 0.2 metres more in depth than what would fall within permitted development. Members may consider that this depth is likely to have a much reduced impact on the visual amenities and light of the neighbouring property No. 36 than what currently exists at the site. Given the reduction in depth and the siting of the extension, north of the adjoining neighbour No. 36, it is considered that the impact on sunlight will be minimal.

The extension has high level windows to the flank elevation, facing No. 36 and a glazed roof. From the upper floor windows of No. 36, it is possible to see into the extension through these high level windows. Members may consider that these windows are harmful to the privacy of the occupiers of No. 36 and the applicants. However, these windows could be retained if the applicant were to reduce the extension to fall within permitted development. It may therefore be necessary to attach a condition to any permission requiring the windows to be obscure glazed.

The extension when reduced will remain visible from No.36. However, taking into account the reduced depth, the extension is unlikely to be as dominant and overpowering. Members may therefore consider that providing the windows to this flank are obscure glazed, the extension, whilst still having some impact on the adjoining property, will on balance be acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/00373, 10/00687 and 11/00014, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 The works hereby permitted shall be completed within 1 month from the date of this decision and shall not alter from the approved plans without the prior approval of the local planning authority.

**Reason:** In the interest of the amenities of the neighbouring properties and to comply with Policy BE1 of the Unitary Development Plan.

- 2 AC112 Obscure glazing (1 insert) to the southern flank elevation  
AC112R I12 reason (1 insert) BE1

**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

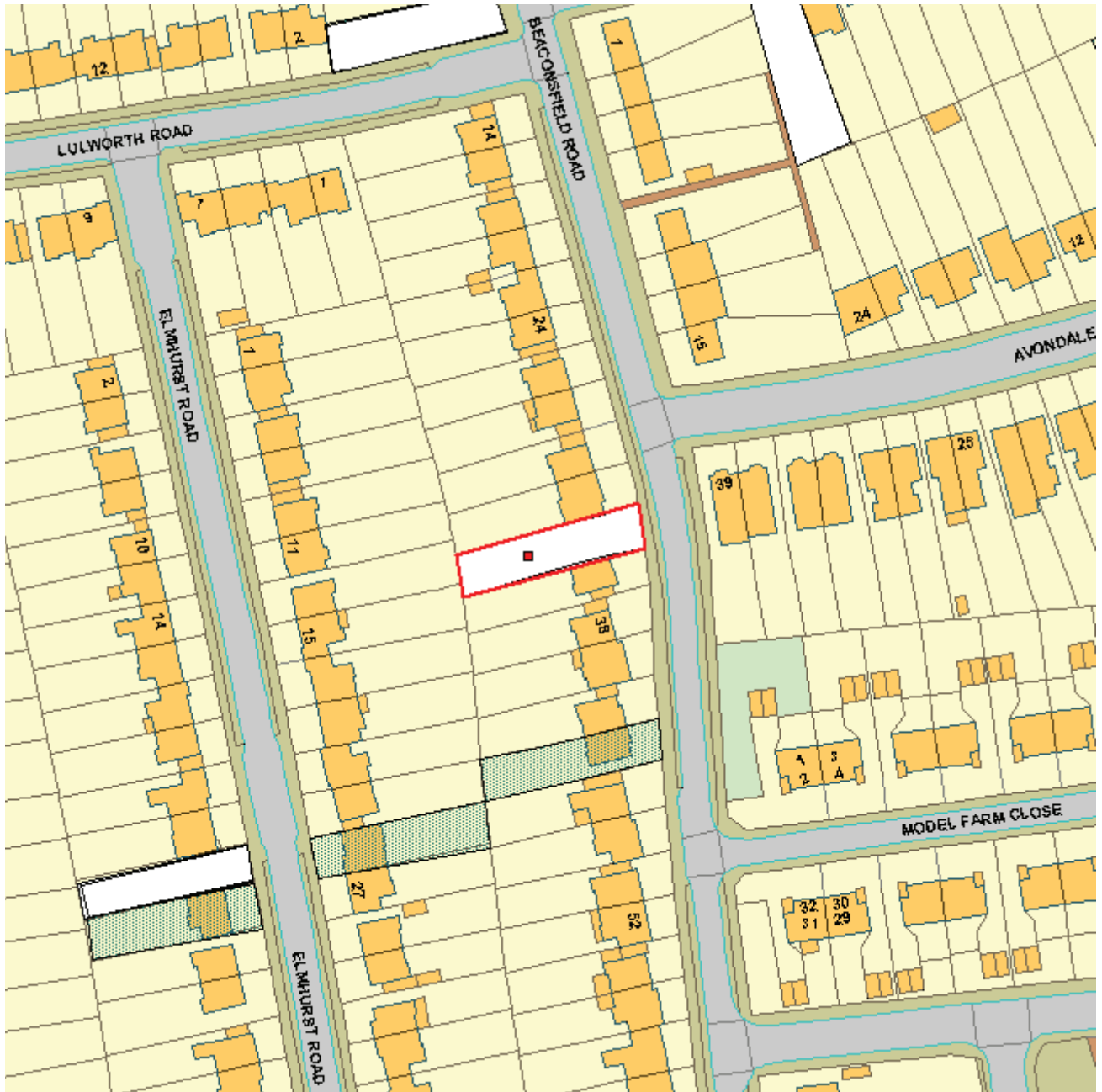
H8 Residential Extensions

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

- (a) the appearance of the development in the 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: 11/00014/FULL6  
Address: 34 Beaconsfield Road Mottingham London SE9 4DP  
Proposal: Single storey rear extension  
RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00025/FULL1

**Ward:**  
**Bickley**

**Address :** Bickley Railway Station Yard  
Southborough Road Bickley Bromley  
BR1 2EB

**OS Grid Ref:** E: 542130 N: 168716

**Applicant :** Store Box Self Storage Ltd

**Objections :** YES

### **Description of Development:**

Siting of 20 metal storage containers for use as self storage container yard.

### **Proposal**

- The proposal is to place 20 storage containers side by side along the southern boundary of the site for use as self storage.
- The containers each measure approximately 6m x 2.4m and have a height of 2m.
- The containers are proposed to be dark cobalt blue and are for the storage of residential items.
- Access is proposed from the existing access road from Southborough Lane and it is anticipated that there will be approximately 8 – 10 vehicles per day with a stay time of approximately 20 minutes with vehicles parked in front of their storage unit.

### **Location**

- The application site is located to the west of Southborough Road and south of Bickley railway station.
- To the south of the site are a number of residential properties and to the east, a long access road with a narrow strip of land used by Network Rail.
- The site is bordered on three sides by mature trees although the residential properties to the south are clearly visible.

### **Comments from Local Residents**

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

- this use will change emphasis to industrial feel in a residential area

- likely to increase crime and vandalism
- containers will encourage vermin
- concerned about potential fly tipping, what is being stored in the containers and break ins
- noise pollution
- light pollution
- the increase in vehicles will put pressure on the road system
- proposed use is imprecise
- potential for expansion which would intensify use if permitted
- no information submitted about site management
- restrictions on the use for industry or a distribution hub, opening hours and HGVs would not be enforceable
- no proposals for lighting – this could be intrusive
- Brent Cross site is not comparable
- number of visits is speculative

### **Comments from Consultees**

The Highways engineers have commented that the sightlines proposed are acceptable providing the speed of vehicles travelling along Southborough Road does not exceed 30mph and that there is no strong information indicating the number of trips likely at the site.

Network rail have no observations to make in relation to the application

Environmental Health have raised no objections 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
- EMP6 Development Outside Business Area
- T2 Assessment of Transport Effects
- T18 Road Safety

### **Planning History**

1984

- Refused – Use of land for storage of roofing materials and plant (renewal of DC/81/0060/FUL) DC/84/01240/FUL.

1990

- Refused – change of use to builders merchant DC/90/02215/FUL
- Refused – retention of portacabin for use as minicab office DC/90/03096/FUL
- Permission – use of land for storage of building materials DC/90/03261/S64



1991

- Permission – use of portacabin as minicab office DC/91/01314/FUL

1993

- Refused – change of use to retail class A1 DC/93/01889/FUL

1996

- Refused – change of use to car valeting and erection of shelter (Retrospective) DC/96/01239/FUL
- Permission – siting of mobile building for office (Retrospective) DC/96/01751/FUL

1997

- Permission – continued of use of mobile building to minicab office (renewal of DC/93/02589/FUL) DC/97/00030/FUL
- Permission – change of use to coach parking and siting of mobile office DC/97/00282/FUL
- Permission – telecommunications operators depot comprising portable building for use as messroom and 6 car parking spaces with walling and 3 metre high fencing DC/97/02979/FUL

1998

- Refused – non-illuminated advertisement sign DC/98/00288/ADVILL
- Permission – Variation of condition 1 of 97/02979 relating to hours of operation to allow opening between 7.30am and 7pm DC/98/00859/FUL

1999

- Consent granted – Non illuminated advertisement sign DC/99/03252/ADV
- Permission – 3 metre high corrugated fence DC/99/03412/FULL1
- Permission – continued use for coach parking and siting of mobile office without complying with conditions 1, 2 and 3 of 97/00282 DC/99/03771/FULL3

2003

- Permission – continued use of mobile building as minicab office DC/03/00242/FULL1

## **Conclusions**

The main issues relating to this proposal are the impact of the development on the amenities of neighbouring residential properties given the proposed business use outside a designated business area, and the impact on traffic and road safety in and around the surrounding area.

The site is currently occupied by a scaffolding company and is adjacent to a cabin occupied by Network Rail in relation to the maintenance of the railway. The entrance to the site is via an access road directly adjacent to Bickley Railway Station. The application site is at the end of this road. The entrance also gives access to a car park which serves the station. Properties which adjoin the site are

dwellings in Clarence Road and Abinger Close and flats in Southlands Grove. The application site is however at a lower level than the adjoining residential properties.

It is proposed to change the use of the site to accommodate self storage units to be used for residential storage or storage for small businesses. The site is located outside of a designated business area and it is therefore necessary to assess the impact of the development on the amenities of surrounding residents and whether the proposal allows for any environmental improvements. This type of use would usually be on a larger scale and located within a designated business area. Whilst this use would not normally be appropriate outside of a designated business area, it is considered that the limited number of units and the natural limitations of the site will prevent undue harm being caused to the amenities of the neighbouring residential properties.

No objections have been raised from Environmental Health in relation to the potential noise generated from the site. It is also considered that the use is likely to have a lesser impact than some of the previous uses at the site in terms of noise and disturbance. The site is at a lower level than the residential properties to the south with a number of trees along this boundary. It may be considered that these trees restrict the view of the site from neighbouring properties. The Clarence Road dwellings adjacent to the site are single storey and have a very limited view into the area, although there is a restricted view, through vegetation, from the upper floor windows of No. 8 Abinger Close which is closest to the site. The site may require security lighting in winter months. No details of this have been submitted and it will therefore be appropriate to consider such details under planning condition.

The applicants have confirmed that due to the current width restrictions along Southborough Road, larger commercial vehicles would be prevented from entering the site and the site would only be used by domestic cars and small commercial vehicles. The width restrictions are however a temporary measure to prevent large vehicles using the bridge and are likely to be removed at some point in the future. This could lead to larger vehicles using the site as no other restriction is in place to prevent this. Furthermore, once the width restrictions are removed, speeds may increase in this area which could lead to problems with road safety in this area given the limited site lines from the access. Members may therefore consider that should planning permission be granted, conditions should be attached to restrict the size of vehicles entering the site and to limit the number of containers available for use.

Whilst further details have been submitted by the applicant in terms of transport effects and the estimated number of vehicles using the site, the number of trips per day and how this has been calculated, the information provided is limited and this is unlikely to be able to be assessed until the site is in use. Members may therefore consider a temporary permission to be appropriate in order that the impacts of the development may be assessed over a period of time.

Background papers referred to during production of this report comprise all correspondence on files refs. 84/01240, 90/02215, 90/03261, 91/01314, 96/01239, 97/00030, 97/00282, 98/00859, 99/03771 and 11/00025, excluding exempt information.

as amended by documents received on 07.03.2011 10.03.2011

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 ACE03 Limited period - build'gs and use (1 in) 31st March 2012.  
ACE03R Reason E03
- 2 No external lighting shall be installed at the site at any time without the prior approval in writing by the Local Planning Authority.  
**Reason:** In order to ensure limited impact on the amenities of surrounding residential properties and in order to comply with Policy BE1 of the Unitary Development Plan.
- 3 No more than 20 storage containers shall be placed on the site at any time.  
**Reason:** In order to protect the amenities of surrounding residential properties and to comply with Policy BE1 of the Unitary Development Plan.
- 4 Details of a scheme to restrict the height of vehicles entering the site shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the commencement of the use hereby permitted.  
**Reason:** In order to protect the amenities of surrounding residential properties and to comply with Policy BE1 of the Unitary Development Plan.
- 5 The use hereby permitted shall not operate before 8am and after 6pm Monday to Friday and not before 10am and after 2pm Saturdays, Sundays and Bank Holidays.  
ACJ05R J05 reason BE1

### **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  
EMP6 Development Outside Business Area  
T2 Assessment of Transport Effects  
T18 Road Safety

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

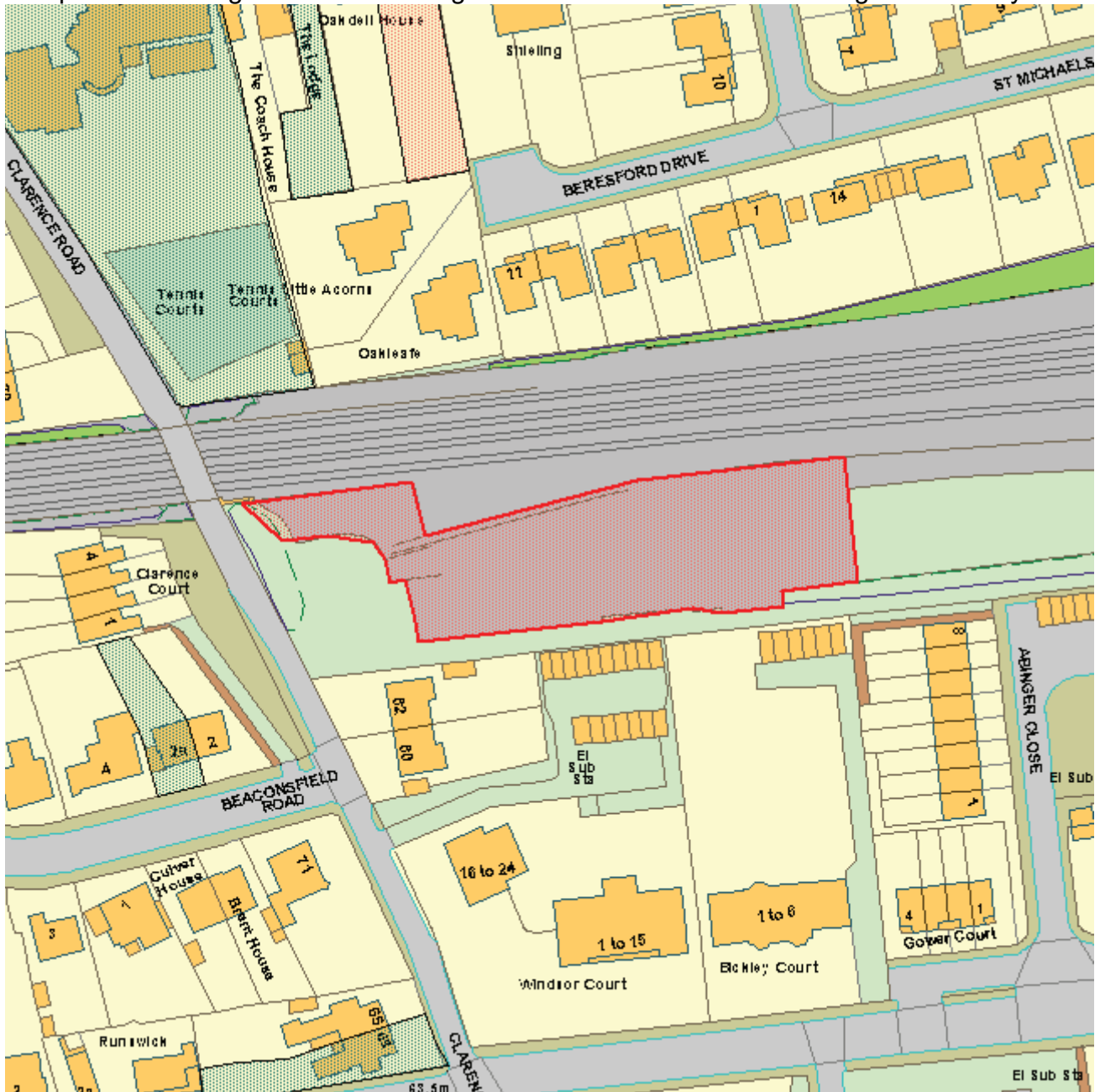
- (a) the appearance of the development in the streetscene
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the appropriateness of the use in this area
- (e) the impact on road safety

and having regard to all other matters raised.

Reference: 11/00025/FULL1

Address: Bickley Railway Station Yard Southborough Road Bickley Bromley BR1 2EB

Proposal: Siting of 20 metal storage containers for use as self storage container yard.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00278/FULL1

**Ward:**  
**Kelsey And Eden Park**

**Address :** 109 Monks Orchard Road Beckenham  
BR3 3BJ

**OS Grid Ref:** E: 537420 N: 166593

**Applicant :** AvAkAs Holdings Ltd

**Objections :** YES

### **Description of Development:**

Three storey detached block comprising 4 two bedroom, 2 three bedroom flats with 8 car parking spaces and access road, (Land to the rear of 107 and 109 Monks Orchard Road)

Key designations:

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

### **Proposal**

This application proposes a detached three storey block comprising 6 self-contained flats with on land to the rear of 109 Monks Orchard Road. Details of the application are summarised as follows:

- The detached block will be measure approx. 19.2m wide x 12m deep and approx 10m in height to the front gable ridge and approx. 5.2m to the eaves (when scaled from the submitted drawings),
- a total of six flats are proposed comprising 2 three bedroom garden flats on the ground floor and 4 two bedroom flats over the first and second floors,
- the building will be positioned towards the rear of the site adjacent to the flank boundary with the neighbouring property of No.88 Eresby Drive to the south,
- the design of the building is over three floors with two front gable features and accommodation in the roof space. Balconies are proposed at first and second floor levels on the rear elevation and at second floor level on the front elevation,
- principal windows to the flats are mainly to bedrooms, kitchens and bathrooms on the front elevation and bedroom, kitchens and lounge areas on the rear elevation. There is only one small ground floor obscure glazed

window to serve an en-suite to each flank elevation of the block. Rooflights are also proposed to both flank roofslopes and 2 centrally positioned to the front and rear elevations,

- access to the site will be from the existing access from Monks Orchard Road situated between 107 and 109,
- a turning area is provided on site and parking for 8 vehicles including 2 disabled parking bays,
- refuse and cycle parking provision is also proposed on site adjacent to the disabled parking bays close to the northern boundary with No.105,
- private amenity space provision is proposed for each three bedroom ground floor flat to the rear of the building and general communal garden space is proposed to the side of the block adjacent to the northern boundary of the site,
- hard and soft landscaping is proposed particularly to provide planting to buffer zones to separate the development from neighbouring boundaries.

### **Location**

The application site comprises land to the rear of Nos. 107 and 109 Monks Orchard Road which has been cleared. The site lies adjacent to Eresby Drive, to the south of the site, and directly abutting High Broom Wood which is designated as Urban Open Space and a Site for Nature Conservation Importance in the UDP. To the north and west of the site are existing two storey properties in Monks Orchard Road and beyond on the opposite side of the road is Bethlem Royal Hospital. There are also a number of TPO trees on and adjacent to the site boundary.

With the exception of the hospital, the area is predominantly residential comprising mainly two storey terraced and semi-detached houses, however permission has recently been granted at No.109 Monks Orchard Road for the extension and conversion of the property into 3 self-contained units which is currently being implemented.

### **Comments from Local Residents**

Letters of objection have been received in respect of the latest plans which are summarised as follows:

- aggressive piecemeal development of the land by the developer,
- the footprint, height, potential levels of occupancy, associated services and car parking allocation severely affects neighbouring properties with unacceptable noise and light spill. Neighbouring properties will be severely overlooked and impacted by the proposed scheme
- density is excessive, out of keeping with the general area and amenity made up of family homes,
- the Council have failed to be consistent in the consultation process and in respect of action against the felling of a TPO tree on site,
- the proposal will result in traffic and congestion with a heightened risk of access with Monks Orchard Road and potential overspill car parking,



- inadequate access for the emergency services
- the proposal has the potential to cause a high carbon impact and possible effect on the virgin plot, adjoining woodland, waterways and wildlife,
- the development constitutes 'garden grabbing' destroying this green space and local wildlife,
- the previous scheme was for key worker housing but this development results in an overdevelopment for the private market with little regard for local residents,
- the amenities of the occupier of No.88 will be affected by overlooking, loss of privacy and noise and general disturbance by construction works if permitted.

### **Comments from Consultees**

No technical objections are raised in respect to the proposal from the Environment Agency, Thames Water or from a Drainage, Waste Services and Highways point of view subject to safeguarding conditions.

Representations have been received from the West Kent Badgers Group who confirms that there was no evidence of badger activity on the surface of the proposed site. However outside of the proposed development area to the rear of No.105 and to the north of the communal gardens there is ample evidence of badger activity. If permission is granted it is advised that a further survey be carried out prior to the commencement of development which could be covered by a planning condition.

With regard to trees on the site, a pine would be a feature of the proposed development. No technical objections are raised in respect of the development and trees on site subject to safeguarding conditions should permission be granted.

### **Planning Considerations**

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees

London Plan Policy 3A.1 Increasing London's supply of housing  
Policy 3A.3 Maximising the potential of sites

### **Planning History**

There is an extensive planning history relating to this site which is summarised as follows:

Under planning ref. 05/02899, permission was granted on appeal for the demolition of Nos. 105, 107 and 109 Monks Orchard Road and the erection of 3 two storey blocks of self contained and shared key worker accommodation with car parking, cycle and refuse storage. This comprehensive redevelopment scheme comprised 2 two storey blocks on the road frontage and 1 two storey block to the rear of the site adjacent to Eresby Drive. The scheme provides for 16 flats of key worker housing comprising a mix of 8 x 1 bedroom and 8 x 3 bedroom units. Permission was originally refused by the Council on the grounds of inadequate car parking provision which would be detrimental to the free flow of traffic and conditions of general safety.

An appeal was subsequently lodged against the decision which proceeded to a Public Inquiry. In the Inspectors decision notice dated 20th November 2006 the Inspector concluded that the proposed level of on-site parking to be adequate and consistent with the development plan policies and did not consider the proposal would be likely to add significantly to existing levels of on-street parking. The Inspector also considered other matters raised by local residents at the Inquiry relating to the principle of development and its impact upon the living conditions of adjoining owners. The Inspector concluded that the scale and appearance of the buildings would be compatible with the neighbouring houses. Whilst car parking would be introduced towards the middle of the site and building towards the rear, he considered significant areas of green space would be retained along with protected, mature trees. With regard to the impact upon residential amenity, the Inspector considered that No.103 would be most affected by the proposal as light to certain areas of the property would be reduced but the impact would not be sufficiently detrimental to justify dismissal. In addition, appropriate boundary screening and enhanced planting would combine to prevent any overlooking and undue noise and disturbance from neighbouring occupiers.

More recently permission was granted under ref. 10/01926 to extend and sub-divide No.109 into two semi-detached houses. A subsequent permission was granted under ref. 10/03160 to sub-divide one of the semi-detached houses into two flats. As it stands these permissions have been implemented and are nearing completion on site.

Under ref. 10/02576 – permission was refused and subsequently dismissed on appeal for the construction of an additional block to the side of No.109 to provide 3 two bedroom self contained flats, car parking, refuse store and cycle store.

Under ref. 10/03175 – an application is currently pending consideration for a two storey side extension to No.109 Monks Orchard Road to form 1 three bedroom self contained dwelling with associated parking at the rear and residential curtilage. This can also be found on this agenda.

## **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 and highway safety.



The application site comprises garden land which has been severed to the rear of Nos. 107 and 109. The character of the immediate area is that of two storey single dwellings; however permission has been granted for the conversion of No.109 into 3 self contained units. An application under ref. 10/03175 is also pending consideration by the Council for the erection of a two storey extension to the end of No.109, adjacent to the access road to provide a house. If permitted, a total of 4 units could potentially exist at No.109. In addition, Members may note that the scheme allowed on appeal under ref. 05/02899 which granted permission for 3 two storey blocks to provide a total of 16 flats for key workers remains extant until November 2011. Part of the appeal scheme included the siting of a two storey block to the rear of 109. This block was two storeys in height and contained 4 three bedroom flats. The proposed block is now set further back into the site compared to the appeal scheme to share a similar front and rear building line with No.88 Eresby Drive. However, it is now proposed to be three storeys in height resulting in a higher, bulkier and more prominent form of development in relation to its immediate neighbours. The block will be sited approx. 2.1m from the flank boundary with No.88 and a total of 6 flats are proposed including the accommodation at second floor level. Whilst Members will appreciate the extant permission on this site, the recent planning history including works to 107 and 109 have resulted in an incremental approach to developing the site as a whole. Although the number of units on site may be less than the appeal scheme, Members may consider that the development by reason of the amount of building, hardstanding and resultant three storey scale on this plot of reduced size would represent an overdevelopment of the site.

Furthermore, since the determination of the appeal scheme under ref. 05/02899, the determination of the application initially by the Council and then subsequently at appeal, the second deposit draft UDP (then in place) has been revised through its formal adoption in July 2006. No significant change however, has occurred in local planning policy relating to tandem/backland residential development.

Of particular significance is the revision of PPS3 Housing which now excludes private residential gardens from the definition of previously developed land and deletes the national minimum density. The removal of garden land from the definition of "previously developed land" allows local authorities to manage development in residential areas by considering applications on a case by case basis, refusing inappropriate development. Members therefore need to consider the impact of the development on the local context and balance this against the need to make efficient use of land.

Guidance also indicates that LPA's should focus their attention on development plan policies and the material considerations (including national policies) which may have changed significantly since the original grant of permission.

Whilst it is acknowledged that residential development in this backland location has been permitted through the grant of application ref. 05/02899 on appeal, Members will need to consider the recent change in planning guidance, the terms of the appeal decision and the impact of the development locally.

With regard to the impact upon residential amenity, it is acknowledged that the proposed development would introduce built development into an area where at present none exists. The proposed block would however be sited approx. 33m from the rear of No.109 and between 38-40m from the rear of Nos. 105 and 107 and the northern flank wall of the block would be approx. 14m from the rearmost part of the garden to No.103. The block would be reasonably sited away from these properties to the north and west of the site in Monks Orchard Road to not be adversely affected by reason of loss of light and privacy; however the physical presence of the building would be clearly apparent from the rear outlook from these properties.

It is considered that the greatest impact will be to the occupiers of No.88 Eresby Drive. Although the previous Inspector in assessing the appeal scheme under ref. 05/02899 did not consider the scheme to impact adversely on the amenities of neighbouring residents, in this case the proposed block is higher and bulkier and has now been positioned to lie adjacent to the front and rear building line of No.88. As such, the visual impact of building will be clearly experienced from the outlook from this neighbouring property, however given the northern orientation of the flank wall facing the application site, natural daylight to the flank windows to No.88 would not be adversely affected. In comparison with the appeal scheme, the block now proposed includes a greater number of units with large rear balcony areas capable of accommodating tables and chairs etc. Although high level privacy screens are proposed the use of these balcony areas at an elevated level can increase the potential noise and disturbance to the adjoining residents. In addition, the appeal scheme proposed a deep buffer strip of native shrub planting to the rear of the block. In this latest application, the limited space to the rear of the block will be used as private amenity space for the occupiers of the ground floor units. As such, the formal use of this land by future residents would give rise to additional noise and disturbance associated by its use and no provision of a protective buffer of planting is proposed to separate the garden areas with High Broom Wood immediately behind the rear boundary.

With regard to highway matters, access to the site will be via a modified existing vehicular access from Monks Orchard Road. The access road is considered satisfactory in width (approx. 4.1m) to service the development which will run alongside Nos. 109 and 107. In the event that permission could be granted under ref. 10.03175 for the extension to form a new residential unit to the end of No.109, the access arrangement would still be viable. In respect of parking matters, the development is located in an area with low PTAL rate of 2. Eight spaces inclusive of 2 disabled spaces are provided to the rear which is acceptable and secure cycle storage is also proposed to meet the requirements in the UDP.

On balance Members will be aware of the extant planning permission granted on appeal under ref. 05/02899 which at that time accepted the principle of development in this location. However in view of the incremental planning history of developing the site and recent changes to guidance at national level, Members may consider that the proposed development in comparison with the appeal scheme represents a cramped overdevelopment out of character with neighbouring development and detrimental to local and visual amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/02899, 10/01926, 10/02576, 10/03175, 10/03610 and 11/00278, excluding exempt information.

as amended by documents received on 07.03.2011

**RECOMMENDATION: PERMISSION BE REFUSED**

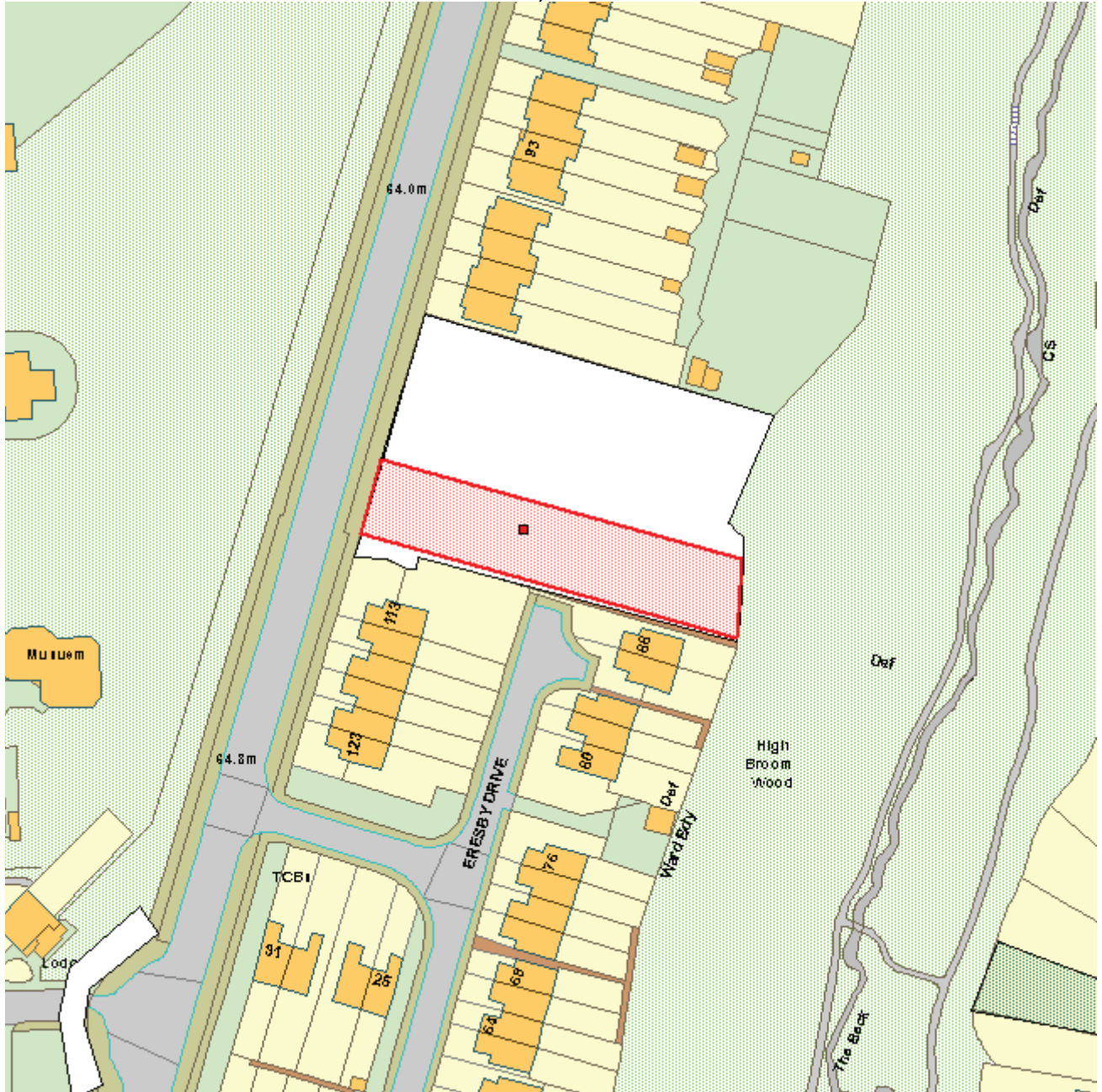
The reasons for refusal are:

- 1 The proposed development by reason of its size, bulk, height and prominence, would result in a cramped overdevelopment of the site on land which is not previously developed resulting in the loss of garden land out of character with the existing pattern of development thereby contrary to Policies H7 and BE1 of the Unitary Development Plan and PPS 3.
- 2 The proposal by reason of its size, bulk, height and siting would constitute an unacceptable form of backland development detrimental to the amenities of the occupiers of neighbouring properties by reason of visual intrusion and general noise and disturbance thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

Reference: 11/00278/FULL1

Address: 109 Monks Orchard Road Beckenham BR3 3BJ

Proposal: Three storey detached block comprising 4 two bedroom, 2 three bedroom flats with 8 car parking spaces and access road, (Land to the rear of 107 and 109 Monks Orchard Road)



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00279/FULL6

**Ward:**  
**Bickley**

**Address :** Oakend 16A Page Heath Lane Bickley  
Bromley BR1 2DS

**OS Grid Ref:** E: 542032 N: 168824

**Applicant :** Mr S Heaton

**Objections :** YES

### **Description of Development:**

First floor rear extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Distributor Roads  
Tree Preservation Order

### **Proposal**

- The proposed extension will be sited above the existing single storey rear extension at the property. The roof will be flat with a height of 5.6m.
- The rear projection of the extension will be 5.1m and the width 4.2m. A side space of 1.45m will be retained to the flank boundary.
- The proposed elevational alterations include a front facing window to the existing first floor side section of the dwelling.

### **Location**

The application site lies on the south side of Page Heath Lane and comprises an end of terrace two storey family dwelling with spacious front and rear gardens. The wider area is typically characterised by a mix of residential properties. To the east, Waylands is sited further back on its plot. Oakend currently possesses a single storey rear extension.

### **Comments from Local Residents**

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



- 2 letters of support/non objection – family living space should be extendable without having to move in the current economic times
- letter of objection – visual impact from rear garden and side study window. Loss of light. Brickwork should be designed with attractive stonework to reduce visual impact

### **Comments from Consultees**

None.

### **Planning Considerations**

The main policies relevant to this case are BE1 (Design of New Development), H8 (Residential Extensions), H9 (Side Space) and NE7 (Development And Trees).

### **Planning History**

Planning permission was granted under ref. 00/03736 for a single storey rear extension at the property.

### **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 respect to the character of the area, the proposal will be sited on an existing rear extension and will not occupy any more of the garden area. The extension would not be excessive in height and will be in context with the main dwelling and the flat roofed side extension that exists. The proposed extension will not be largely visible from the highway due to the flat roof matching the height of the existing roof at the side of the dwelling. The only notable front facing alteration is the proposed front window at first floor level. It is not considered that the extension would impact on the street scene significantly.

In respect to the amenities of neighbouring properties, the most affected property will be that to the east at Waylands. This property is set further back in its plot than Oakend and is not likely to suffer from loss of light or prospect from the rear facing windows as the extension will not project significantly beyond these. The additional bulk will be viewable from the rear garden however this is not considered to be an untypical suburban situation. Waylands will however suffer from loss of light and prospect from flank windows, which serve as the only light source to a study on ground floor level, and an obscure window at first floor level which appears to serve a bathroom. The extension will provide an approximate 3m separation from these windows and in light of the proposed low flat roof, the first floor bathroom window is not considered to be impacted upon seriously by way of loss of light and prospect.

The ground floor window is sited further forward at Waylands and already experiences an outlook onto the flank wall at Oakend (3m away) and a view of

trees beyond. The extension will impact on light and outlook further, however the relationship between the ground floor flank walls of these dwellings is considered to be typical and the 3m separation is considered to reduce the severity of this impact and is a reasonable proximity. Although the view to the trees beyond Oakend will be lost, this is not considered to warrant refusal on balance. It is also noted that Waylands is sited on higher ground than the application site and this will marginally reduce the impact, particularly from the first floor flank window and due to the proposed flat roof which reduces bulk.

Having regard to the above, it is considered that the proposal is acceptable in that it would not impact seriously detrimentally on the amenities of neighbouring properties and would not harm the character of the area. It is therefore recommended that Members' grant planning permission for the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00279, 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 | ACI13  | No windows (2 inserts)                   | flank extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1             |

**Reasons for granting permission:**

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

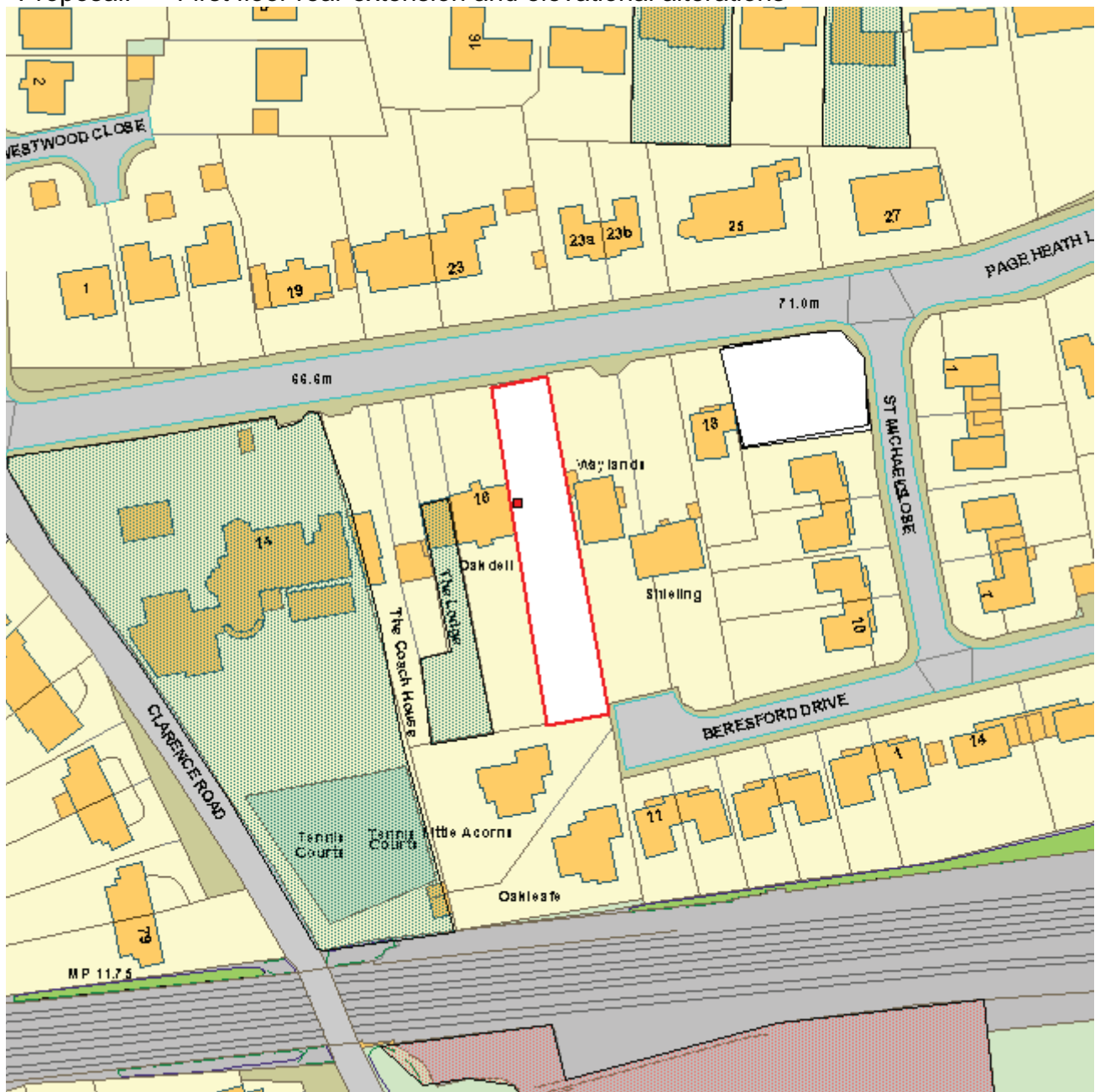
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- NE7 Development and Trees

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

- (a) the character of the dwelling and surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby residential properties
- (c) the impact on trees

and having regard to all other matters raised.

Reference: 11/00279/FULL6  
Address: Oakend 16A Page Heath Lane Bickley Bromley BR1 2DS  
Proposal: First floor rear extension and elevational alterations



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00426/FULL1

**Ward:**  
**Cray Valley East**

**Address :** Invicta Works Chalk Pit Avenue  
Orpington BR5 3JQ

**OS Grid Ref:** E: 547387 N: 168993

**Applicant :** Chatsworth Trustees

**Objections :** YES

### **Description of Development:**

Demolition of existing garages and construction of a terrace of 4, two storey, 2 bedroom dwellings with associated parking on land adjacent to Invicta Works

Key designations:

Areas of Archaeological Significance

### **Proposal**

This application seeks permission for the demolition of the existing garages and construction of a terrace of 4, two storey, 2 bedroom dwellings. The terrace would front Chalk Pit Avenue and each property will be provided with parking space to the front. An additional parking space is also proposed for general visitor parking which would result in a total of 5 spaces.

Each property would have its own rear garden, ranging from approx. 8.5m to approx. 10m in depth. A 1m side space will be retained between the end units and their respective boundary with the adjacent properties. One first floor obscure glazed flank window is proposed to each end unit. Principle windows to the kitchen, lounge and bedrooms will face front and back.

No accommodation is proposed in the roof space.

### **Location**

The application site is an overgrown area of land comprising a dilapidated block of single storey garages on land adjacent to Invicta Works. The site also includes the access strip to the garages and approx. 3.5m deep of the rear amenity/yard areas. The area is characterised by a mix of residential buildings, with a terrace of shops to the west on Crays Parade.

## **Comments from Local Residents**

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

- overdevelopment
- inadequate garden sizes
- out of character

## **Comments from consultees**

No Thames Water objections are raised subject to an informative.

No technical drainage comments are made.

Waste Services has commented that access will be required to the rear of the neighbouring shops and flats above. The access pathway at the rear is 1.4m in width and this appears to be sufficient.

The Crime Prevention Officer has commented suggesting a Secure by Design condition be imposed on any permission.

No technical highways objections are raised. The comments made in respect to the previous application remain valid and conditions are suggested.

Environmental Heath comments will be reported verbally at the meeting.

## **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development), H7 (Housing Density and Design), H9 (Side Space), T3 (Parking) and T18 (Road Safety) of the adopted Unitary Development Plan.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

The London Plan (Policies)

- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

PPS3 Housing (2010)

## **Planning History**

Planning permission was refused under ref. 10/01183 for the demolition of existing garages and construction of a terrace of 4, two storey, 2 bedroom dwellings with associated parking on land adjacent to Invicta Works. The refusal grounds were as follows:

The proposal would constitute a cramped overdevelopment of the site by reason of the number of units, amount of site coverage by building(s) and hard surfaces and would be out of character with the area contrary to Policies H7 and BE1 of the Unitary Development Plan.

The proposed development by reason of its size, height and siting, would result in a visually discordant feature in the street scene, out of scale and character with neighbouring development, detrimental to the amenities of the area, contrary to Policies H7 and BE1 in the Unitary Development Plan.

This application was subsequently dismissed on appeal. The Inspector states:

'The proposal would result in a density of 62 dwellings per hectare. The Council does not dispute that this density would accord with UDP Policy H7, which sets a target of 50 to 80 dwellings per hectare for terraced houses in locations along transport corridors and close to a town centre. This density would mean that the proposed dwellings would have uncharacteristically small rear gardens in the context of the surrounding area. In addition, the parking spaces to the front of the dwellings would emphasise the more intensive nature of the new development compared to the existing, more spacious and suburban local character. However, this intensiveness may well be an inevitable consequence of seeking to achieve UDP and London Plan density policies. I do not consider that the appeal proposal should fail for those reasons.

Of greater concern to me is the height and bulk of the proposed houses. The plans show the building being some 10 m high, with a substantial roof including a front gable. Although the roof would be hipped at each end to lessen its impact, as the site is already elevated above the shops and flats in Crays Parade, my judgement is that the building would dominate the street scene at the corner of Chalk Pit Lane and Main Road. Such a form of development would not respect the established character of the area, which is formed by more modest sized semi-detached houses, a bungalow opposite the site and others nearby, as well as by the terraces at Crays Parade and along Main Road. I have taken into account the possible relationship of the proposed houses with the more substantial but now derelict, former Invicta Works building next door. However, this provides an inadequate justification for the appeal scheme's height and very bulky roof.

I therefore conclude that the proposed houses would appear excessively bulky and thereby fail to respect the established character of the area.'

## **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. Highway safety is also a consideration.

The area is characterised by a mix of commercial and residential properties. With the exception of a flatted block on Main Road, the properties along Cray Parade and the houses opposite the site and further up Chalk Pit Avenue are generally two storey with shallow traditional hipped roofs. As such, it is not considered that the principle of residential dwellings would be inappropriate development for the area, and this view was shared by the Inspector.

The application site lies adjacent to a derelict industrial building and the rear of mix use properties in Main Road. The application site includes the encroachment of part of land to the rear of the properties at 7-10 Cray Parade reducing the back garden/yard areas from approx. 12.5m to 9m. Whilst a reasonable degree of separation would remain between the rear of these buildings and the flank wall of the terrace block, it is evident that the presence of the terrace block, particularly as it would be on higher ground level, given the topography of the road. The new houses would be clearly visible from these properties, however the Inspector did not consider this relationship to be unacceptable at appeal.

The provision of four terraced houses on this site with minimal rear garden areas ranging from between 8.5 – under 10m in depth, together with the extent of hardsurfacing to the front of the site for parking was also considered to be acceptable at appeal. A 1m side space will be provided to each flank boundary and this was not considered to be a cramped form of development, out of character within the area.

The Inspector's main concern was the bulk and height of the dwellings, which would be overly conspicuous from the lower land to the west due to the substantial roof, which included a front gable. The substantial roof has been reduced from 10m in height as previously proposed to 9.1m in height. The angle of the hipped roof has been reduced to allow this reduction in height. It is still proposed to include a front gable feature at the centre of the front elevation, however the reduction in the height and bulk of the dwellings is considered to be significant and this will result in the development appearing less conspicuous from the lower land to the west. The proportions of the resulting dwellings will also be improved by the reductions to the roof, as this will alleviate the sense of a top-heavy development that was previously proposed.

Having had regard to the above it is considered that the siting, size and design of the proposed dwellings is acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No impact on highway safety would result from the proposal. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01182 and 11/00426, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

1	ACA01	Commencement of development within 3 yrs
	ACA01R	A01 Reason 3 years
2	ACC01	Satisfactory materials (ext'nl surfaces)
	ACC01R	Reason C01
3	ACC03	Details of windows
	ACC03R	Reason C03
4	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
5	ACH04	Size of parking bays/garages
	ACH04R	Reason H04
6	ACH09	Restriction on height to front and flank
	ACH09R	Reason H09
7	ACH18	Refuse storage - no details submitted
	ACH18R	Reason H18
8	ACH32	Highway Drainage
	ADH32R	Reason H32
9	ACH32	Highway Drainage
	ADH32R	Reason H32
10	ACI02	Rest of "pd" Rights - Class A, B,C and E
	<b>Reason:</b> In order to prevent overdevelopment of the site.	
11	ACI12	Obscure glazing (1 insert) on the first floor flank elevations
	ACI12R	I12 reason (1 insert) BE1
12	ACI17	No additional windows (2 inserts) flank development
	ACI17R	I17 reason (1 insert) BE1
13	ACI21	Secured By Design
	ACI21R	I21 reason
14	ACK05	Slab levels - no details submitted
	ACK05R	K05 reason

### **Reasons for granting 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  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Road Safety

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the transport and highway safety policies of the development plan.

and having regard to all other matters raised.

INFORMATIVE(S)

1 RDI16 Contact Highways re. crossover

Reference: 11/00426/FULL1

Address: Invicta Works Chalk Pit Avenue Orpington BR5 3JQ

Proposal: Demolition of existing garages and construction of a terrace of 4, two storey, 2 bedroom dwellings with associated parking on land adjacent to Invicta Works



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00496/FULL1

**Ward:**  
**Farnborough And Crofton**

**Address :** 227A Crofton Road Orpington BR6 8JE

**OS Grid Ref:** E: 544038 N: 165795

**Applicant :** Mr Scott Crawley

**Objections :** NO

### **Description of Development:**

Roof alterations incorporating 3 additional velux windows to front and side elevations together with internal alterations. RETROSPECTIVE APPLICATION

Key designations:

Flood Zone 2  
Local Distributor Roads

### **Proposal**

#### **Application considered in association with application ref. 10/03098**

Retrospective permission is sought to adapt the second floor roofspace accommodation for the flat at No 227A which occupies the first and second floors of this development fronting Crofton Road. Three rooflights (in addition to the one approved under ref. 09/01005) have been installed along the front (NW) and flank elevations (NE and SW).

### **Location**

The application property comprises part of a recently constructed building which incorporates three dwelling units. The front part of the building numbered 227 and 227A comprises two self-contained units comprising a ground floor studio flat and a flat occupying the first and second floors. The dwelling at 229 adjoins Nos. 227 and 227A at the rear and comprises one self-contained dwelling.

For additional information see also report ref. 10/03098.

### **Comments from Local Residents**

At the time of writing no local comments had been received. Any additional comments will be reported verbally at the meeting.

## **Comments from Consultees**

At the time of writing no local comments had been received. Any additional comments will be reported verbally at the meeting.

## **Planning Considerations**

See report ref. 10/03098.

## **Planning History**

See report ref. 10/03098.

## **Conclusions**

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

Given the obtuse angles associated with the velux window it is not considered that the amenities of neighbouring properties will be adversely affected by way of overlooking. However, concerns are raised in regard to the size and incongruity of the (as-yet) unapproved front velux window. It is considered that that this front window should be replaced in its entirety and a more sympathetic and smaller 'conservation' style unit which will appear more sympathetic within the streetscene. This may be achieved through a condition.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/01786, 08/03379, 08/04153, 09/01005, 09/02703, 10/03038 and 11/00496, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 The second floor velux window shall be removed and replaced with a 'conservation' style window, details of which (including materials and method of opening) shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this decision, and the work shall be carried out within two months of the date of approval of details, and the approved window shall subsequently be permanently retained as such.

ACC03R Reason C03

## **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

## H7 Housing Density and Design

The development is considered satisfactory in relation to the following:

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

and having regard to all other matters raised.

Reference: 11/00496/FULL1

Address: 227A Crofton Road Orpington BR6 8JE

Proposal: Roof alterations incorporating 3 additional velux windows to front and side elevations together with internal alterations. RETROSPECTIVE APPLICATION



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

**Application No :** 11/00203/FULL1

**Ward:**  
Chislehurst

**Address :** Babington House School Grange Drive  
Chislehurst BR7 5ES

**OS Grid Ref:** E: 542607 N: 170812

**Applicant :** The Governors Of Babington House School  
**Objections :** NO

### **Description of Development:**

Replacement 2.3m tall gates and railings to Grange Drive frontage.

### **Proposal**

- The proposal seeks to replace the existing chain link fencing along the Grange Drive frontage of the school.
- The railing will have a length of approximately 31m and a maximum height of 2.3m.
- The fencing will comprise of metal railings and brick pillars. A low wall will be provided at the base of the railings.
- A replacement gate will provide vehicular access to the site and will be set back 1.6m from the back edge of the footway.

### **Location**

Babington House School occupies a site of 0.6 ha within the western section of Chislehurst and is surrounded by a mixture of predominantly detached two storey residential dwellings.

### **Comments from Local Residents**

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

### **Comments from Consultees**

No Thames Water objections are raised.

Technical highways concerns were raised with respect to the access gates, which were originally proposed to open outwards onto the pavement. It was considered that these would obscure the sightlines from the access and impair visibility, therefore harming pedestrian and vehicular safety. Amended plans have been received proposing gates to open inwards and the pillars to be in a more prominent position to allow for this. No further concerns are raised.

No technical drainage comments have been made.

### **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE7 (Railings, Boundary Walls And Other Means Of Enclosure), BE10 (Locally Listed Buildings), C1 (Community Facilities), C7 (Education And Pre-School Facilities), NE7 (Development And Trees) and T18 (Road Safety) of the adopted Unitary Development Plan.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

PPS1: Delivering Sustainable Development

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities

4B.1 Design principles for a compact city

4B.8 Respect local context and communities.

### **Planning History**

Planning permission was granted under ref. 08/03940 for demolition of existing assembly hall and drama studio and erection of part one/two/three storey extension to the north of the site to provide new dining area, assembly hall, changing room and music room (amendment to phase 3 of permission granted under refs. 00/002853 and 04/04633).

A planning application was permitted under ref. 10/00943 for a temporary classroom. This classroom was smaller at 10m x 6.5m. The classroom was orientated differently on the site and in the same location. The height of the classroom will also be identical with a flat roof.

Planning permission was granted under ref. 10/01985 for a temporary classroom of larger dimensions. Permission was also granted under ref. 10/01038 for a temporary car park with access onto Clifford Drive for the duration of the construction period for the redevelopment of the school. Both the temporary classroom and car park must be removed by condition by no later than the 31st July 2011.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the impact that the development would have on the amenities of the occupants of the surrounding residential properties, the impact on the character of the character of the nearby locally listed building and the impact on vehicular and pedestrian safety.

No significant trees are considered to be affected by the proposal and the works are not considered to seriously harm the character and setting of the locally listed building. The railings and gate will be largely open in their appearance and will include a number of pillars. As a result, it is not considered that the railings would have a solid appearance that might impact harmfully on the character of the school or on the open nature of the wider area. In respect to the wider character of the area, the boundary of the school currently comprises a tall chain link fence of approximately 3m in height to both the Grange Drive and Clifford Avenue frontages. The proposed gate and railings will not therefore exceed the height of this established fencing and is considered to be appropriate for a school site. Although the submitted plans indicate the existing fencing to be only 1.8m in height (less than the height of the actual fencing existing on site), the maximum proposed height of 2.3m can be secured by way of a condition to avoid confusion.

In respect to highway safety, it is considered that the proposed gates and railings would not result in any additional impact on highway safety. The position of the access to the site will remain the same as the existing access and the fencing will be positioned in the same position as the existing fencing. It is not considered that visibility would be restricted by the proposal as the gates are to open inwards into the site, as amended by plans received 02/03/11, which also repositioned the pillars in a more advanced position to allow for this.

On balance the proposal is considered to be acceptable in that it would not result in a seriously detrimental impact on highway safety and will not impact harmfully on the character and setting of the locally listed building. The proposal is not considered to impact adversely on the amenities of neighbouring properties and will not impact on trees on the site. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00943, 10/01985 and 11/00203, excluding exempt information.

as amended by documents received on 02.03.2011

## **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                               |

3 The gates and railings hereby permitted shall have a maximum height of 2.3m.

**Reason:** In order to comply with Policies BE1 and BE7 of the Unitary Development Plan and in the interest of the visual amenities of the area.

**Reasons for granting 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
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- NE7 Development and Trees
- T18 Road Safety

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

- (a) the relationship of the development to adjacent locally listed building
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the community facilities policies of the development plan
- (e) the impact on trees within the site
- (f) the transport and highway safety policies of the development plan.

and having regard to all other matters raised.



Reference: 11/00203/FULL1

Address: Babington House School Grange Drive Chislehurst BR7 5ES

Proposal: Replacement 2.3m tall gates and railings to Grange Drive frontage.



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