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DATE: 18 April 2011

To: Members of the  
**PLANS SUB-COMMITTEE NO. 2**

Councillor Peter Dean (Chairman)  
Councillor Russell Jackson (Vice-Chairman)  
Councillors Simon Fawthrop, Peter Fookes, David McBride, Alexa Michael,  
Gordon Norrie, Harry Stranger and Michael Turner

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on  
**THURSDAY 28 APRIL 2011 AT 7.00 PM**

MARK BOWEN  
Director of Resources

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 MARCH 2011**  
(Pages 5 - 12)
- 4 **PLANNING APPLICATIONS**

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

| Report No. | Ward      | Page Ref. | Application Number and Address   |
|------------|-----------|-----------|--|
| 4.1        | Bickley   | 13 - 16   | (11/00427/FULL3) - St Georges School, Tylney Road, Bromley.  |
| 4.2        | Orpington | 17 - 20   | (11/00567/DEEM3) - Social Services & Housing Department London Borough of Bromley, The Walnuts, Orpington. |

### SECTION 2 (Applications meriting special consideration)

| Report No. | Ward                    | Page Ref. | Application Number and Address  |
|------------|-------------------------|-----------|---|
| 4.3        | Crystal Palace          | 21 - 32   | (10/03465/FULL1) - 193 Anerley Road, Penge, London, SE20.                       |
| 4.4        | Darwin                  | 33 - 46   | (11/00331/FULL1) - Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom. |
| 4.5        | Darwin                  | 47 - 48   | (11/00347/LBC) - Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom.   |
| 4.6        | Farnborough and Crofton | 49 - 54   | (11/00523/FULL6) - 56 Hilda Vale Road, Orpington.                               |
| 4.7        | Clock House             | 55 - 62   | (11/00599/FULL1) - 86 Avenue Road, Beckenham.                                   |

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

| Report No. | Ward                   | Page Ref. | Application Number and Address   |
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| 4.8        | Plaistow and Sundridge | 63 - 66   | (11/00341/FULL6) - Marchwood, 3 Garden Lane, Bromley.                            |
| 4.9        | Shortlands             | 67 - 70   | (11/00371/FULL6) - 34 Hayes Way, Beckenham.                                      |
| 4.10       | Orpington              | 71 - 76   | (11/00411/FULL1) - Rowan House, 64 Sevenoaks Road, Orpington.                    |
| 4.11       | Copers Cope            | 77 - 86   | (11/00594/FULL1) - Site of 84-86 Overbury Avenue & 2, Stanley Avenue, Beckenham. |
| 4.12       | Bickley                | 87 - 90   | (11/00595/PLUD) - 8 Heath Park Drive, Bickley, Bromley.                          |
| 4.13       | Petts Wood and Knoll   | 91 - 96   | (11/00624/FULL6) - 2 Priory Avenue, Petts Wood, Orpington.                       |
| 4.14       | Bickley                | 97 - 104  | (11/00862/FULL1) - 18 Mavelstone Close, Bromley.                                 |

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

|      |           |           |  |
|------|-----------|-----------|--|
| 4.15 | Orpington | 105 - 110 | (11/00665/FULL6) - Glenholme, Cyril Road, Orpington. |
|------|-----------|-----------|--|

**5 CONTRAVENTIONS AND OTHER ISSUES****NO REPORTS****6 TREE PRESERVATION ORDERS**

| Report No. | Ward        | Page Ref. | Application Number and Address  |
|------------|-------------|-----------|---|
| 6.1        | Copers Cope | 111 - 112 | (TPO 2401) - Objections to Tree Preservation Order 2401 at 20, 24 and 28 Bromley Road and 33 Manor Road, Beckenham. |

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

**NO REPORT**

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

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

|   | <b>ITEMS OF BUSINESS</b>  | <b>SCHEDULE 12A DESCRIPTION</b>  |
|---|---|--|
| 9 | EXEMPT MINUTES OF MEETING HELD ON 3 MARCH 2011<br><br>(PAGES 113-114) | Information which reveals that the authority proposes – to give under any enactment a notice under or by virtue of which requirements are imposed on a person, or to make an order or direction under any enactment. |

## PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 3 March 2011

### Present:

Councillor Peter Dean (Chairman)  
Councillors Simon Fawthrop, Peter Fookes, Alexa Michael,  
Harry Stranger and Michael Turner

### Also Present:

Councillors Reg Adams, Nicholas Bennett J.P., Ellie Harmer,  
Russell Mellor, Tom Papworth and Catherine Rideout

### **36 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**

Apologies for absence were received from Councillors Russell Jackson and David McBride and Councillors Nicholas Bennett JP and Reg Adams attended as their alternates respectively. An apology for absence was also received from Cllr Gordon Norrie.

### **37 DECLARATIONS OF INTEREST**

Councillor Nicholas Bennett JP declared a personal and prejudicial interest in item 4.5., minuted as item 39.5; he left the room for the duration of the item.

### **38 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 JANUARY 2011**

**RESOLVED** that the minutes of the meeting held on Thursday 6 January 2011 be confirmed subject to an amendment to minute 34.6, line 12, "18 Scotts Way, should be amended to read, "18 Scotts Lane."

### **39 PLANNING APPLICATIONS**

#### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

NO REPORTS

**SECTION 2**

(Applications meriting special consideration)

**39.1  
DARWIN**

**(06/03582/FULL2) - Highams Hill Farm, Sheepbarn Lane, Warlingham.**

Amended description of application – “Change of use of three former poultry houses from agriculture into uses within Classes B1 B2 B8 [of the Town and Country Planning (Use Classes) order 1987 as amended] with ancillary parking. RETROSPECTIVE APPLICATION.”

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 3 March 2011. Comments from Ward Member, Councillor Richard Scoates, were reported. It was noted that on page 14 of the Chief Planner’s report the ‘Recommendation’ had been amended to read, Permission, subject to the prior completion of a Legal Agreement.”

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with the deletion of condition 1. The legal agreement was for the payment for a scheme of off-site highway safety works, including a ‘slow’ road marking and a ‘road narrows’ sign, to be submitted to and approved in writing by the Local Planning Authority and to be implemented within an agreed timescale.

**39.2  
CHISLEHURST  
CONSERVATION AREA**

**(10/03016/FULL3) - 45 High Street, Chislehurst.**

Description of application - Single storey extension to rear of Nos. 43 and 45 for use as dining and kitchen area ancillary to restaurant at No. 43.

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

**39.3  
KELSEY AND EDEN PARK**

**(10/03161/FULL1) - Backwoods, Kelsey Lane, Beckenham.**

Description of application - Proposed single storey side and front (southern elevation) extension at dental practice.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner with a further reason:

3. The proposal would create additional traffic in the locality and would be likely to result in a detrimental impact on highway safety, contrary to Policy T18 of the Unitary Development Plan.

**39.4  
CHELSFIELD AND PRATTS  
BOTTOM**

**(10/03255/OUT) - Orpington Sports Club, Goddington Lane, Orpington.**

Description of application – Demolition of part of sports and social facilities and erection of two storey building comprising changing rooms, social facilities, gym and ancillary facilities.

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, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with a further condition.

“7. 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.”

**39.5  
KELSEY AND EDEN PARK**

**(10/03256/FULL1) - Langley Park School For Girls, Hawksbrook Lane, Beckenham.**

Description of application – First floor extension to sixth form block. Two storey detached music block. Additional hardstanding to enlarge existing car park/ replace parking spaces.

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 informatives set out in the report of the Chief Planner.

**39.6  
BROMLEY COMMON AND  
KESTON  
CONSERVATION AREA**

**(10/03491/FULL1) - Land at Langham Close, Bromley.**

Description of application – 2 detached two storey five bedroom dwellings each with attached garage with access road at land at Langham Close.

Oral representations in objection to the application were received at the meeting. It was reported that further objections to the application had been received together with a letter from the agent in support of the application. It was also reported that the Tree Officer supported the application. It was noted that on page 52 of the Chief Planner's report line 19 should be amended to read, "gone far enough in offering an acceptable way forward to the scheme previously refused."

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

**39.7  
PLAISTOW AND  
SUNDRIDGE**

**(10/03540/DET) - Land adj Wyndways, 45 Garden Road, Bromley.**

Description of application -. Details pursuant to outline permission reference 10/00504 for a detached six bedroom house and garage.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer, were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to move the building back and to reduce the bulk to match other houses in the locality.

**39.8  
BIGGIN HILL**

**(11/00033/FULL6) - 81 Jail Lane, Biggin Hill.**

Description of application - Part one/two storey side and rear extension. Roof alterations incorporating rear dormer extension and roof light.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as



recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with an informative:

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

**39.9  
PETTS WOOD AND KNOLL**

**(11/00182/FULL6) - 46 Red Cedars Road,  
Orpington.**

Description of application - Part one/ two storey side extension and pitched roof to front.

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

**SECTION 3**

(Applications recommended for permission, approval or consent)

**39.10  
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.

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

1. The proposed extension, by reason of its siting and design, would have a detrimental impact on the amenities of the neighbouring residential property by way of loss of light, and would be harmful to the character and appearance of the Area of Special Residential Character, contrary to Policies BE1, H9 and H10 of the Unitary Development Plan.

**39.11  
BICKLEY**

**(10/03350/FULL1) - The Priory, Westbury Road,  
Bromley.**

Description of application - Demolition of existing dwelling and erection of 2 detached two storey dwellings (with accommodation in roof space) fronting Park Farm Road.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting.

It was reported that further objections to the application had been received together with objection to the application from Sundridge Residents' Association

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

1. The proposed development, by reason of the excessive size and bulk of the proposed dormers and double garage, would constitute an overdevelopment of the site, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**39.12  
SHORTLANDS  
CONSERVATION AREA**

**(10/03493/FULL6) - 1 Malmaids Way, Beckenham.**

Description of application - First floor front/side extension, single storey front extension, single storey rear extensions and single storey side extension with accommodation in roofspace.

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

**39.13  
SHORTLANDS  
CONSERVATION AREA**

**(10/03661/VAR) - 15 Durham Avenue, Shortlands, Bromley.**

Description of application - Variation of condition 2 and 7 of planning permission 09/00835 to provide permanent enclosure at front of units for drainage controls.

Members having considered the report, **RESOLVED THAT THE APPLICATION BE APPROVED** as recommended, for the reasons set out in the report of the Chief Planner.

**39.14  
CHELSFIELD AND PRATTS  
BOTTOM**

**(11/00017/FULL1) - 154 Worlds End Lane, Orpington.**

Description of application - Erection of a detached two storey 6 bedroom dwelling with accommodation in the roof space, a basement and integral double garage (amendment to permission reference 10/00126/FULL1 to include two rear dormer windows).

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

**39.15  
CRAY VALLEY EAST**

**(11/00023/FULL1) - Oak View, Crockenhill Road, Orpington.**

Description of application - Single storey link extensions within internal courtyard of hospital.

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

**39.16  
WEST WICKHAM**

**(10/02959/TPO) - Chez Nous, 7A Acacia Gardens, West Wickham.**

Description of application - Fell 1 Cedar and 1 Cypress in back garden SUBJECT TO TPO 2115.

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

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to inform Ward Members of the application and to be considered under section 2 of an agenda at a future Plans Sub-Committee.

**39.17  
HAYES AND CONEY HALL**

**(10/03218/TPO) - 11 Sedgewood Close, Hayes, Bromley.**

Description of application - Reduce height by 30%, crown reduce 30% and crown thin by 30% 1 oak tree in back garden SUBJECT TO TPO 671.

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

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to inform Ward Members of the application and to be considered under section 2 of an agenda at a future Plans Sub-Committee.

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

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

“It is important that the matter be considered before the next meeting of a Plans Sub-Committee as the matter has been listed for mention before a Judge at Croydon Crown Court on 4<sup>th</sup> March 2011 and the Council will need to indicate at that hearing whether it wishes the matter to be listed as soon as possible for trial.”

**44 Prosecution - 39 Selby Road - LBB v Jeremy  
PENGE AND CATOR Farrow**

Members having considered the report, **RESOLVED**  
that a course of action **BE AGREED**.

The Meeting ended at 9.50 pm

Chairman

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

**Application No :** 11/00427/FULL3

**Ward:**  
**Bickley**

**Address :** St Georges School Tylney Road  
Bromley BR1 2RL

**OS Grid Ref:** E: 541613 N: 169084

**Applicant :** Mrs Carrier

**Objections :** NO

### **Description of Development:**

Replacement fence panels and gates

Key designations:

Local Distributor Roads

### **Proposal**

- The proposal is to replace the existing fencing with metal fence panels and gates around the boundary of the school.
- The fence and gates measure a maximum of 1.82 metres in height and the proposal includes vehicular gates and pedestrian gates.
- The fence and gates will mainly front Tylney Road with a small frontage along Pembroke Road and Nightingale Lane.

### **Location**

- The application site is located to the west of Tylney Road and on the corner of Tylney Road and Pembroke Road.
- The site is a primary school and is mainly surrounded by residential properties.

### **Comments from Local Residents**

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

- No objections but hope consideration is given to retaining existing hedging.

### **Comments from Consultees**

No comments have been received from external consultees.

## **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
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- C7 Educational & Pre-School Facilities

## **Planning History**

86/00712/LBB (Granted 6th May 1986) – one three bay mobile classroom unit

89/02620/LBB (Granted 2nd October 1989) – provision of 5 replacement classroom and other associated accommodation.

89/03234/LBB (Granted 11th December 1989) – reposition existing 3 bay mobile classroom and provide 5 bay mobile classroom.

90/03177/LBB (Granted 19th February 1991) – continued use of 3 bay mobile classroom and 5 bay mobile classroom renewal of 89/03224.

91/02482/LBB (Granted 9th December 1991) – single storey building.

03/01105/FULL1 (Granted 8/5/2003) – single storey rear extension.

07/01864/FULL1 (Granted 25/07/2007) – single storey side extension.

07/04592/FULL1 (Granted 06/2/2008) – detached cycle parking shelter.

10/01733/FULL1 (Granted 17/8/2011) – free standing pergola to front.

## **Conclusions**

The main issues relating to the application are the impact of the fencing and gates on the character and appearance of the area and streetscene and the impact on the amenities of neighbouring residential properties.

The proposed gates/railings are to replace the existing metal fence around the boundary of the site. The replacement metal fence and gates are considered to have little impact on the character and appearance of the area and are likely to improve security at the site. Members may however consider it appropriate to attach a condition to the permission requiring a scheme of landscaping to be submitted to and approved as the site currently benefits from a large amount of planting around the boundary which softens the impact of the fencing on the character of the area.

Whilst the school lies within a mainly residential area, it is considered that the proposal is unlikely to result in harm to the visual amenities of nearby residents as the railings and gates are of an appropriate design and scale.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01733 and 11/00427, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01          Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      Details of a landscaping scheme to be planted adjacent to the railings hereby permitted 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 completion of the development. 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.  
ACA04R      Reason A04

### **Reasons for granting permission:**

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

- BE1    Design of New Development
- BE7    Railings, Boundary Walls and Other Means of Enclosure
- C7     Educational and Pre-School Facilities

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

- (a)    the appearance of the development in the 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

and having regard to all other matters raised.

Reference: 11/00427/FULL3  
Address: St Georges School Tylney Road Bromley BR1 2RL  
Proposal: Replacement fence panels and gates



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# Agenda Item 4.2

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

**Application No :** 11/00567/DEEM3

**Ward:**  
Orpington

**Address :** Social Services & Housing Department  
London Borough Of Bromley The  
Walnuts Orpington BR6 0UN

**OS Grid Ref:** E: 546335 N: 166215

**Applicant :** London Borough of Bromley

**Objections :** NO

## **Description of Development:**

One internally illuminated projection sign

Key designations:

Areas of Archeological Significance  
Secondary Shopping Frontage

## **Proposal**

Advertisement consent is sought for an internally illuminated projection sign measuring approximately 6.5 metres in height, 0.25 metres in depth and 0.76 metres in width. The sign will project some 0.5 metres from the front elevation of the building.

## **Location**

The application site is located to the southern end of The Walnuts and fronts a pedestrianised area of the highway. Elevational alterations and the change of use to part Class B1 (office) and Class D1 (library) were permitted under application reference 09/02496 as part of the relocation of Orpington Library to the premises.

## **Comments from Local Residents**

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

## **Comments from Consultees**

From a highways perspective no objections are raised to the proposal.

## Planning Considerations

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

BE21 Control of Advertisements and Signs

## Conclusions

The main issue in this case is whether the proposed sign would be significantly harmful to the appearance of the host building and the character of the area within which the property lies.

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

The site is located the western edge of Market Square within The Walnuts site and faces Orpington College to the east and the police station to the southern edge. Running north to south is a pedestrian area linking the main Walnuts shopping centre to the supermarket and multi-storey car park adjacent to the site and Homefield Rise. The proposed sign will be seen along this pedestrian route.

The elevational alterations permitted under application reference 09/02496 include three projections that have a depth of approximately 1.4 metres. The proposed sign will project some 1.25 metres in total and it is considered that this is in keeping with the host building.

The illumination of the sign is to be set at 250 cd/m and will be internally lit by LED. It is considered that this manner and level of illumination is acceptable at this location.

Having had regard to the above it is considered that the proposed sign is of a sympathetic design, which would complement the existing building and preserve the character of the area.

## **RECOMMENDATION: ADVERTISEMENT CONSENT GRANTED**

subject to the following conditions:

- |   |        |   |            |      |
|---|--------|---|------------|------|
| 6 | ACF01  | Standard 5 year period                  |            |      |
|   | ACF01R | Reason F01                              |            |      |
| 7 | ACF03  | Rest of luminance - proj. sign (2 in)   | projecting | sign |
|   | 250    |   |            |      |
|   | ACF03R | Reason F03                              |            |      |
| 8 | ACF07  | Advert hoarding(s) - comply. with plans |            |      |
|   | ACF07R | Reason F07                              |            |      |

INFORMATIVE(S)

- 1 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding the following matter:
  - the licence for the sign (020 8313 4901, Peter Turvey).

Reference: 11/00567/DEEM3

Address: Social Services & Housing Department London Borough Of Bromley The  
Walnuts Orpington BR6 0UN

Proposal: One internally illuminated projection sign



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/03465/FULL1

**Ward:**  
**Crystal Palace**

**Address :** 193 Anerley Road Penge London SE20  
8EL

**OS Grid Ref:** E: 534851 N: 169652

**Applicant :** Universal Estates (Croydon) Ltd

**Objections :** YES

### **Description of Development:**

Provision of additional 8 two bedroom flats and alterations to existing 5 flats to provide a total of 13 two bedroom flats. 4 storey side and rear extension (including lower ground floor), roof alterations to include increase in roof height, front and rear dormer window extensions and creation of roof terrace to rear. First floor front extension to form bay window. Elevational alterations to rear and west elevations. Removal of 4 existing garages, provision of on-site car parking and bicycle storage and additional landscaping

Key designations:

London Distributor Roads

### **Proposal**

This proposal can be divided into the following elements:

- The property is proposed to be extended approximately 4.9m to the side which shall be 10.15m in length and 5.55m to the rear which shall be 13.3m in width at a four storey level (including the lower ground floor).
- The ridgeline of the property is also proposed to be raised by 1.2m to provide additional accommodation in the roofspace. A dormer window extension with a pitched roof would be inserted in the front elevation with a rear dormer window extension to the rear, part of which projects over the 4 storey rear extension, is also proposed. The flat roof of the third floor rear extension would act as a roof terrace for the occupants of the two bedroom flat in the roofspace which would be enclosed by a 1.8m high obscure glazed screen.
- A bay window is also to be constructed above an existing bay window on the first floor front elevation.

- Additional landscaping measures are also proposed including the removal of 4 existing garages, provision of 13 on-site car parking spaces, bicycle storage and covered bin and recycling stores.
- In total the proposal would provide an additional 8 two bedroom flats and include substantial alterations to the existing 5 flats to provide a total of 13 two bedroom flats.

## **Location**

The proposal is located to the north of Anerley Road, in close proximity to the junction with Maple Road and is a Victorian era four storey (including basement level) detached property currently in use as 5 self-contained flats, with one 3 bedroom flat on ground floor, two 1 bedroom flats on the lower ground floor, one 2 bedroom flat on the first floor, and one 2 bedroom flats on the second floor. To the rear of the site are two semi-detached dwellinghouses at Mayfield Close which are to be retained and 8 garages, 4 of which are to be retained to service Mayfield Close. 1-4 Mayfield Close are located to the rearmost of the plot and comprise four flats within a two storey semi-detached properties the freehold of which is also owned by the applicant. Access to the site is via Anerley Road with vehicular access being shared with the occupiers of 1-4 Mayfield Close.

Properties in the area vary significantly in terms of their scale and architectural style although the majority of neighbouring properties are either purpose built or large scale properties which have been converted into self-contained flats. There are also a Church, Nursing Home and sheltered housing in close proximity to the application site.

## **Comments from Local Residents**

Nearby owner occupiers were consulted in relation to the application and their views are summarised below:

- the proposal will affect the amount of light to the garden area and will invade the privacy of Nos. 191 Anerley Road.
- the rear extension will be over 3 storeys and will block out natural daylight for those flats to the immediate right of the main entrance of Dover House especially Flats 8, 14 and 19.
- the proposal will result in a lack of privacy caused by overshadowing and overlooking for Dover House.
- the use of the balcony to the rear of the property will be used on warm evenings which will lead to noise and nuisance for the bedrooms to the rear of Dover House. the balcony will also result in overlooking.
- creating car parking spaces will affect residents of Dover House which have bedrooms to the rear. This will result in noise and nuisance.
- there have been similar applications in the past, one such application was submitted in 1988 and was refused and subsequently dismissed at appeal.
- there is at present noise pollution generated by the existing 5 flats.
- the proposal will result in noise generated by the construction process.
- the roof terrace will result in additional noise pollution.

- the proposal will devalue neighbouring properties.
- The applicants have stated in the Design and Access Statement that Dover House will be approximately one third smaller than the proposal site. This constitutes an overdevelopment of the site.
- the area is already heavily populated.
- the proposal will result in a loss of prospect for the residents of No. 193, where the view is currently unobstructed.
- the proposal will be detrimental to the enjoyment of the garden area of No. 193 particularly during summer months.
- concerns that a number of Juliet balconies are also proposed to the rear of the building which will impact on the privacy and enjoyment of the garden of No. 193.
- concerns that the number of people occupying the flat already results in severe disturbance for the occupants of No. 193 at present and as such there are concerns as to the increase to a total of 13 flats will result in an increased level of disturbance.

### **Comments from Consultees**

The Metropolitan Police Crime Prevention Design Advisor was consulted and stated no record could be found that the applicant or agent consulted the Metropolitan Police in connection with the application prior to submission of the application. The application for a substantial extension and refurbishment to add an additional eight flats to the existing five which would mean further security measures would be required for the communal entrance. However, the application should be able to achieve full Secure by Design (SBD) accreditation in respect of design and layout and part 2, with the guidance 'SBD New Homes 2010' and incorporating accredited, tested and certificated products. Were permission to be granted a SBD condition should be attached to address the points raised above.

The Council's Environmental Health Department were consulted who stated that the adequate lighting would be provided to the sub-basement and that while a number of the second bedrooms appeared to be small, they measured 7 square metres which should be sufficient to serve as a single bedroom or nursery. As such no objections were raised by Environmental Health, subject to conditions.

Highways Planning were consulted who stated Anerley Road (A214) is a London Distributor Road (LDR). The development is located in an area with moderate Public Transport Accessibility Level (PTAL) rate of 4 (on a scale of 1 – 6, where 6 is the most accessible). Vehicular access for the proposal will be via two access points from Anerley Road. A total of 13 car parking spaces exclusive of 4 garages (belonging to Mayfield Close) would be provided which is acceptable. Cycle stands are to be provided which is satisfactory. Pedestrian access is from Anerley Road. Therefore, no objections were raised from a highways perspective, subject to conditions.

The Council's Waste Advisors and Thames Water raised no objections in relation to the proposal.

The Council's Sustainable Transport Advisors, Highway Drainage and Building Control raised no objections to the proposal, subject to conditions.

From a trees perspective no objections were raised in relation to the proposal, subject to conditions.

### **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  
H1 Housing Supply  
H8 Residential Extensions  
H9 Side Space  
H11 Residents Conversions  
T3 Parking  
T18 Road Safety

### **Planning History**

The most recent planning history in relation to this property is outlined below:

In 2001 under planning ref. 01/00590, an application was submitted and subsequently withdrawn for the conversion of 3 studio flats (Flats 3a,3b,3c) into 1 two bedroom flat.

In 1993 under planning ref. 93/01364, a Certificate of Lawfulness for an Existing Use was granted for use as seven flats.

In 1989 under planning ref. 88/04539, outline planning permission was refused for three storey side extension comprising 3 storey side extension with 6 two bedroom flats and 12 car parking spaces.

In 1989 under planning ref. 89/01878, outline planning permission was refused for a four storey side extension comprising 10 studio flats with car parking spaces.

### **Conclusions**

The main issues relating to the application are the impact of the impact on the residential amenity of the occupants of neighbouring properties, potential overdevelopment of the site, the level of amenity Space and quality of accommodation to be provided for future occupants of the development, the increase in the level of activity at the site, the impact on the streetscene and character of the area and the effects on traffic and congestion in the area, which shall be addressed in this section.

Impact on the residential amenity of neighbouring properties:



While a large roof terrace is proposed to the rear of the site this is to be screened by obscure glazed panels of 1.8m in height (5 ft 9 inches) which would be above the eye level of an average adult and as such the impact in terms of loss of privacy as a result of this element of the proposal is not considered to be significantly detrimental. In addition, were permission granted a condition could be attached to ensure the screens were obscure glazed and a minimum of 1.8m in height and shall be permanently retained thereafter. A number of windows with Juliet balconies are proposed to be inserted in the rear elevation of the property. However, the Juliet balconies are also proposed to be obscure glazed to 1.2m in height and do not result in a raised platform on which to stand and as such these are not anticipated to result in any additional loss of privacy or sense of overlooking than a window would pose and are considered to be acceptable.

Dover House to the east of the application site is angled away from the application site with an approximate distance of 8.6m from the flank wall of the side extension to the flank wall of Dover House where the windows in this elevation appear to be either servicing a bathroom or secondary windows to a habitable room. There is a distance of approximately 16m from the proposed rear extension to the main section of Dover House where there are a number of windows serving habitable rooms located. At present these habitable rooms and balconies at Dover House receive a restricted level of light due to their North West facing orientation, and given the distance from the proposal to the application site this is not anticipated to result in any additional loss of light or significant loss of prospect for the occupants of Dover House. In terms of loss of light for No. 191, no part of the development is located within 45 degrees of the middle of the window cill at a first floor level or above. Given the approximately 6.8m distance from the proposed rear extension to the flank wall of No. 191 and the orientation of the site, the potential loss of light or prospect is not anticipated to be of such an extent as to warrant refusal.

The proposed rear extension shall be located 24.2m from the front elevation of Mayfield Close and even considering the increase in roof height this distance is considered sufficient to limit the impact in terms of loss of light and privacy for the future occupants of Mayfield Close.

#### Potential Overdevelopment of the Site

While the proposed rear and side extensions are of a significant scale the increase is primarily in height rather than width and as such the proposed extensions are not considered to result in an overdevelopment of the site and are in keeping with the scale of the neighbouring properties.

#### Amenity Space and Quality of Accommodation for Future Occupants

The current Unitary Development Plan does not specify a specific calculation for the amount of amenity space to be provided per property. The drawings submitted indicate an area of approximately 68.64 square metres is to be provided as a 'grassed area' on site with Betts Park being adjacent to the application site. The demand for amenity space by the occupants of the two bedroom flats are likely to be less than those of a single family dwellinghouse. Therefore, the level of amenity space provided given the proximity to the designated Urban Open Space of Betts

Park is considered to be sufficient to meet the needs of the future occupants of the proposed development. In addition, were permission to be granted a condition could be attached to ensure details of landscaping were submitted to and approved by the Local Planning Authority to ensure the quality of landscaping in the curtilage of the property is of a satisfactory standard.

The Council's Environmental Health Department were consulted who assessed the proposal in terms of whether the quality of living accommodation was considered to be satisfactory for future occupants of the property. All habitable rooms were found to have direct access to a source of light and all rooms were found to be of an acceptable scale and as such the proposal was considered to provide a satisfactory accommodation, subject to conditions.

### Highways and Parking

13 car parking spaces are provided for the total of 13 flats proposed, in addition to the four garages to be retained for use by Mayfield Close which adheres to the Council's requirements in respect of parking and no objections were raised by the Council's Highways Department and as such the proposal is considered acceptable from a highways perspective.

### Increase in Level of Activity at Site

While the additional 8 units will undoubtedly lead to an increase in the level of activity at the site, as previously stated the proposal is not considered to result in an overdevelopment or an overly intensive use of the site and as such the increase in the level of activity or noise generated is not considered to be of such an extent as to warrant refusal.

### Impact on the Streetscene and Character of the Area

The proposal will significantly alter the current appearance of the property. The area at present is disparate in its architectural style being primarily characterised by large scale purpose built or converted blocks of flats. The proposed side extension has been designed to replicate the existing features of the original dwelling including bay windows, rendered façade and stucco quoins to the corners and as such the proposal is considered to complement the existing property. As part of the application the agent has provided a supporting document to assess the impact upon light, views and streetscene arising from the proposal. As part of this an analysis of the variation of roof heights was submitted demonstrating that the area does not have a uniformity in roof heights and structures and while this proposal will involve an increase of approximately 1.2m in the roof height, given the lack of uniformity at present this is not considered to be excessively detrimental to the overall appearance of the property or the streetscene. A dormer window is also proposed to be inserted in the front elevation of the property. The applicant's accompanying Design and Access Statement provides examples of front dormer windows within the vicinity. The proposed dormer window is considered to have been sensitively designed with a pitched roof and centred between the two forward projecting elements on the principal elevation and as such is considered to be an acceptable feature. While the rearwards projection is quite considerable the

proposed side extension should largely shield it from view from the highway and as such it is not anticipated to be significantly detrimental to the streetscene.

It is clear that the proposal will impact on streetscape and on the adjacent properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

Bearing in mind the issues in this case and the concerns raised locally this application is presented on List 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03465, excluding exempt information.

As amended by documents received on 26.01.11 and 31.01.11

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 ACA04 Landscaping Scheme - full app no details  
ACA04R Reason A04
- 2 ACA07 Boundary enclosure - no detail submitted  
ACA07R Reason A07
- 3 ACB01 Trees to be retained during building op.  
ACB01R Reason B01
- 4 ACC04 Matching materials  
ACC04R Reason C04
- 5 ACD02 Surface water drainage - no det. submitt  
ADD02R Reason D02
- 6 ACH03 Satisfactory parking - full application  
ACH03R Reason H03
- 7 ACH12 Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x  
3.3m 1m  
ACH12R Reason H12
- 8 ACH18 Refuse storage - no details submitted  
ACH18R Reason H18
- 9 ACH22 Bicycle Parking  
ACH22R Reason H22
- 10 ACH32 Highway Drainage  
ADH32R Reason H32
- 11 ACI12 Obscure glazing (1 insert) in the flank elevations  
ACI12R I12 reason (1 insert) BE1
- 12 ACI17 No additional windows (2 inserts) flank development  
ACI17R I17 reason (1 insert) BE1
- 13 ACI24 Details of means of screening-balconies  
ACI24R Reason I24R
- 14 The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and

the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" Certification awarded by the Metropolitan Police.

**Reason:** In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

15 The developer is required to certify to the Council in writing that the lighting of the access/car parking is in accordance with BS 5489 – 1:2003 prior to the first occupation and that such lighting will be maintained permanently thereafter.

**Reason:** In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

16 The construction/project management company concerned with the development should be required to contact the Local Planning Authority and provide a working document detailing the steps they propose to take for the duration of the works at least 14 days prior to commencement of the work. The document should cover the whole duration of the on-site works and include demolition/construction methods and management control to secure the best practicable means to control noise and dust.

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

### **Reasons for granting planning 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  
H1 Housing Supply  
H8 Residential Extensions  
H9 Side Space  
H11 Residents Conversions  
T3 Parking  
T18 Road Safety

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

- (a) the appearance of the development in the street scene;
- (b) the impact upon the residential amenities of the occupants of the adjoining properties;
- (c) the impact upon congestion and road safety within the area;
- (d) the quality of accommodation provided for future occupants of the property;
- (e) the relationship of the development to adjacent properties;
- (f) the character of the development in the surrounding area.

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming/altering of a vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 2 RDI16 Contact Highways re. crossover

Reference: 10/03465/FULL1

Address: 193 Anerley Road Penge London SE20 8EL

Proposal: Provision of additional 8 two bedroom flats and alterations to existing 5 flats to provide a total of 13 two bedroom flats. 4 storey side and rear extension (including lower ground floor), roof alterations to include increase in roof height, front and rear dormer window extensions and creation of roof terrace to rear. First floor front extension to form bay window. Elevational alterations to rear and west elevations. Removal of 4 existing garages, provision of on-site car parking and bicycle storage and additional landscaping



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00331/FULL1

**Ward:**  
Darwin

**Address :** Orpington Caravan Centre Ltd  
Sevenoaks Road Pratts Bottom  
Orpington BR6 7LR

**OS Grid Ref:** E: 545546 N: 163168

**Applicant :** Care UK Community Partnerships

**Objections :** YES

### **Description of Development:**

Part two/ three storey building comprising 84 bedroom care home with 32 car parking spaces and bicycle parking

**Joint report with application ref. 11/00347**

### **Proposal**

- Demolition of existing structures on the site including extension to the adjoining Grade 2 listed building (The Larches) and redevelopment to provide an 84 bedroom care home arranged over two and three storeys with associated landscaping and 40 car parking spaces
- home will provide 24 hour support and care for the frail elderly and the design and specification will reflect modern standards of care for dementia and Alzheimer's sufferers
- building will be arranged over two and three storeys with the top floor accommodation being set within the roof space and will feature red brickwork with a grey tiled roof, white and cream render and metal and timber cladding
- building will occupy central section of the site and will be set back from site boundaries with landscaping and car parking provision to the front so that the adjoining listed building will sit forward of the development in views from the street
- no development is proposed within the designated Green Belt to the west of the site and this land will be landscaped to provide a garden space for residents
- existing access will be re-worked with new kerb lines and improved visibility and a new path will be created within the site to provide a separate pedestrian access from Sevenoaks Road.

The application is accompanied by a Design and Access Statement which includes the following points:

- proposal will enhance overall character of the Green Belt land within the site which is currently occupied by hardstanding relating to the former use of the site as a caravan centre for the sale of caravans, motorhomes and camping equipment
- accommodation is designed to be of a domestic scale and appearance and the elevations are articulated so as to reduce the massing of the building, whilst pitched roofs will respect character of development in the local area
- site will be re-graded and height of building will respect that of the adjoining listed building - those parts in closest proximity are reduced in height so that they do not dominate it
- limited views that are available into site from the adjoining open countryside and only the roof profile of the building will be readily visible above the retained hedgerow and conifer planting
- distances to surrounding properties and the opportunities to retain and enhance existing boundary planting should ensure that proposal will not impact on residential amenity by reason of overlooking, loss of daylight/sunlight or noise and disturbance
- garden spaces will provide residents of the facility with an attractive outlook from bedrooms and communal areas alike
- Care UK is a leading independent provider of health and social care services currently provide care and support for over 3,000 people in more than 57 nursing and care homes
- applicant has engaged in detailed dialogue with local community prior to the submission of application
- site is an excellent position to meet the future needs of the local elderly population and is well served by local amenities and public transport
- demographic pressures are predicted to result in challenges in meeting the needs of older people within London and the south east and the facility will improve the quantity and quality of care services for older people (particularly those with dementia)
- surrounding area has a higher than average elderly population and a very significant under-provision of market-standard bedspaces for elderly residents - research indicates a demand in 2012 for 1,466 residential care places increasing to over 2,000 by 2015 whilst presently there are only 625 registered bedspaces within the catchment area and of these only 420 with en-suite facilities resulting in a shortfall of more than 1,000 market-standard bedrooms
- there is considered to be an acute shortfall of specialist provision for residents suffering with dementia within the catchment area
- significant benefit of the proposal is the potential to free up other sectors of the housing market through releasing family accommodation as residents moving into care accommodation often 'downsize' from larger dwellings
- proposal will create significant employment opportunities – facility will employ approx. 75 staff (full-time equivalent) including management, technical, administrative, care, nursing, catering and housekeeping positions

- with a maximum of 50 staff on site at any time - applicant expects that the majority of all staff will be recruited from local area
- employment opportunities will be greater than might be achieved from previous caravan sales use of the site
  - 0.55 hectare site is relatively large in comparison with other care homes offering a similar number of bedspaces within a similar location and footprint of the building will occupy only 28% of the site area
  - landscaping and car parking provision to front of site provides an open aspect from the street and allows the adjoining listed building to sit proud of the proposed development whilst enhancing the identity of this part of Green Street Green
  - unattractive single storey extension to The Larches will be demolished and the new development will be set further back from the listed building thereby enhancing its setting and original character
  - ridge line of the new building is consistent with that of the listed building and part of the care home to the rear of the listed building will be reduced to single storey with accommodation in the roof space to sit approx. 3 metres below the listed building, no higher than the existing extension to be demolished
  - proposal will not dominate the listed building - whilst the care home will be larger in scale than the listed building the design approach means that it will in many respects appear subservient to it
  - proposals to renovate the listed building are expected to be shortly submitted in the form of planning and listed building applications and the application proposal will not compromise these proposals
  - detailed consideration has been given to the impact of the proposal on important views and landscape features:
    - o agricultural land to the south falls within the Green Belt and there are very limited public views of the site from this land
    - o there are also very limited views of the site from along the Sevenoaks Road due to the presence of a dense tree belt which sits at the back edge of the pavement
    - o due to the nature of the previous caravan sales business and the hedgerow boundary separating the site from the open field beyond it is considered that the site relates more to the existing settlement to the north rather than to the rural area to the south
  - site frontage was previously dominated by extensive car parking – proposed car parking will be pulled further into the site and the frontage will be re-landscaped to provide a positive setting for the building so that it can integrate visually with surrounding development to the north
  - building will incorporate energy efficiency measures such as passive solar design and orientation, high quality roof, wall and floor insulation, air tightness and the use of energy efficient appliances and lighting
  - CHP engine be installed to provide a 17% CO2 saving from renewable energy with a further 3% contribution from Photovoltaics - building will achieve a minimum BREEAM rating of 'Very Good'

- scheme will not result in any material increase in noise and disturbance from cars and traffic and there is considered to be sufficient on-site parking to prevent additional parking on the adjoining roads
- bedrooms will be of a generous size and to receive a suitable level of daylight, sunlight and privacy
- communal areas of the building are spacious and make use of natural light through generous sized windows
- accommodation is subdivided into smaller suites of bedrooms and communal rooms designed to ensure a personable lifestyle for residents
- design exceeds the regulatory requirements set out in The Minimum Standards for Care Homes for Older People
- level access is provided inside and out to ensure ease of movement by wheelchair users and older people with mobility aids
- there will be clearly identified and secure entrances to the building, appropriate lighting, secure garden areas and round-the-clock staffing
- landscaping forms an integral element of the building's design and the opportunity has been taken to offer a variety of amenity spaces including a courtyard to the north and a large landscaped garden (incorporating visual, sensory and activity spaces) to the west
- ground floor residents will benefit from small individual patios and, where the levels allow, the communal areas are positioned to provide direct access into the gardens
- upper floor roof terrace will take advantage of a southerly orientation towards the open space beyond
- proposals will provide approx. 27 m<sup>2</sup> of high quality amenity space per resident which is generous by industry standards - London Borough of Redbridge has a policy requirement for a minimum 6 m<sup>2</sup> of amenity space per resident in new care schemes.

The application is also accompanied by a Design and Access Statement which considers landscaping, character and visual impact, accessibility, sustainable development, crime prevention measures and the evolution of the design of the scheme and includes the following points:

- design is informed by specific requirements of care accommodation including flexible group living units with separate dayrooms, ancillary accommodation administration, catering and housekeeping current standards and futureproofing
- there are not set visiting hours and visitors are free to come at any time of the day - it is believed that the majority of visits will take place during the day at the weekends and after work on weekdays
- potential traffic movements and parking demand caused by care homes is often misunderstood - no residents will own or drive cars and they will often be in the homes because they have no local family or friends to visit - traffic will mainly be generated by staff, carers, consultants and local community activities whilst service vehicles will be limited to kitchen deliveries on a daily basis, occasional consumables deliveries, refuse trucks and emergency vehicles

- traffic generation will not conflict with commuter peak times - main car movements will be around staff shift hand over being before normal morning commuter peak, early afternoon and mid-evening
- care home will include facilities where local community involvement will be actively encouraged
- intention is to break from the norm and abandon depressing institutional feeling environments with no light and dead-end corridors - form of building will be more free flowing than the majority of care homes and this is well suited to this specific site.

The application is also accompanied by the following documents:

- Transport Assessment
- Framework Travel Plan
- Arboricultural Survey
- PPS25 Flood Risk Assessment
- PPS25 Sequential Assessment
- Ecological Survey and Evaluation Report
- Preliminary Land Quality Risk Assessment
- Land Quality Risk Assessment and Outline Geotechnical Assessment
- Sustainable Construction Statement
- Statement of Public Consultation
- Demand and Supply Review
- Topographic Survey.

## **Location**

- 0.55 ha site is located on the west side of Sevenoaks Road (A21) a short distance to the south of the roundabout linking Sevenoaks Road with Green Street Green High Street (A223) and Cudham Lane
- site is occupied by various buildings including a detached workshop, portacabins and a modern extension adjoining the rear of the listed building at The Larches whilst the remainder is occupied by hardstanding for circulation, parking, access and the storage of caravans
- site slopes from west to east by approximately 5 metres
- access is direct from Sevenoaks Road and is shared with a neighbouring car dealership and The Larches
- portion of land to the west of the site currently occupied by hardstanding and the open countryside surrounding the site to the south and east is designated Green Belt
- Bristol Street Motors car dealership adjoins the northern boundary of the site
- buildings occupied in connection with the car dealership include a large showroom adjacent to the Sevenoaks Road frontage and a garage and testing/repair centre located to the rear of the dwellings in Cudham Lane North
- listed building is vacant and in disrepair and was last used in connection with a petrol filling station - it was built in the late nineteenth century and was listed in 1954

- further to the north beyond the car dealership are the rear gardens of the residential properties in Cudham Lane North.

### **Comments from Local Residents**

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

- inadequate car parking / increased demand for on-street parking
- poor public transport accessibility
- potential for care of residents with mental, alcohol or drug problems for which site is unsuitable – a condition restricting such use should be attached to any planning permission
- listed building should be protected and its setting should be preserved
- excessive height
- loss of light at 31 Cudham Lane North
- proposal will be a good use of the site
- ample need for care accommodation
- location is suitable for proposed use
- pedestrian crossing over A21 should be provided
- retention of boundary conifer trees should be secured by condition.

### **Comments from Consultees**

- Environment Agency – no objections
- Thames Water – no objections
- Transport for London – no objections
- Metropolitan Police Crime Prevention Design Adviser – no objections
- Ecology – no objections.
- Highways – no objections.

The Council's Adult and Community Services Division support the proposal.

The Georgian Group have objected as follows:

- kitchen and rooms 23, 24 and 25 are too close to The Larches and their mass should be relocated elsewhere
- development in such close proximity to the listed building seriously undermines the viability of the listed building ever returning to a form of residential use by further eroding its setting
- proposal may result in de-listing of The Larches
- it is understood that the application site and The Larches are under the same ownership and it is unacceptable in listed building terms to divide the site in this way and the fragmentation of the site is detrimental to the significance of the listed building
- small gardens should be restored to the rear of The Larches
- proposal is harmful to the setting of The Larches and the application should be refused.

Further response to consultations, including Environmental Health sustainable development and renewable energy comments, will be reported verbally at the meeting.

## **Planning Considerations**

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

### Unitary Development Plan

- H4 Supported Housing
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Accessibility for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic Management
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE8 Historic Buildings
- BE9 Demolition of a Listed Building
- NE5 Protected Species
- NE7 Development and Trees
- NE9 Hedgerows and Development
- G1 Green Belt
- G6 Land Adjoining Green Belt
- C6 Residential Proposals for People with Particular Accommodation Requirements
- IMP1 Planning Obligations

### London Plan

- 3A.3 Maximising the Potential of Sites
- 3A.4 Efficient Use of Stock
- 3A.5 Housing Choice
- 3A.6 Quality of New Housing Provision
- 3A.17 Addressing the Needs of London's Diverse Population
- 3A.20 Health Objectives
- 3C.23 Parking Strategy
- 3D.15 Trees and Woodland
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable design and construction
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4A.9 Adaptation to Climate Change
- 4A.14 Sustainable Drainage
- 4B.1 Principles for a Compact City
- 4B.5 Creating an Inclusive Environment



- 4B.6 Safety, Security and Fire Prevention
- 4B.8 Respect local context and communities.

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

### **Planning History**

The recent planning history for the site mostly relates development associated with the previous use of the site for the sale and display of caravans.

Planning permission was granted under application ref. 09/02523 for the change of use of the site from sale and display of caravans to sale and display of cars.

### **Conclusions**

#### Application ref. 11/00331

The main issues to be considered in this case are as follows:

- impact on the character and visual amenities of the area
- impact on the openness and visual amenities of the Green Belt
- impact on the residential amenities of nearby properties
- impact on the setting of the locally listed building
- highways implications of the proposal.

The Larches is in a state of disrepair its current setting is poor, and was particularly so during the previous use of the site for caravan sales. The proposal will result in the demolition of an unsightly extension to The Larches and the creation of a landscaped buffer whilst the design of the building seeks to respect the setting of the listed building through a reduced height to its rear and through the frontage of the care home being set back from the front building line of The Larches. It can be considered that the impact of the proposal on the setting of the listed building is an improvement upon the existing situation.

The south western part of the site lies within the Green Belt and is currently covered by a hardstanding used in conjunction with the former use of the site for caravan sales. Although there will be substantial built form immediately adjacent to this land it is considered that the introduction of soft landscaping will result in an improvement in the openness and visual amenities of this piece of Green Belt land.



The previous use of the site for caravan sales made a negative contribution to the character of the area, and it may be considered that a use such as that proposed offers the opportunity to provide the site with a tidier appearance. The applicant has sought to complement the character of the surrounding area through the design of the building. However the building will be substantial and a key issue is the impact of its bulk on the character and visual amenities of the surrounding area, including the open Green Belt land to the south and east, and Members are requested to give this matter careful consideration. It can be acknowledged that there will be limited public views of the building from the adjacent countryside and it may be considered that the proposal will not result in undue harm to the character and visual amenities of the Green Belt. The applicant has sought to mitigate the impact of the building's bulk through the elevational treatment of the building and it may be considered that the bulk of the building is acceptable given the overall improvement to the character and appearance of the area.

The siting of the building in relation to the nearest residential properties is considered such that the proposal is not considered to result in any adverse impacts on amenities of these properties.

It is acknowledged that there is a shortage of care accommodation in the area and the proposal will increase its provision and in this respect can be considered desirable. On balance, the proposal may be considered acceptable.

#### Application ref. 11/00347

The main issue to be considered in this case is whether the proposed development justifies the demolition of the Grade 2 listed extension to The Larches, which lies within the application site. The extension to The Larches to be demolished has little or no historical or architectural interest and, on the basis that the care home proposal is considered acceptable, its demolition is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00331 and 11/00347, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA04  | Landscaping Scheme - full app no details |
|   | ACA04R | Reason A04                               |
| 3 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 4 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 5 | ACC03  | Details of windows                       |
|   | ACC03R | Reason C03                               |
| 6 | ACD02  | Surface water drainage - no det. submitt |

- |    |  |   |
|----|--|---|
|    | ADD02R   | Reason D02                              |
| 7  | ACH03  | Satisfactory parking - full application |
|    | ACH03R   | Reason H03                              |
| 8  | ACH16  | Hardstanding for wash-down facilities   |
|    | ACH16R   | Reason H16                              |
| 9  | ACH18  | Refuse storage - no details submitted   |
|    | ACH18R   | Reason H18                              |
| 10 | ACH23  | Lighting scheme for access/parking      |
|    | ACH23R   | Reason H23                              |
| 11 | ACH29  | Construction Management Plan            |
|    | ACH29R   | Reason H29                              |
| 12 | ACH30  | Travel Plan                             |
|    | ACH30R   | Reason H30                              |
| 13 | ACI21  | Secured By Design                       |
|    | ACI21R   | I21 reason                              |
| 14 | ACL01  | Energy Strategy Report                  |
|    | ADL01R   | Reason L01                              |
| 15 | ACK05  | Slab levels - no details submitted      |
|    | ACK05R   | K05 reason                              |
| 16 | The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA): Flood Risk Assessment SLR Ref: 402-02498-00005 dated January 2011. Finished floor levels are to be set no lower than 80.3mAOD and the internal floor level must be at least 300mm above local ground level where overland flow routes are likely. |   |

**Reason:** To reduce the risk of flooding to the proposed development and future occupants.

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

Policies (UDP)

- H4 Supported Housing
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Accessibility for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T15 Traffic Management
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE8 Historic Buildings
- BE9 Demolition of a Listed Building
- NE5 Protected Species
- NE7 Development and Trees
- NE9 Hedgerows and Development
- G1 Green Belt
- G6 Land Adjoining Green Belt

C6 Residential Proposals for People with Particular Accommodation Requirements  
IMP1 Planning Obligations

Policies (London Plan)

- 3A.3 Maximising the Potential of Sites
- 3A.4 Efficient Use of Stock
- 3A.5 Housing Choice
- 3A.6 Quality of New Housing Provision
- 3A.17 Addressing the Needs of London's Diverse Population
- 3A.20 Health Objectives
- 3C.23 Parking Strategy
- 3D.15 Trees and Woodland
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable design and construction
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4A.9 Adaptation to Climate Change
- 4A.14 Sustainable Drainage
- 4B.1 Principles for a Compact City
- 4B.5 Creating an Inclusive Environment
- 4B.6 Safety, Security and Fire Prevention
- 4B.8 Respect local context and communities.

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the openness and visual amenities of the Green Belt
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the safety and security of buildings and the spaces around them
- (h) the ecological impacts of the proposal
- (i) the design policies of the development plan
- (j) the transport policies of the development plan
- (k) the housing policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

- 2 Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- 3 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 4 RDI06 Notify Building Control re. demolition
- 5 RDI10 Consult Land Charges/Street Numbering

Reference: 11/00331/FULL1

Address: Orpington Caravan Centre Ltd Sevenoaks Road Pratts Bottom Orpington  
BR6 7LR

Proposal: Part two/ three storey building comprising 84 bedroom care home with 32  
car parking spaces and bicycle parking



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# Agenda Item 4.5

## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00347/LBC

**Ward:**  
Darwin

**Address :** Orpington Caravan Centre Ltd  
Sevenoaks Road Pratts Bottom  
Orpington BR6 7LR

**OS Grid Ref:** E: 545546 N: 163168

**Applicant :**

**Objections : YES**

### **Description of Development:**

Demolition of single storey part of The Larches LISTED BUILDING CONSENT

**Joint report with application ref. 11/00331**

**RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

subject to the following conditions:

- |   |        |                    |
|---|--------|--------------------|
| 1 | ACG06  | Demolition by hand |
|   | ACG06R | Reason G06         |

Reference: 11/00347/LBC

Address: Orpington Caravan Centre Ltd Sevenoaks Road Pratts Bottom Orpington  
BR6 7LR

Proposal: Demolition of single storey part of The Larches LISTED BUILDING  
CONSENT



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00523/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 56 Hilda Vale Road Orpington BR6 7AW

**OS Grid Ref:** E: 543643 N: 164888

**Applicant :** Mr Mark Fletcher

**Objections :** YES

### **Description of Development:**

Raised decking at rear with balustrade and steps RETROSPECTIVE APPLICATION

Key designations:

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

### **Proposal**

- The proposed raised decking area projects approx. 3.3m further into the rear garden than the original raised area, giving a total projection of approx. 5.8m.
- The decking is raised approx. 0.9m from the land level at the rearmost point of the decking. To the rear of the original flank fencing, a new fence has been erected approx. 1m in height.
- It is proposed to remove a section of the decking near to the neighbouring property at No. 54 and remove the boundary screening in an attempt to overcome the previous grounds of refusal, which related to the impact on the amenities of this neighbouring property.

### **Location**

- The property is located on the south eastern side of Hilda Vale Road and comprises of a semi-detached dwelling
- The area is comprised by mainly semi-detached two storey family dwellings.

### **Comments from Local Residents**

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

- overlooking and loss of privacy. The height and proximity of the decking will continue to result in a loss of privacy with respect to the kitchen and living room windows at the back of the property.

### **Comments from Consultees**

None.

### **Planning Considerations**

The main policy relevant to this case is Policies BE1 (Design Of New Development).

### **Planning History**

Planning permission was granted under ref. 92/00366 for a single storey side and rear extension. This permission has been implemented.

Planning permission was granted under ref. 06/03139 for a rear dormer extension. This permission has also been implemented.

Planning permission was refused under ref. 09/02625 for raised decking at rear with balustrade and steps. The application was subsequently dismissed on appeal. The Inspector states:

‘A substantial element of the appeal decking furthest from the house is at a higher level than the original ground level and the rear patio at No 54 Hilda Vale Road. A reed screen provides some protection to the occupiers of No 54 against overlooking from users of the decking in an area where the decking is situated over a void which is greater than 300mm in height. Views are however available over the reed screen onto the patio, which is sensitive due to its location immediately to the rear of the house, and into the adjoining kitchen through a mainly glazed rear elevation. This is notwithstanding the appellant’s evidence on average eye heights, and the views result in an inadequate level of privacy for neighbouring occupiers in conflict with UDP Policy BE1.

The reed screen creates an unreasonable sense of enclosure within the patio area of No 54 due to its height and proximity. Moreover, to increase the height of the screen to improve privacy for the occupiers of No 54 would worsen this sense of enclosure. The appeal development therefore does not respect the amenity of neighbouring occupiers as required by UDP Policy BE1.

The angle of view from the former patio at the appeal property into the kitchen of No 54 would have been different and less harmful than that which could currently be taken. Any mutual overlooking that previously existed

would therefore have been less than that which currently exists. It has been put to me that screening could be set in from the boundary between the properties. I am not however satisfied that the future retention of such critical screening could be sufficiently relied upon within a private rear garden area such as this.'

A Certificate of Lawfulness application was granted for a raised decking at rear with balustrade and steps under ref. 10/01312.

## **Conclusions**

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

To the north of the site, the adjacent garden at No. 58 is considered not to be in view due to the existence of a detached garage at this neighbouring property. As a result, no significant loss of amenity is considered to result to this property by way of overlooking. To the front of this garage, the original 2m fence exists and this is also considered to mitigate the impact. This view was taken during the consideration of the application ref. 09/02625.

To the south of the site, the neighbouring property at No. 54 does not benefit from any separation from the decking due to the fact that these properties are semi-detached. The new decking area has a balustrade to either side of only 1m in height. The existing taller fencing steps down to the rear due to the fact that a taller screen was not required originally prior to the construction of the decking.

The fence is complemented by a palisade fence of a similar 2m height. As a result, the current decking offers an additional vantage point and gives rise to an unusual view into the neighbouring property. The previous planning application was therefore refused on this basis.

The current proposal seeks to remove a large section of the decking adjacent to this property, leaving only the lawful area of decking adjacent to this boundary (as certified lawful under ref. 10/01312). The removal of this area of decking will set the higher section of decking approx. 3.2m from this boundary and this is considered to improve the relationship with the neighbour, as this area is over 30cm above ground level and requires consent. The resulting decking that requires permission will be separated from this flank boundary to an extent that would reduce overlooking into the sensitive room in question (and garden) to some extent, and therefore this is considered to go some way towards addressing the Inspector's concerns. The removal of the palisade fencing will also improve the outlook from the neighbouring property, which currently sits above a standard fence panel at approx. 3m in height.

Members will need to consider whether the alterations made, and the separation of the larger/deeper section of decking away from the neighbouring property, would adequately address the Inspector's concerns to a point where planning permission can be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02625, 10/01312 and 11/00523, excluding exempt information.

**RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

1 The area of decking and palisade fencing proposed to be removed as part of this permission shall be removed by no later than 15/07/11 and thereafter the development shall be permanently retained as hereby permitted.

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

**Reasons for granting permission:**

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

BE1 Design of New Development

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

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

and having regard to all other matters raised.

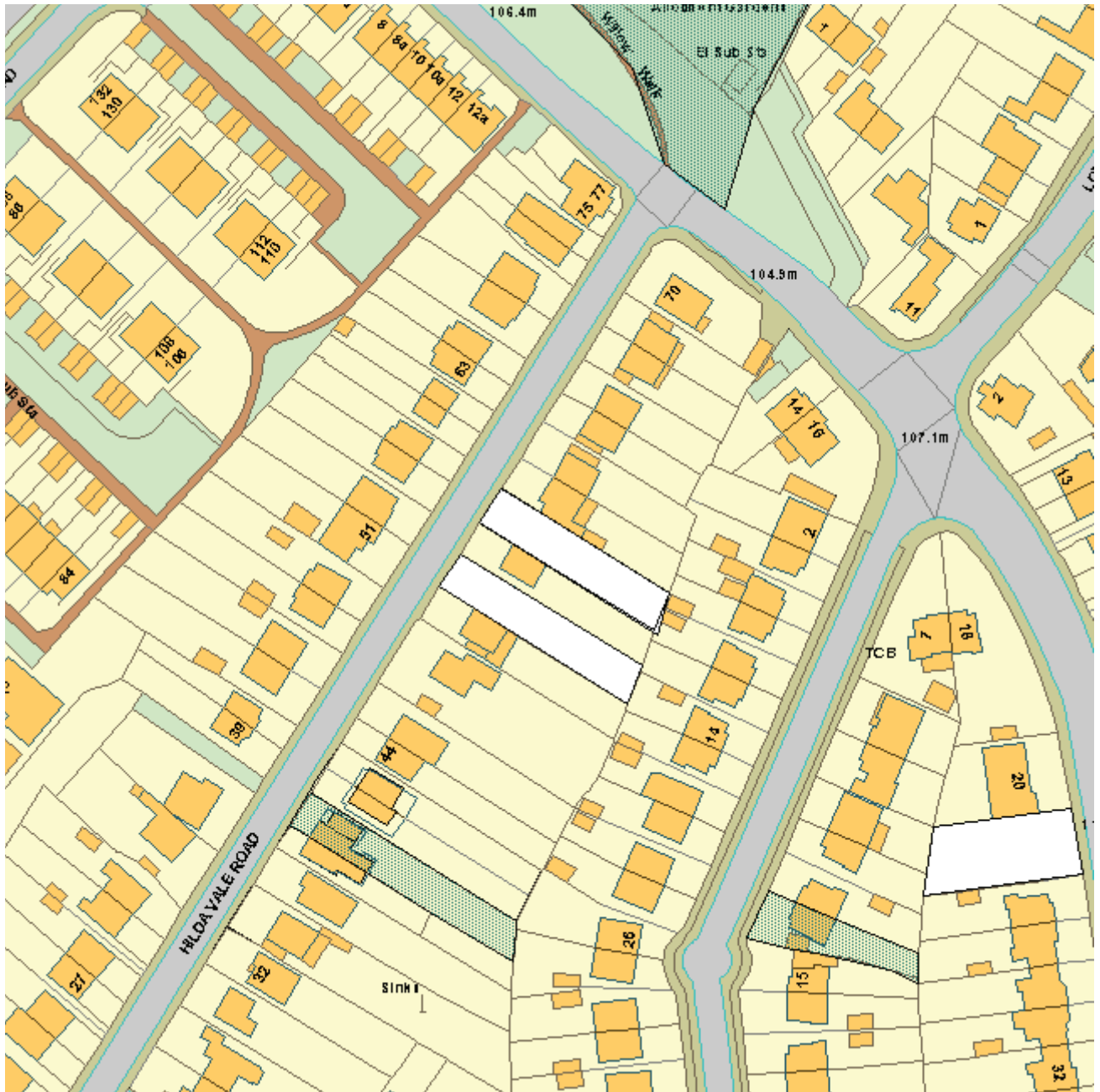
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

1 The development, by reason of its siting and height above ground level, gives rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of No. 54 Hilda Vale Road, thus contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

Enforcement action be authorised to secure the removal of the unauthorised decking.

Reference: 11/00523/FULL6  
Address: 56 Hilda Vale Road Orpington BR6 7AW  
Proposal: Raised decking at rear with balustrade and steps RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00599/FULL1

**Ward:**  
**Clock House**

**Address :** 86 Avenue Road Beckenham BR3 4SA

**OS Grid Ref:** E: 535654 N: 169497

**Applicant :** Mr Alan Aldous

**Objections :** YES

### **Description of Development:**

Conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats and erection of two storey side/rear extension to provide commercial/retail space at ground floor and 2 one bedroom flats at first floor, with external bin store, amenity area, roof terrace, pitch roof over existing external store at rear, elevational alterations, 12 parking spaces fronting Avenue Road and 3 parking spaces at rear.

Key designations:

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

### **Proposal**

Planning permission is sought for the following development:

- conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats
- erection of two storey side/ rear extension to provide commercial/ retail at ground floor and 2 one bedroom flats above
- 12 car parking spaces fronting Avenue Road
- 3 car parking spaces at rear
- elevational alterations to existing building

The access to the site will remain from Avenue Road and Ravenscroft Road.

## **Location**

The site currently comprises a commercial building over two floors. At present the site is used by Aldous and Stamp Ltd which specialises in water treatment on a consultation basis and with over the counter sales. The site is situated on the western side of The Avenue.

The site lies in a predominately residential area, however to the south-east of the site lies a Baptist Church. The area is characterised by terraced properties.

## **Comments from Local Residents**

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

- overlooking by development and terrace
- invade privacy
- restrict light
- increase disturbance
- impact on on-street parking
- roads already over parked
- what sound restraints for new build up to church
- glass screen not adequate to prevent overlooking
- pitched roof will block sun in garden

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

## **Comments from Consultees**

- Highways- 12 spaces is possibly regarded excessive and applicant should identify spaces for commercial and residential activity
- Waste- no comments raised

## **Planning Considerations**

In considering the application the main policies are H1, H7, H9, BE1, EMP5, T3 and T18 of the Unitary Development Plan. These concern the housing supply, density and design of new housing/new development, the provision of adequate car parking and new accesses and road safety.

Policy H1 (v) seeks to make most effective use of land in accordance with the density/location matrix in Table 4.2. Policy H7 aims to ensure that new residential development respects the existing built and natural environment, is of appropriate density and respects the spatial standards of the area as well as amenities adjacent occupiers, and allows adequate light penetration into and between buildings.



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

Policy EMP5 states that the redevelopment of business sites will be permitted provided that the characteristics of the site make it unsuitable for uses in Classes B1, B2 and B8; and full and proper marketing of the site confirms the unsuitability and financial non-viability of the site for those uses.

The site is located in an area with a medium public transport accessibility level (PTAL) rate of 4 (on a scale of 1-6, where 6 is the most accessible).

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

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

### **Planning History**

Most recently, planning permission was granted for the continued use of ground and first floors for office warehouse and light industrial purposes under ref. 90/01142.

### **Conclusions**

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

It is not considered that the redevelopment of the site would be unacceptable in principle. The site has historically been used for commercial purposes and the surrounding area is characterised by residential developments. It is considered that although this application will result in the loss of commercial floorspace, the proposal does include new commercial floorspace and Members may agree that this is sufficient to address Policy EMP5.

In term of form and scale, the proposed height of the extension would be comparable with the existing building and would be lowered that the eaves of the adjacent church. From the streetscene, the scale of the proposed extension would be in-keeping with the host dwelling. Members will note however that the two storey side extension would be constructed up to the boundary with the church.

Policy H9 states that the Council will normally seek to retain a 1m side space between two storey developments and the boundary to prevent a cramped appearance and unrelated terracing. In this case although the 1m side space is not proposed, given the spatial standards and characteristics in the local area the proposal may be acceptable. In particular it is noted that the locality has a high level of terraced properties.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, the proposed extension is set at reasonable distances away from the adjoining properties. However, there have been a number of objections raised from local residents regarding the impact of the development on the privacy of the properties in Ravenscroft Road. Members may consider that the proposed rear terrace could be conditioned to provide adequate screening to prevent any overlooking.

In terms of the proposed parking, the area of parking to the front of the building existing at present and the proposed layout would maximise the amount of off-street parking spaces. Members may consider that the amount of spaces proposed is acceptable subject to a condition indicating the parking arrangements for the flats and the commercial use.

In this case, it is clear that there will be an impact on the streetscape and to nearby properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

Bearing in mind the issues in this case and the concerns raised this application is presented on list 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00599, excluding exempt information.

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

- |   |        |  |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01  | Commencement of development within 3 yrs   |
|   | ACA01R | A01 Reason 3 years   |
| 2 | 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 | ACH18  | Refuse storage - no details submitted  |
|   | ACH18R | Reason H18   |
| 6 | ACH22  | Bicycle Parking  |
|   | ACH22R | Reason H22   |
| 7 | ACI21  | Secured by Design  |

- |   |        |   |
|---|--------|---|
|   | ACI21R | I21 reason                              |
| 8 | ACI24  | Details of means of screening-balconies |
|   | ACI24R | Reason I24R                             |

**Reason for granting permission:**

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

- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- BE1 Design of New Development
- EMP5 Development outside Business Areas
- T3 Parking
- T18 Road Safety

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

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

**INFORMATIVE(S)**

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

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

Reference: 11/00599/FULL1

Address: 86 Avenue Road Beckenham BR3 4SA

Proposal: Conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats and erection of two storey side/rear extension to provide commercial/retail space at ground floor and 2 one bedroom flats at first floor, with external bin store, amenity area, roof terrace, pitch roof over existing external store at rear, elevational alterations, 12 parking spaces fronting Avenue Road and 3 parking spaces at rear.



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

**Application No :** 11/00341/FULL6

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

**Address :** Marchwood 3 Garden Lane Bromley  
BR1 3NB

**OS Grid Ref:** E: 540993 N: 170675

**Applicant :** Mr Simon Woolcott

**Objections : NO**

### **Description of Development:**

First floor side extension and single storey front extension

Key designations:

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

### **Proposal**

This application seeks permission for a first floor side extension, which will sit directly above the existing single storey garages, and a small front extension.

The first floor extension would be flush with the existing front and rear elevations of the garage and the pitched roof above will be subservient in height to the ridge of the host dwelling. The proposed annexe accommodation will be at first floor level and is shown to be integral to the host dwelling with no separate entrance or staircase.

No flank windows are proposed. Windows in the rear elevation would serve the open plan kitchen and separate bathroom areas and to the front elevation, windows would serve the bedroom and lounge area.

The single storey front extension will be located to the west of the front porch to provide an enlarged living room. This extension would project approx. 2.3m beyond the front elevation of the house and approx. 0.6m beyond the front porch. The low pitch roof to the front extension would tie into the existing front porch and would be approx. 3.5m max. height.

## **Location**

The application site comprises a detached two storey dwelling accessed along an unmade road and which lies opposite Sundridge Park Golf Club. Two storey residential properties flank either side and to the rear of the site. The site does not lie within a conservation area or an Area of Special Residential Character.

## **Comments from Local Residents**

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

## **Comments from Consultees**

No technical comments were sought with regard to the application.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

There is no relevant planning history relating to this site.

## **Planning History**

There is no relevant planning history relating to this site.

## **Conclusions**

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

The single storey extension is considered modest in size and set within the front garden, a reasonable distance away from the edge of the lane. It is not considered that this extension would be detrimental to the character/visual amenities of the area or the amenities of adjoining properties.

The proposed first floor extension would be sited directly above the existing double garage block. It is a relatively large extension which would be flush with the main frontage of the house but includes a lower, subservient roof. The extension would maintain a side space of approx. 2.6m to the boundary with No.1 Garden Lane. Given this part of the area is characterised by detached houses of varying sizes and design, Members will need to consider whether an extension of this scale and design is acceptable in planning terms.



With regard to the impact upon residential amenity, the proposed first floor extension would introduce accommodation above the garage. No flank windows are proposed and given the higher ground level of No.1, dense trees and outbuildings along the rear boundary of this property, it is not considered that the occupiers would be adversely affected by the development.

The first floor extension includes rear windows but there is a reasonable degree of separation between the application site and properties directly to the rear in Garden Road so that the amenities of the occupiers of these properties would not be seriously harmed by reason of loss of privacy.

On Balance, Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area to such an extent as to warrant a refusal of planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00341, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
          ACC04R      Reason C04
- 3      ACI07      Restrict to members of household (1 in)      at      Marchwood, 3  
          Garden Lane  
          ACI07R      Reason I07
- 4      ACI13      No windows (2 inserts)      flank      first floor side extension  
          ACI13R      I13 reason (1 insert)      H8 and BE1
- 5      AJ02B      Justification UNIQUE reason OTHER apps

#### Policies (UDP)

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

Reference: 11/00341/FULL6  
Address: Marchwood 3 Garden Lane Bromley BR1 3NB  
Proposal: First floor side extension and single storey front extension



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

**Application No :** 11/00371/FULL6

**Ward:**  
**Shortlands**

**Address :** 34 Hayes Way Beckenham BR3 6RL

**OS Grid Ref:** E: 538483 N: 168447

**Applicant :** Mr M Stapleton

**Objections : NO**

### **Description of Development:**

Part one/two storey side/rear and first floor rear extensions, pitched roof over existing side dormer, conversion of garage into habitable room and elevational alterations

#### **Key designations:**

Conservation Area: Park Langley  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

### **Proposal**

Planning permission is sought for the following:

- part one/ two storey side extension
- first floor rear extension
- pitched roof over existing side dormer
- elevational alterations to front to replace garage door with window
- conversion of garage into habitable room

### **Location**

The application site comprises a two storey detached house set within a generous plot. The rear garden at present measures approximately 40m in depth. The property is situated within the Park Langley Conservation Area.

### **Comments from Local Residents**

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

## **Comments from Consultees**

No objections were raised by the Council's Highways officer.

## **Planning Considerations**

The main policies of relevance are Policies H8, H9, BE1 and BE11 of the Unitary Development Plan. Policy H8 requires that design of residential extensions should be in keeping with the local area in terms of scale, form and materials used. Any development should protect the privacy and amenities of adjoining properties, including daylight and sunlight.

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

Policy H9 relates to side space. The policy states that the Council will normally require a minimum of 1m side space should be retained from the side boundary of the site for the full length and height of two storey extensions; or where higher standards exist within residential areas, proposals will be expected to provide a more generous side space.

Policy BE11 states that proposals for new development within Conservation Areas are expected to respect or complement the layout and scale of the existing buildings, and should not detract from the character or appearance of the area.

## **Planning History**

There is no recent planning history at the site.

## **Conclusions**

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

Planning permission is sought to extend the dwellinghouse to the side and to the rear. Given the siting of the proposed extension and separation to the adjoining properties it is not considered that the proposal will impact detrimentally on the amenities of the adjoining resident.

In terms of visual amenities, the applications for development within the Park Langley Conservation Area are required to respect and complement the established qualities of individual areas. The Park Langley Conservation Area has the character of a garden estate and comprises almost exclusively of large detached two storey family houses on generous plots. Although the part of proposed two storey side extension will only provide a 1m side space given that the side extension is sited 5.3m from the front and the majority of the extension will

be sited to the rear of the building, the extension is not considered to impact detrimentally on the visual amenities of the conservation area.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Park Langley Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00371, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

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

### **Reasons for permission:**

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

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

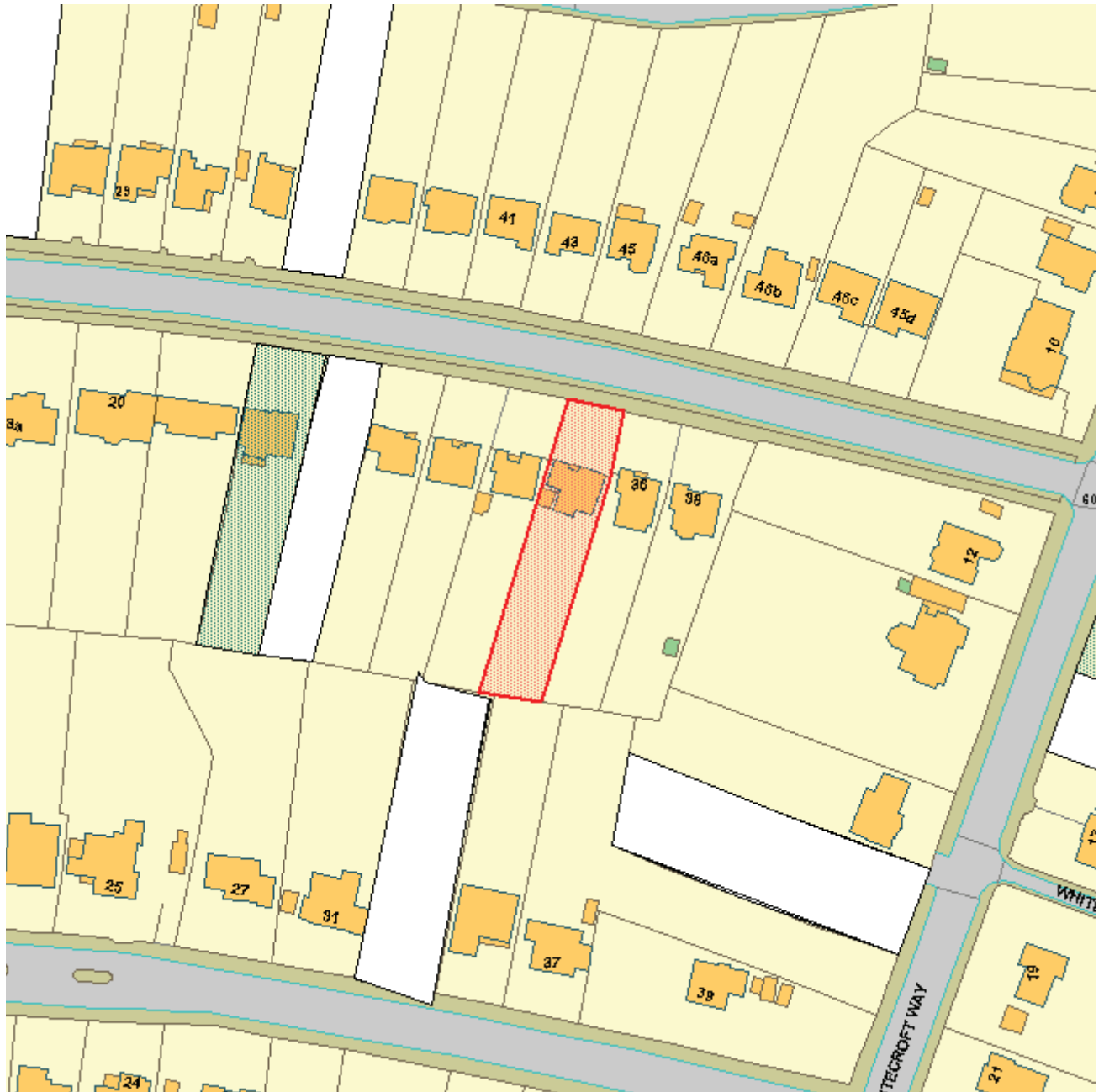
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook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

and having regard to all other matters raised.

Reference: 11/00371/FULL6

Address: 34 Hayes Way Beckenham BR3 6RL

Proposal: Part one/two storey side/rear and first floor rear extensions, pitched roof over existing side dormer, conversion of garage into habitable room and elevational alterations



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

**Application No :** 11/00411/FULL1

**Ward:**  
Orpington

**Address :** Rowan House 64 Sevenoaks Road  
Orpington BR6 9JL

**OS Grid Ref:** E: 545976 N: 165341

**Applicant :** Mrs Tracy Longley

**Objections :** YES

**Description of Development:**

Replacement windows and doors with elevational alterations and replacement fencing

Key designations:

London Distributor Roads

**Proposal**

The proposal includes the following alterations:

- Replacement of all single glazed crittal windows with double glazed aluminium (crittal style) windows.
- Replacement of second floor gable end single glazed timber casement windows with double glazed uPVC windows.
- Replacement of timber front entrance door with composite front entrance door to front elevation.
- Formation of structural opening and installation of new aluminium entrance door to right hand elevation (north). Blocking off of flank door with matching masonry bond.
- Replacement of existing fencing to both sides of the building and formation of new fenced in area of hardstanding for refuse storage. The fencing shall incorporate access.

The proposal does not propose alterations to the established use or operating hours permitted under ref. 90/03098 when the use was changed from residential to a health facility (Class D1).

**Location**

The site is located on the western side of Sevenoaks Road, close to the junction with Tower Road. The area is characterised by predominantly residential dwellings. The site currently comprises a large detached building which is at present vacant. The established and lawful use of the building is a community mental health day care centre.

### **Comments from Local Residents**

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

- willow screening should be preserved
- security concerns during construction
- use of site unknown
- noise and disturbance from the use and catering deliveries
- parking and highway safety problems
- smells and dangers from waste in bin store
- premises have been vacant and are disused. Permission should be required for the proposed use
- anti-social behaviour
- No. 47 omitted from the plans
- the proposed use is not required in the area.

### **Comments from Consultees**

No technical highways objections are raised provided that the front boundary fencing does not exceed 1m in height. The applicant has confirmed that the front fencing will be replaced with a similar fence below 1m in height. The use of eurobins is also suitable providing an amended parking plan is submitted. At the time of writing the report, this had been requested from the applicant and this can be secured by way of a condition.

No Environmental Health objections are raised.

### **Planning Considerations**

The main policies relevant to this case are BE1 (Design of New Development), BE7 (Railings, Boundary Walls And Other Means Of Enclosure), T18 (Road Safety).

### **Planning History**

The established use of the site, as permitted under ref. 90/03098 is for a community mental health day care centre (Class D1). All health facilities for out-patients fall under Class D1. The premises have been vacant however for some time.

A variation of condition application for variation to condition 98 of planning application ref. 90/03098 to vary the hours of operation to operate Monday-Friday,



8:00am to 7:30pm (excluding bank holidays, Christmas Day and Good Friday) was approved under ref. 05/02847. This permission was temporary and expired in April 2008.

It is noted that the current application does not seek to alter the operating hours permitted under ref. 90/03098, which are described in Condition 98 of this permission as follows:

The use shall not operate on any Saturday, Sunday or Bank Holiday, Christmas Day or Good Friday nor before 09.00hrs or after 17.00hrs on any other day with the exception of a maximum of two evening sessions per week to operate only between the hours of 18.00hrs to 19.30 hrs, Monday to Friday.

## **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.

It is not proposed to change the use from a health facility. The applicant has supplied information concerning the proposed continuation of the use as a health care facility, which will be run by medical staff in a health care environment within the lawful use.

The proposal seeks to replacement of several windows and doors with uPVC and aluminium replacements. It is also proposed to form a new door to the flank elevation, bricking up an existing one. The use of appropriate brickwork for this particular element of the proposal is not considered to impact on the character of the building and the use of uPVC/aluminium is considered acceptable for the building, which is not listed and does not lie in a conservation area. The new door will not impact on the amenities of neighbouring properties and will be at ground floor level, therefore not resulting in any overlooking or loss of amenity.

The proposed side fencing will replace the existing fencing and will not be sited in advance of the existing fencing. It is considered that this fencing would not impact on the amenities of neighbours of the character of the area, as the fencing will be only 1.9m in height (similar to the existing fencing) and will be set significantly back from the highway. The fencing incorporates a small enclosed bin store which would not impact on character or amenity. No car parking spaces will be lost and no highway safety concerns are considered to result from the proposal.

Additional plans have been received dated 25/03/11 indicating the proposed site plan and bin store.

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 files refs. 07/04388 and 11/00691, excluding exempt information.

as amended by documents received on 25.03.2011

**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 | ACH02  | Satisfactory parking - no details submit |
|   | ACH02R | Reason H02                               |

**Reason 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
- T18 Road Safety

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

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

and having regard to all other matters raised.

Reference: 11/00411/FULL1

Address: Rowan House 64 Sevenoaks Road Orpington BR6 9JL

Proposal: Replacement windows and doors with elevational alterations and replacement fencing



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

**Application No :** 11/00594/FULL1

**Ward:**  
Copers Cope

**Address :** Site Of 84-86 Overbury Avenue And 2  
Stanley Avenue Beckenham

**OS Grid Ref:** E: 538267 N: 169010

**Applicant :** Mr J Amos

**Objections :** YES

### **Description of Development:**

Part2 / part 3 storey block comprising 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached carports, cycle and refuse stores (Amendment to planning approval DC/07/04526)

Key designations:

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

### **Proposal**

- This application is put to Committee as the scheme falls outside of what can be determined under Delegated Powers.
- The proposal seeks permission for a part 2 / part 3 storey block comprising 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached carports, cycle and refuse stores.
- The application seeks an amendment to a planning application previously granted permission under ref. 07/04526.

The main differences between the layout within the current application and scheme under ref. 07/04526 can be summarised as follows:

- the bicycle store is now located adjacent to the refuse stores to the north-west of the site;
- the car parking to the north-west of the site has been re-organised;

- the car parking to the south-east of the site is now in a linear arrangement and the two car ports have been arranged to reflect this;
- the entire block has been repositioned so that it is closer to Overbury Avenue.

In terms of the alterations to the front and side elevations, these can be summarised as follows:

- to the rear, the relocation of one of the car ports allows for an additional window to be introduced into the ground floor elevation of the building;
- the gable feature on the side elevation has been relocated to the corner of the building;
- the chimney has been internalised in order to provide balcony areas for the future occupiers and increase amenity space;
- the small left hand gable feature will have bay windows to the ground and first floor levels, with a balcony on the second floor;
- the porch feature to the north-west elevation has been redesigned, so that the window pattern in the central section matches the window pattern either side;
- the right hand gable feature now includes balcony features on the first and second floor levels following the removal of the bay window.

## **Location**

The application site comprises Nos. 84 – 86 Stanley Avenue and No. 2 Overbury Avenue which were two flats and a house converted from one large house. These properties have already been demolished following previous planning approvals.

The site is located on a prominent corner plot on the junction of Overbury Avenue and Stanley Avenue. The surrounding area primarily consists of residential properties, a mixture of two storey houses and blocks of flats.

## **Comments from Local Residents**

Local residents were notified of the application, and the following responses were received:

- the parking density to the south-east of the site has been rearranged so that the garden of Wooknole now has a car park backing onto it which is objected to;
- the plans appear to indicate 1.8 metre railings with electric gates back onto the garden which is objected to on the basis of noise and disturbance;
- there is now no garden area to the rear of the proposed flats and as the site was originally the garden to the Victorian house, the proposal is now out of keeping with the area;
- the proposal will bring additional traffic to the site;
- the bend in the road is already hazardous enough let alone with the additional traffic that 9 flats will bring;

- the area has a strong community with a family feel, flats in this area are not wanted or needed – would be more appropriate to provide affordable housing for families;
- the site is not within walking distance of a train station, therefore the type of person that will occupy these units would commute or travel.

Full copies of all correspondence received can be found on the file and any further representations received will be reported verbally.

### **Comments from Consultees**

No objections were received from the Crime Prevention Officer, Drainage Engineer, Environmental Health (Housing), Thames Water, Highways Engineer or Waste Services.

### **Planning Considerations**

No objections were raised in terms of the trees on the site and on adjoining sites.

The proposal falls to be determined with particular regard to Policies H7, T3, T11, T18 and BE1 of the adopted Unitary Development Plan.

In strategic terms the most relevant London Plan policies are:

Policy 3A.1 Increasing London's Supply of Housing  
 Policy 3A.3 Maximising the Potential of Sites  
 Policy 4A.3 Sustainable design and construction  
 Policies 4B.1 Design principles for a compact city  
 Policy 4B.8 Respect local context and communities

Central Government advice contained in PPS1 'Delivering Sustainable Development' and Planning Policy Statement 3 'Housing' are also relevant in the determination of the current application.

### **Planning History**

In terms of planning history on the site, there have been a number of previous applications with different outcomes.

Planning permission was refused for an outline application under ref. 06/02377 for a three storey block comprising 12 two bedroom flats with 12 car parking spaces and refuse storage on the following grounds:

1. The proposed development, located as it is on this prominent corner site, would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density and if permitted would establish an undesirable pattern for similar flatted development along Stanley Avenue, resulting in a retrograde lowering of the standards to which the area is at present developed, contrary to Policy H7 of the Unitary Development Plan;

2. The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan;
3. The proposed development, by reason of the lack of affordable housing provision, would be contrary to Policy H2 of the Unitary Development Plan; and
4. The proposed vehicular access and parking fronting Overbury Avenue, which would be located close to the junction between Overbury Avenue and Stanley Avenue, would not be in the interests of good highway planning and would have a detrimental effect on road safety, contrary to Policies T3 and T18 of the Unitary Development Plan.

Planning permission was also refused for an outline application under ref. 06/04074 for development proposing the demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of three storey block comprising 9 two and three bedroom flats with 10 car parking spaces/ cycle storage and refuse storage. This scheme was refused on the following grounds:

1. The proposed development would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density, contrary to Policies BE1 and H7 of the Unitary Development Plan; and
2. The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

In this latter case, it was considered that the application had overcome the original refusal grounds 3 and 4 relating to affordable housing provision and highway safety but the other objections remained.

Both decisions were subsequently appealed against, with the original proposal, for a block of 12 flats being dismissed, and the second application relating to the block of 9 flats, being allowed by The Inspectorate.

In respect of the proposal for 9 flats which was allowed, the Inspector stated that “the visual bulk of the proposed building would be similar to the existing situation and would not be harmful to the street scene” and a similar view to the other appeal was expressed with respect to the impact on living conditions.

In respect of the proposal for 12 flats, which included two car parking areas, one of which accessed from Overbury Avenue, the Inspector states that “the access onto Overbury Avenue would be in close proximity to its junction with Stanley Avenue. It



would however serve only 6 parking spaces, the intensity of its use would be similar to that of a large house, and the distance from the junction would be similar to others in the area. In my opinion, therefore, the access onto Overbury Avenue would not result in any material reduction in highway safety on the avenue.”

Prior to the outcome of these appeals, a third application was determined under ref. 07/00435 for the demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising 9 two and three bedroom flats with 10 car parking spaces cycle storage and refuse storage. This was also an outline application and was refused on the following grounds:

1. The proposed development would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Following on from the appeal decision, planning approval was given for an application for details pursuant to outline application ref. 06/04074 which formed application ref. 07/03141. Furthermore, application ref. 07/04526 was granted permission for the demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising of 9 two and three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, 2 detached carports, cycle and refuse store.

An entirely new scheme which sought outline approval for a detached 2 storey four bedroom house with integral garage with vehicular access fronting Stanley Avenue and part 2/3 storey terrace comprising 2 five bedroom and 4 four bedroom houses, car parking spaces and vehicular access fronting Overbury Avenue, plus associated refuse and cycle provision, was granted permission under ref. 10/00474. This application has not been implemented.

The current application seeks to amend the scheme granted under ref. 07/04526. Conditions relating to this 2007 application have been discharged, and some works have begun on site which has formally implemented the scheme.

## **Conclusions**

It is considered that the principle of redevelopment on this site has already been established by the grant of previous applications, namely ref. 06/04074 which was granted at Appeal, ref. 07/04526, of which the current application seeks amendments to, and ref. 10/00474.

The main issues remain to be related to the effect of the proposal on the character and appearance of the surrounding area; the impact upon the amenities of nearby

residents in terms of noise, disturbance, privacy, visual intrusion and daylight; and the impact upon highway safety.

The number of units being provided in the current scheme (9 residential units) does not differ from the previously approved scheme, therefore it is considered that this element is appropriate for this site and the wider area. In addition, the amount of development in terms of the number and size of units, and the number of car parking spaces, remain unaltered when compared with the permitted 07/04526 scheme.

The layout of the approved ref. 07/04526 scheme has been amended to the rear of the site, with the car parking being reorganised leading to an improved access way to the rear of the building, and relocating two of the carport spaces to a new location at the rear site boundary. The access road has been extended to provide access to these relocated carport spaces. Whilst the amenity space in this area of the site has therefore been reduced, as the carport that was located to the front of the site has been removed, the amenity space to the front of the site has been increased which in turn has opened up the frontage along Stanley Avenue. Members may consider that this in turn has improved the appearance of the development when viewed from the street.

The overall position of the built development has also been amended in the current scheme when compared with the previously approved ref. 07/04526 scheme, by relocating the entire block closer towards Overbury Avenue. Members may consider that this alteration to the approved scheme will increase the separation between the development and the immediate properties – Wooknole, Stanley Avenue, and 78 Overbury Avenue – is a positive alteration in terms of the amenities of the residents of these properties.

On the basis that the principle of this scale and design of development has been agreed under ref. 07/04526, and the main changes may be considered to improve the approved scheme and be unlikely to have a detrimental impact upon the character of the area, the streetscene or the amenities of the residents of nearby properties, Members may find the current proposal is acceptable.

Background papers referred to during the production of this report comprise all correspondence on files refs. 06/02377, 06/04074, 07/00435, 07/03141, 07/04526, 10/00474, AP/07/00043/S78, AP/07/00053/S78, and 11/00594, excluding exempt information.

as amended by documents received on 22.03.2011

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACA05<br>ACA05R | Landscaping scheme - implementation<br>Reason A05              |

- 3 ACA07 Boundary enclosure - no detail submitted  
ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.  
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing  
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires  
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains  
ACB04R Reason B04
- 8 ACB16 Trees - no excavation  
ACB16R Reason B16
- 9 ACC01 Satisfactory materials (ext'nl surfaces)  
ACC01R Reason C01
- 10 ACC03 Details of windows  
ACC03R Reason C03
- 11 ACD02 Surface water drainage - no det. submitt  
**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of The London Plan and PPS25.
- 12 ACH03 Satisfactory parking - full application  
ACH03R Reason H03
- 13 ACH12 Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x  
3.3m 600mm  
ACH12R Reason H12
- 14 ACH16 Hardstanding for wash-down facilities  
ACH16R Reason H16
- 15 ACH18 Refuse storage - no details submitted  
ACH18R Reason H18
- 16 ACH22 Bicycle Parking  
ACH22R Reason H22
- 17 ACH23 Lighting scheme for access/parking  
ACH23R Reason H23
- 18 ACH24 Stopping up of access  
ACH24R Reason H24
- 19 ACH32 Highway Drainage  
**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of The London Plan and PPS25
- 20 ACI10 Side space (1 insert) 3.5metres south-western  
ACI10R Reason I10
- 21 ACI21 Secured By Design  
ACI21R I21 reason
- 22 ACI24 Details of means of screening-balconies  
ACI24R Reason I24R
- 23 ACK01 Compliance with submitted plan  
**Reason:** In order to comply with Policies BE1, H7, T3, T11 and T18 of the Unitary Development Plan and to protect the amenities of the residents of nearby properties.
- 24 ACK06 Slab levels - compliance  
ACK06R K06 reason

25 Prior to the first occupation of the development hereby permitted, the developer should certify in writing to the Local Planning Authority that lighting of the access/car parking is in accordance with BS 5489 – 1:2003 and that the lighting scheme will be permanently maintained as such thereafter.

**Reason:** In order to comply with Policies T3 and Appendix II of the Unitary Development Plan and in the interest of visual amenity and the safety of occupiers of and visitors to the development.

26 The existing hedges within the site shall be retained and shall not be removed unless previously agreed in writing by the Local Planning Authority.

**Reason:** To enhance the setting of the development and safeguard the character of the area in accordance with Policies H7 and 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
- H7 Housing Density and Design
- T3 Parking
- T11 New Accesses
- T18 Road Safety

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to the adjacent properties;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the light and outlook of occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;
- (f) the housing policies of the development plan;
- (g) the safety and security of buildings and the spaces around them;
- (h) accessibility to buildings;
- (i) the transport policies of the development plan;
- (j) and having regard to all other matters raised including concerns from neighbours.

INFORMATIVE(S)

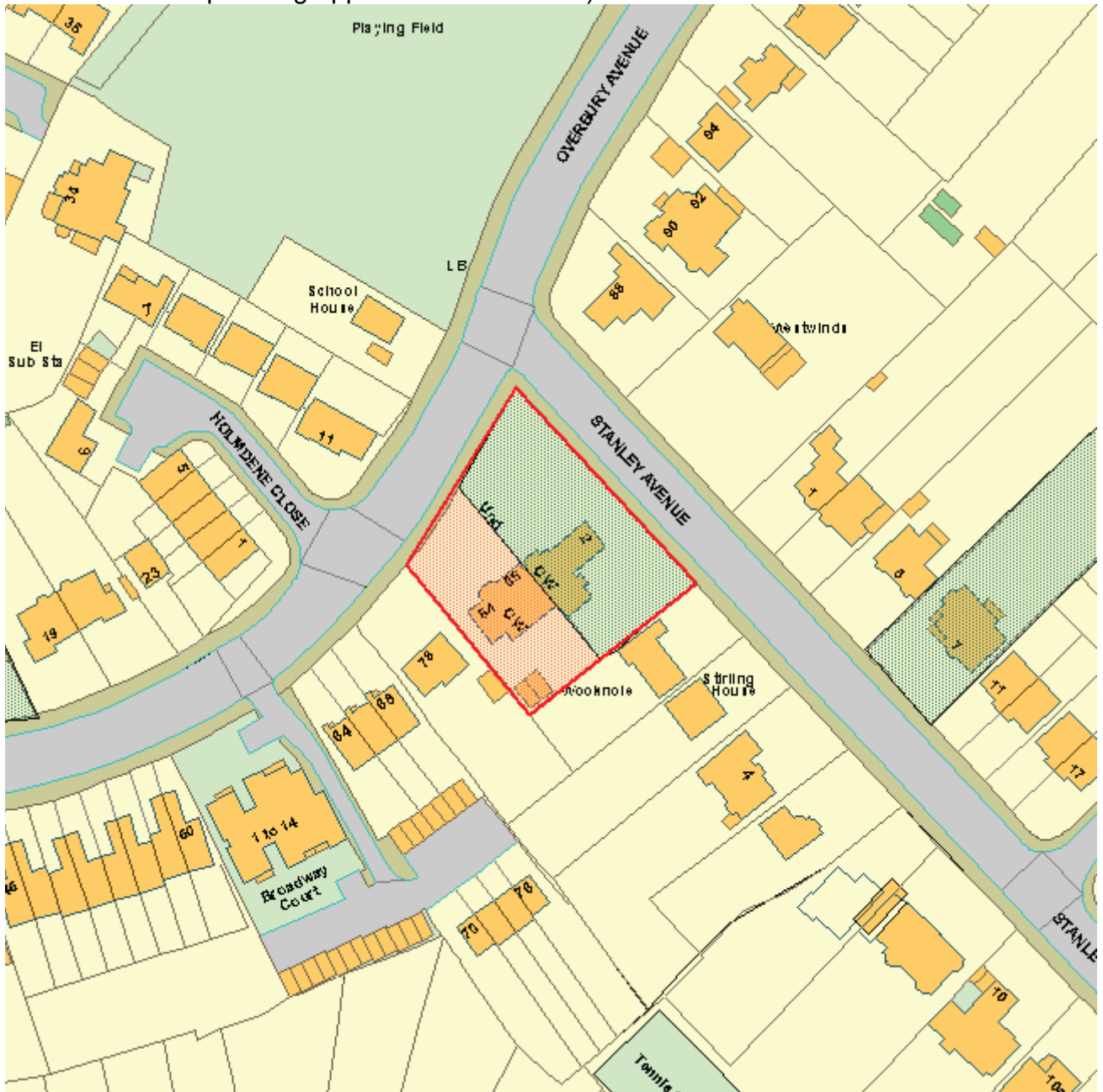
- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 The developer is informed that connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be

required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 11/00594/FULL1

Address: Site Of 84-86 Overbury Avenue And 2 Stanley Avenue Beckenham

Proposal: Part2 / part 3 storey block comprising 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached carports, cycle and refuse stores (Amendment to planning approval DC/07/04526)



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

**Application No :** 11/00595/PLUD

**Ward:**  
**Bickley**

**Address :** 8 Heath Park Drive Bickley Bromley BR1  
2WQ

**OS Grid Ref:** E: 542099 N: 168953

**Applicant :** Mr And Mrs Agarwal

**Objections :** YES

### **Description of Development:**

3 rear dormer extensions

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Former Landfill Site  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Tree Preservation Order

### **Proposal**

- The proposal is to extend the roof to the rear to create a large dormer extension with three windows facing the rear and two roof lights to the front.
- The dormer measures approximately 9.2 metres in width, 4.3 metres in depth and 2.6 metres in height.
- The dormer is hipped to either side and each window has a small roof feature above it.
- The overall additional volume is a maximum of 46.89 cubic metres.

### **Location**

- The application site is located to the north of Heath Park Drive and is a large detached family dwelling, similar to others in the surrounding area.
- The development to which this property belongs is relatively modern and consists detached properties, all of which are a similar size.

### **Comments from Local Residents**



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

- not in keeping with house
- looks like a block of flats
- overdevelopment
- minimal changes to original which was refused
- impact upon visual amenities
- unsightly
- loss of privacy
- out of character with surrounding properties
- substantial change to current house
- substantial development already been permitted
- intrusive
- fascia wood does not match

### **Comments from Consultees**

No external consultees were consulted in relation to this application.

### **Planning Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Schedule 2, Part 1, Class B and C of the General Permitted Development Order 1995 (as amended)

### **Planning History**

Planning permission was granted for the original development to which this property belongs in 1987 under ref. 87/01967. A further similar application was then granted in 1988 under ref. 88/02025.

Planning permission was granted for a single storey rear extension and conversion of the garage in 2008 under ref. 08/03273.

Planning permission was granted for a single storey side/rear extension and part conversion of the garage in 2010 under ref. 09/02820.

Planning permission was refused for a rear dormer extension in 2010 under ref. 10/02999.

### **Conclusions**

The application requires the Council to consider whether the extension would be classified as permitted development under Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Development is permitted by Class B as;



- no part of the dwellinghouse would, as a result of the works exceed the height of the highest part of the existing roof;
- no part of the development would extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway;
- the cubic content of the resulting roof space would not exceed 50 cubic metres;
- the proposal does not consist of or include a veranda, balcony, raised platform, chimney, flue or soil and vent pipe;
- the property is not in a conservation area;
- the materials used in any exterior work are similar in appearance to those used for the existing dwellinghouse;
- the enlarged part closest to the eaves is more than 20 centimetres from the eaves of the original roof; and
- no windows are proposed in the flank elevations.

Development is permitted by Class C as:

- the roof lights would not protrude more than 1500 millimetres beyond the plane of the slope of the original roof;
- the alterations are not higher than the highest part of the original roof;
- the alterations do not consist of or include solar photovoltaics or solar thermal equipment, a chimney, flue or soil and vent pipe; and
- the roof lights are not located to the flank elevations.

The application site was visited by the case officer and it was confirmed that the proposal would fall within permitted development tolerances and the Certificate should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03273, 09/02820, 10/02999 and 11/00595, excluding exempt information.

## **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposed development is permitted by virtue of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

## **INFORMATIVE(S)**

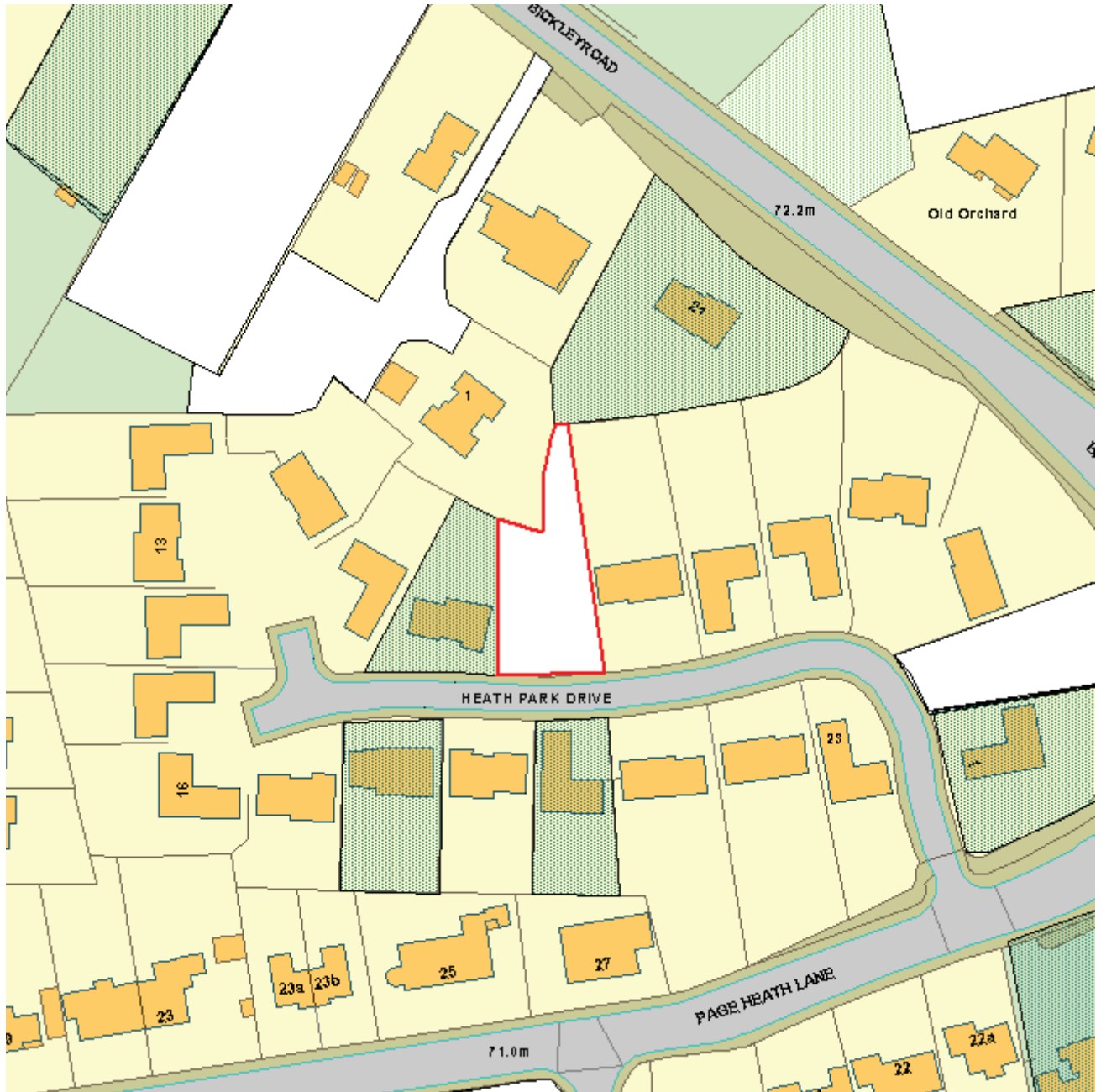
- 1 The applicant should be aware that this certificate is for alterations to the roof only and any other development should be applied for separately.

Reference: 11/00595/PLUD

Address: 8 Heath Park Drive Bickley Bromley BR1 2WQ

Proposal: 3 rear dormer extensions

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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

**Application No :** 11/00624/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 2 Priory Avenue Petts Wood Orpington  
BR5 1JF

**OS Grid Ref:** E: 544817 N: 167326

**Applicant :** Mr & Mrs Lenihan

**Objections :** YES

### **Description of Development:**

Two storey side extension

Key designations:

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

### **Proposal**

Planning permission is sought for a two storey side extension to the host property. The extension would be sited approx. 1m from the flank boundary, with a width of approx. 3.55m. The extension would project beyond the existing rear building line by approx. 2.2m at ground floor level and 2.35m at first floor level.

### **Location**

The application property is located on the eastern side of Priory Avenue, Petts Wood, and comprises a detached dwellinghouse. The site falls within a designated Area of Special Residential Character (ASRC).

### **Comments from Local Residents**

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

- concern as to what impact, if any, proposal will have on property in view of houses opposite being set at lower level

- excessive height and will result in loss of light to landing, bathroom, downstairs WC and living room
- more importantly will result in overshadowing and loss of light to solar panels to roof, which will in turn reduce their performance resulting in increased fuel bills and decrease in income from solar systems
- proposed extension would create a house that would be over-dominant in the street scene
- proposed extension seems large in relation to size of existing house
- loss of parking
- proposal would make house over-dominant by virtue of height and bulk
- house not in keeping with others

### **Comments from Consultees**

From the technical Highways perspective no objections were raised 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
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

### **Planning History**

There is no recent planning history of relevance at the site, although under ref. 09/01444, planning permission was granted for a replacement dwelling on the adjacent plot at 2a Priory Avenue. This development appears to be substantially completed.

### **Conclusions**

The main issues for consideration in this case will be the impact of the proposed extension to the amenities of neighbouring residents and to the character of the area, having particular regard to the ASRC designation.

The proposed extension would generally be in keeping with the form and scale of the host dwelling. A minimum separation of 1m would be provided to the flank boundary, which would appear to be consistent with the side space provided between the newly constructed replacement dwelling and both flank boundaries at the adjacent site at 2a Priory Avenue. On this basis, it is considered that a 1m side space would again be acceptable in this case, having regard to the established character of the area and the spatial qualities of the ASRC.

With regard to the impact on the amenities of neighbouring properties, in view of the siting of the extension the property most likely to be impacted upon would be

the newly constructed dwelling at 2a Priory Avenue. A 2m separation would be retained between buildings, and the extension would feature a hipped roof, which would allow light to penetrate between the buildings to serve the landing, bathroom, downstairs WC and living room windows located on the southern flank wall of the dwelling at 2a. In addition, the living room at 2a is further served by a larger opening on the rear elevation which would continue to provide natural light to this room. The proposed extension would project beyond the existing rear wall of the host property at both ground and first floor level, although would not appear to project beyond the first floor rear wall of the dwelling at 2a. Accordingly, it is not considered that the proposal would result in a significant loss of amenity to warrant the refusal of the application.

Although concerns have been raised regarding the impact of the extension to the amount of light that would reach the solar panels to the roof of the dwelling at 2a, it is not considered that the extension would result in a significantly greater impact than the existing dwelling to the functionality of the solar panels, in view of its height which would be no greater than the existing dwelling, and its design which would incorporate a hipped roof.

On balance, Members may agree that the proposed extension would be acceptable in that it would be in keeping with the form and character of the host dwelling, the established character of the area (with particular regard to its spatial standards) and the amenities of neighbouring residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00624 and 09/01444, excluding exempt information.

**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     ACB01        Trees to be retained during building op.  
ACB01R        Reason B01
- 4     ACA05        Landscaping scheme - implementation  
ACA05R        Reason A05
- 5     ACA08        Boundary enclosures - implementation  
ACA08R        Reason A08
- 6     ACH03        Satisfactory parking - full application  
ACH03R        Reason H03
- 7     ACI12        Obscure glazing (1 insert)    in the rear dormers  
ACI12R        I12 reason (1 insert)    BE1
- 8     ACI02        Rest of "pd" Rights - Class A, B,C and E  
ACI03R        Reason I03
- 9     No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) or roofslopes of the

dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.

ACI17R I17 reason (1 insert) H7

10 ACK01 Compliance with submitted plan

**Reason:** In the interests of the amenities of adjoining properties and the visual amenities of the area in general and to comply with Policies BE1 and H7 of the Unitary Development Plan.

11 ACK05 Slab levels - no details submitted

ACK05R K05 reason

**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

H9 Side Space

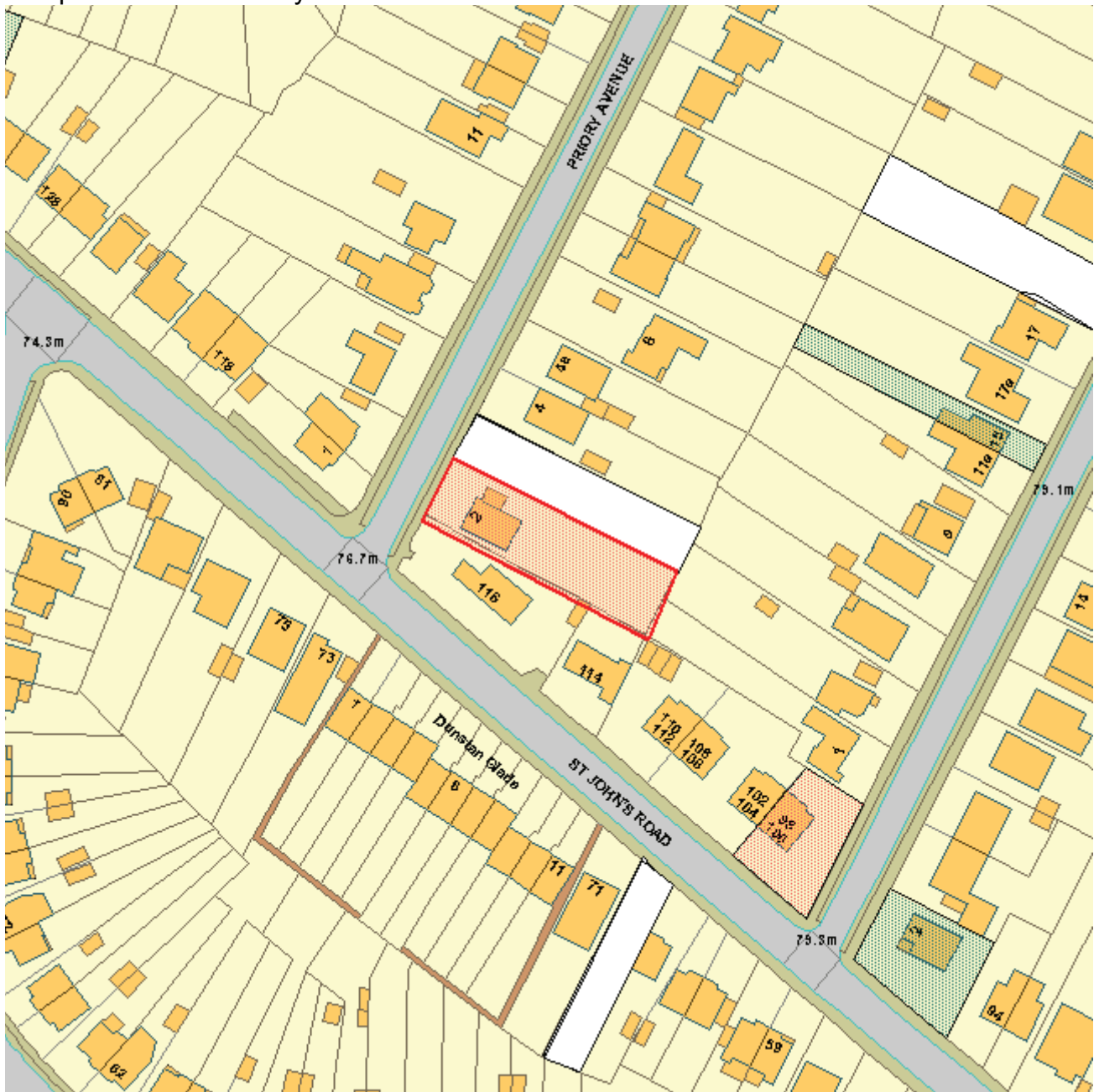
H10 Areas of Special Residential Character

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area and its impact to the spatial standards of the ASRC
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 11/00624/FULL6  
Address: 2 Priory Avenue Petts Wood Orpington BR5 1JF  
Proposal: Two storey side extension



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

**Application No :** 11/00862/FULL1

**Ward:**  
**Bickley**

**Address :** 18 Mavelstone Close Bromley BR1 2PJ

**OS Grid Ref:** E: 542117 N: 169913

**Applicant :** Mr M Elliot

**Objections : NO**

### **Description of Development:**

Partial demolition of existing bungalow and erection of a replacement 5 bedroom dwelling

Key designations:

### **Proposal**

- The proposal is for the erection of a detached five bedroom dwelling following the demolition of the existing bungalow.
- The dwelling will have a total height of 8.6m, excluding the basement level garage, gym and utility room. The roof design will be hipped incorporating front, side and rear dormers.
- The roof height has been reduced from the previous applications from 9.6m to 9.2m and now to 8.6m in height
- The width was previously reduced to allow for greater separation to the oak tree at the front of the site.
- Vehicular access to the site would remain in the same location as the existing. Two parking bays would be provided in the double garage at lower ground floor level.
- A staircase from the lower ground floor level to ground floor level would provide access to the main dwelling which is similar to the current arrangement.
- The dwelling would be constructed with brickwork and vertical hanging tiles, plain clay roof tiles, painted softwood window treatments and timber doors. The vehicular access would be designed using a tarmac hard surface.
- A single storey orangery is proposed to the rear of the dwelling at ground floor from the breakfast/kitchen area.
- Two trees are proposed to be felled in the rear garden, with a few conifers to be removed at the front of the site. No trees will be felled along the flank of the site adjacent to the conservation area.

## **Location**

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

## **Comments from Local Residents**

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

## **Comments from Consultees**

No technical drainage comments have been made.

No Thames Water objections are raised subject to an informative.

No concerns are raised by the Tree Officer subject to standard conditions. The previous application took steps to protect the oak tree at the front of the site and the plans do not pose a risk to this tree.

No technical highways objections are raised subject to conditions.

## **Planning Considerations**

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

## **Planning History**

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

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

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

Planning permission was refused under ref. 10/02977 for demolition of existing bungalow and erection of a replacement 5 bedroom dwelling. The refusal grounds were as follows:

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.

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.

It should be noted that this refusal included a reduction in bulk and height of the proposal along with the setting of the dwelling being no closer to the protected oak tree. Also, no trees were proposed to be felled along the flank boundary, with some to be removed in the rear garden area.

An appeal has been lodged in respect to this recent refusal.

## **Conclusions**

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

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

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

The proposed dwelling would be in keeping with the existing building line along Mavelstone Close. The plot slopes downwards from the adjacent property at No.17 and from the Mavelstone Road bank where there is already a lower ground floor level. Further excavation however is required to accommodate a larger lower ground floor level than the existing lower ground floor level for the bungalow. The proposed ridge height of the new dwelling would be approximately 1.3m higher than the existing bungalow ridge height (previously proposed to be 2.3m higher and 1.9m higher under past applications) and will in fact be shorter than the adjacent dwelling at No. 17 Mavelstone Close.

No trees are proposed to be removed from this area, with the only felling to occur to 2 trees in the rear garden and a few conifers at the front of the site.

The application seeks to retain the oak tree at the top of the bank which is situated within the application site. The oak tree is subject to a Tree Preservation Order and therefore is protected. The protection radius for an oak tree is identified as 5.8m which restricts the development in terms of how far it could project to the side boundary without affecting the trees roots. Following the submission of an arboricultural survey and site visit undertaken by the Tree Officer, no concerns are raised with respect to root damage from the excavation of the basement level. The current plans indicate the retention of the existing bungalow flank wall and therefore no significant excavation further towards this tree is expected to occur. Safeguarding conditions can be imposed to secure the protection and future health of this tree.

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

The Mavelstone Road Conservation Area is characterised by large houses which are densely screened with mature vegetation and are well setback from the main road, creating a semi-rural setting. The proposal would involve no felling or thinning out of vegetation along the bank adjacent to Mavelstone Road, with a small amount of felling and clearance of vegetation to the rear garden. The proposal would increase the overall bulk of development in comparison to the existing structure, however it should be noted that the roof height has been reduced by a further 0.6m from the previous refusal. With this, the angle of the roof slope has been reduced and this further reduces the bulk of the building. When comparing the proposed dwelling with others within the locality, it would be lower in height than No. 17.

Although the development proposed is consistent with the general style of development along Mavelstone Close the development also has a secondary frontage onto the Mavelstone Road Conservation Area and is located on a prominent corner site. However the bulk and height of the dwelling has been reduced from the previous refusals. This is considered to reduce the visual impact even further, and the trees at the rear and side of the site will be retained to provide dense screening. On balance it is considered that the proposal would preserve the setting of the adjacent conservation area and the retention of the trees would result in a development that would not detract from views either into or out of the conservation area. The settings of the nearby locally listed buildings would also not be harmed by the proposal due to the separation of the proposed dwelling from these structures.

The application site is located on a corner plot and therefore there are only two adjoining properties including No. 17 Mavelstone Close to the north and Manor

Place to the rear. The property at No. 17 Mavelstone Close comprises of a two storey detached family dwelling. A side space of 1 metre from the boundary fence would be maintained. The proposed new dwelling would be lower in height than the adjacent property at No. 17 (the previous application was the same height as No. 17). There are two windows proposed at first floor level and a dormer window proposed in the side roof slope which would face onto No. 17. The two windows at first floor level would serve a dressing area and wardrobe and could be conditioned to be obscurely glazed. The dormer window in the north roof slope would serve an entertainment area and could also be conditioned to be obscurely glazed. The rear wall of the proposed dwelling is in line with No. 17 aside from a single storey rear orangery that would be located on the southern end of the house, a suitable distance from No. 17 to avoid loss of amenity to this neighbour.

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

The application site is situated on a large corner plot. The proposed new dwelling would be larger in terms of its overall building footprint when considered against the existing building footprint however would still retain an ample rear amenity space for a family dwelling of this size. The amount of rear amenity space proposed is consistent with the general character of rear garden space on Mavelstone Close and this aspect has not been objected to during the consideration of previous applications.

On balance it is considered that the proposed dwelling will not impact on adjoining properties and the overall size, design and siting of the house would not be overly prominent on this corner plot. The proposal represents a further reduction in height and bulk from the previous refusal and the scheme would not adversely impact on the character and appearance of the adjoining Mavelstone Road Conservation Area. Finally, the protected tree and trees along the flank boundary would not be affected by the proposal. It is therefore recommended that the application is granted planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01201, 10/02977 and 11/00862, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |  |
|----|--------|--|
| 1  | ACA01  | Commencement of development within 3 yrs |
|    | ACA01R | A01 Reason 3 years                       |
| 2  | ACA04  | Landscaping Scheme - full app no details |
|    | ACA04R | Reason A04                               |
| 3  | ACB01  | Trees to be retained during building op. |
|    | ACB01R | Reason B01                               |
| 4  | ACB02  | Trees - protective fencing               |
|    | ACB02R | Reason B02                               |
| 5  | ACB03  | Trees - no bonfires                      |
|    | ACB03R | Reason B03                               |
| 6  | ACB04  | Trees - no trenches, pipelines or drains |
|    | ACB04R | Reason B04                               |
| 7  | ACB12  | Tree - details of excav. for foundations |
|    | ACB12R | Reason B12                               |
| 8  | ACB18  | Trees-Arbicultural Method Statement      |
|    | ACB18R | Reason B18                               |
| 9  | ACB19  | Trees - App'ment of Arbicultural Super   |
|    | ACB19R | Reason B19                               |
| 10 | ACC07  | Materials as set out in application      |
|    | ACC07R | Reason C07                               |
| 11 | ACH03  | Satisfactory parking - full application  |
|    | ACH03R | Reason H03                               |
| 12 | ACH32  | Highway Drainage                         |
- Reason:** To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.
- |    |        |  |
|----|--------|--|
| 13 | ACI12  | Obscure glazing (1 insert) in the first and second floor norther flank elevation |
|    | ACI12R | I12 reason (1 insert) BE1 and H7   |
| 14 | ACI17  | No additional windows (2 inserts) first floor northern flank dwelling            |
|    | ACI17R | I17 reason (1 insert) BE1 and H7   |

Reasons for permission:

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

- BE1 Design of New Development
- BE13 Development adjacent to a Conservation Area
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

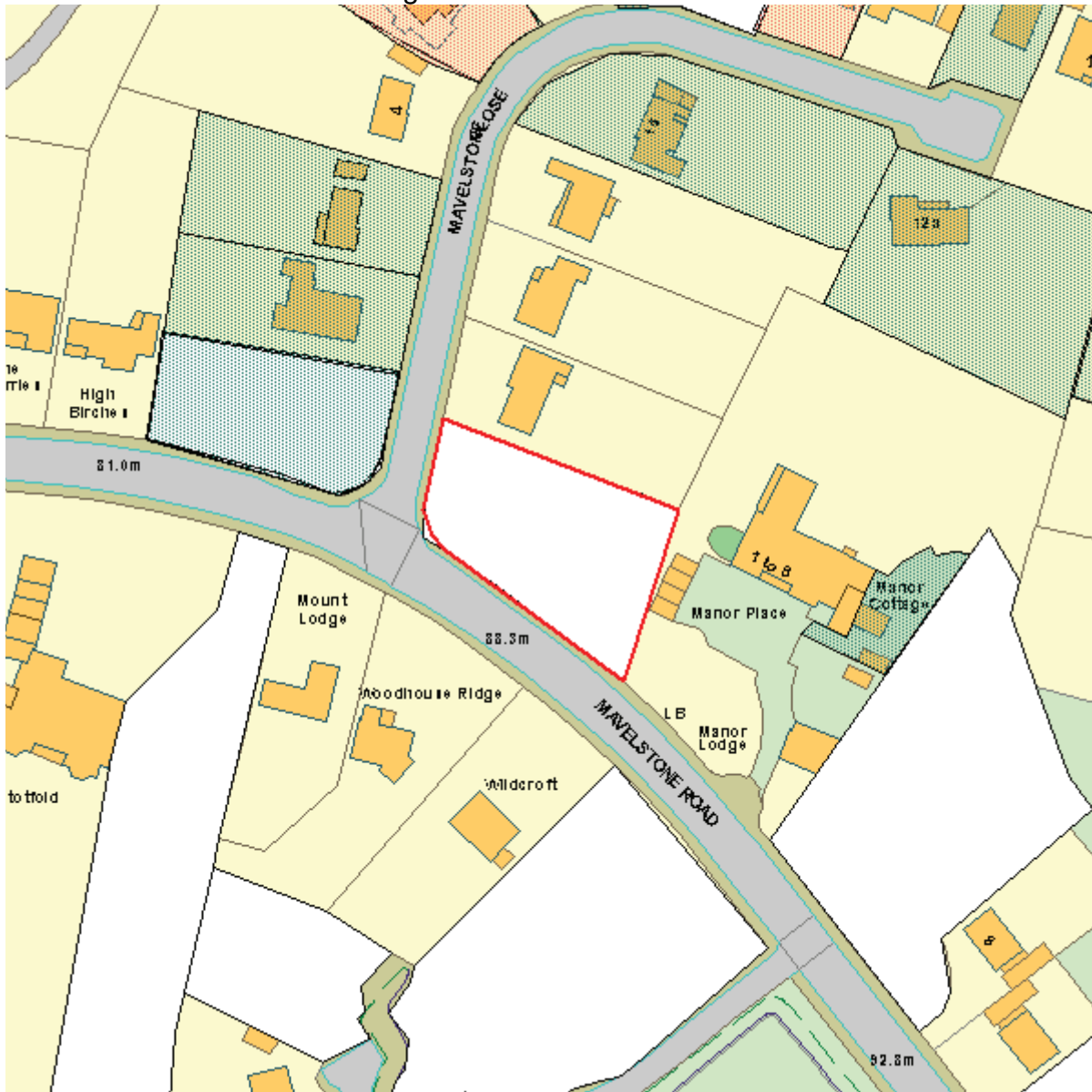
- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties

- (c) the impact on the character of the nearby conservation area
- (d) the transport policies of the UDP
- (e) the housing policies of the UDP
- (f) the impact on trees within the site.

and having regard to all other matters raised



Reference: 11/00862/FULL1  
Address: 18 Mavelstone Close Bromley BR1 2PJ  
Proposal: Partial demolition of existing bungalow and erection of a replacement 5 bedroom dwelling



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

**Application No :** 11/00665/FULL6

**Ward:**  
Orpington

**Address :** Glenholme Cyril Road Orpington BR6  
0EX

**OS Grid Ref:** E: 546152 N: 166467

**Applicant :** Dr Khan

**Objections :** YES

### **Description of Development:**

First floor side and rear extension to north east elevation and single storey side extension to south west elevation. Conversion of garage to a habitable room. alterations to front and rear elevations

Key designations:

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

### **Proposal**

- The north eastern part of the dwelling will be altered and extended at both levels. The first floor extension will project approximately 4.3m sideward and 6.25m in depth, aligning with existing first floor front elevation.
- Additional ground floor accommodation will built to the south-eastern side of the dwelling which will align with the existing dwelling and extend 4.2m sideward.

### **Location**

The application site forms the curtilage of a single detached dwelling fronting the eastern side of Cyril Road, a residential cul-de-sac. The site forms part of a windfall site which previously comprised the rear gardens of Nos. 61, 63 and 65 Vinson Close, this street being located to the east of Cyril Road. The ground levels of the site slope sharply from west to east with views of dwellings at Vinson Close and Orpington Town Centre visible in the background.

A mature row of lime trees are positioned to the front boundary of the site abutting Cyril Road and are the subject of a tree preservation order. These trees form a prominent visual feature when viewed from Cyril Road and from the rear of houses in Vinson Close.

### **Comments from Local Residents**

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

- first floor extension is too high and will enclose neighbouring garden to a greater extent
- loss of light
- property is already extremely large for the ground floor it occupies
- neighbouring properties devalued

### **Comments from Consultees**

No technical Highways objections have been raised.

### **Planning Considerations**

Policies BE1, H8 and NE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and ensure that new development does not adversely affect protected trees.

### **Planning History**

Outline permission for the application dwelling was allowed at appeal following its refusal by the Council under application ref. 89/03069. A subsequent full planning application was subsequently permitted under ref. 91/02807 for a detached five bedroom house and detached garage. Under planning ref. 95/00195 permission was granted for a single storey side extension to connect the main dwelling with the detached garage.

More recently, under application ref. 09/00197 permission for a first floor side extension was refused on the following ground:

The proposed extension would, by reason of its bulk, height, sideward projection and inadequate sidespace, appear cramped, obtrusive, dominant and out of character within the streetscene, thereby contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

The proposal was considered at appeal, but dismissed by a planning inspector who considered that in its current form the property forms:

“a relatively discreet element in the streetscene. As a consequence of this, and the undeveloped open character of neighbouring land, a view towards

the rears of the Vinson Close properties and central Orpington can be gained from the upper parts of Cyril Road... this, and the generally low-density suburban character of the area, [considered] to be key constituents of the character and appearance of the streetscene.”

With regard to the proposed extension, the Inspector considered that:

“the proposal’s height and bulk, combined with its siting next to relatively open land, would result in an asymmetrical termination of the view looking down Cyril Road. Despite the existence of tall lime trees on the appeal site’s front boundary, I consider that this would appear prominent and obtrusive in the streetscene and would harm the open character of the end of the road.”

Most recently, under ref. 10/02274, a proposal involving single storey side and first floor side/rear extensions, together with a single storey detached garage to front was refused on the following grounds:

The proposed first floor extension would, by reason of its bulk, height and sideward projection, appear cramped, obtrusive, dominant, and out of character within the streetscene, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposal would result in an overdevelopment of the site by reason of the disproportionate amount of the site area which would be covered by buildings and, as such, would be out of character with the area contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposed detached garage would prejudice the retention and well being of a number of lime trees which are protected by a Tree Preservation Order, therefore contrary to Policy NE7 of the Unitary Development Plan.

The proposed first floor extension would be capable of being severed as a separate dwelling unit which would result in an unsatisfactory form of living accommodation and overdevelopment of the site prejudicial to the amenities of the area and contrary to Policy H8 of the Unitary Development Plan.

## **Conclusions**

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

In comparison to the 2010 application, the detached garage block proposed forward of the existing dwelling has been removed and the width of the single storey southern extension has been reduced by approximately 0.65m. As such, it is not considered that this development will prejudice the well-being of the line of lime tree fronting the site. The overall extent of development within the site will be reduced. However, the first floor side addition remains in place and it is considered that this element will appear prominent within the streetscene and will result in an

asymmetrical termination of the view looking down Cyril Road, harmful to the character of the surrounding area.

In principle it is not considered that a first floor extension can be accommodated along this side of the property. This concern was raised by the Planning Inspector in relation to the 2009 application.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/00197, 10/02274 and 11/00665, excluding exempt information.

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed first floor extension would, by reason of its bulk, height and sideward projection, appear cramped, obtrusive, dominant, and out of character within the streetscene, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

Reference: 11/00665/FULL6

Address: Glenholme Cyril Road Orpington BR6 0EX

Proposal: First floor side and rear extension to north east elevation and single storey side extension to south west elevation. Conversion of garage to a habitable room. alterations to front and rear elevations



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## LONDON BOROUGH OF BROMLEY

|                   |  |
|-------------------|--|
| <b>COMMITTEE:</b> | <b>Plans Sub Committee No.2 28<sup>th</sup> April 2011</b>   |
| <b>SUBJECT:</b>   | <b>Objections to Tree Preservation Order 2401 at 20, 24 and 28 Bromley Road and 33 Manor Road, Beckenham</b> |
| CHIEF OFFICER:    | Chief Planner  |
| CONTACT OFFICER:  | Coral Gibson ext 4516  |
| WARD:             | Copers Cope  |

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### 1 COMMENTARY

1.1. This order was made on 2<sup>nd</sup> March 2011 and relates to 4 lime trees, 1 in the back garden of 20 Bromley Road, 2 in the back garden of 24 Bromley Road and one on the boundary of 28 Bromley Road and 33 Manor Road.

1.2 Comments have been received from the owners of 24 Bromley Road and their concerns relate specifically to the two lime trees in their back garden, T.2 and 3 of the order.

1.3. Your first comment relates to the amenity value of the trees and you ask for clarification about the meaning of significant impact as central government guidance states that a tree is worthy of statutory protection if its removal would have a significant impact on its surroundings. You also comment that they are limes which are a common species in the area and are plentiful in neighbouring roads and parks and they do not have any historical value. With regard to the assessment of amenity for Tree Preservation Orders, no standard method is in use which determines when a tree merits a Tree Preservation Order, and when it does not. All methods of amenity assessment contain some inherent subjectivity and the amenity value of trees depends on many factors, and a tree may be appropriate in one location, but out of place or unattractive in another. Trees do not lend themselves to classification into high or low landscape value categories. In this case the four trees are visible from Bevington Road and make a positive contribution to this part of Beckenham. In this case the species of the trees is not considered to lessen their amenity value.

1.4. You wish to improve your back garden and consider that this can only be done at the expense of one of the trees, T.3. You currently have a small patio immediately at the rear of the house, a lawn and at the end of the garden a slightly raised patio with the two limes in each of the two back corners. The tree roots have caused the patio to lift slightly and this together with the change in level is a trip hazard for your small children. You wish to remove this rear patio and increase the area of lawn and create flowerbeds. You also point out the

garden is significantly shaded during the summer months.

1.5. The trees are to the south of the house and will cause direct shading. The two trees are 13 metres from the back of the house and are in a reasonably healthy condition. They have been pollarded many years ago and have reformed full canopies with no obvious evidence of any significant problems at the old pollard points. You have pointed out that you had the trees pruned about 18 months ago (the lower canopies were lifted) but this has not improved the situation in your garden. Some additional work such as thinning the canopies may help to alleviate the problems but it is accepted that this may not improve the situation to the extent that you desire. In respect of removal of the patio and extending the lawn this would not harm the trees, although the presence of the trees would limit the choice of species of plants that you could grow. You expressed concern about the hazard from falling branches – it is a characteristic of limes that they will always have dead wood within the canopy but this is mainly small twigs which will fall from the trees in windy conditions. Other problems such as leaf drop and honeydew are seasonal problems, with honeydew production being dependent on the fluctuations in aphid populations during the summer months, so in some years the effect will be more noticeable than others.

1.6. One letter of support for the making of the order has also been received.

## **2. POLICY IMPLICATIONS**

2.1. This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan.

## **3. LEGAL CONSIDERATIONS**

3.1 If not confirmed the order will expire on 2<sup>nd</sup> September 2011.

## **4. RECOMMENDATIONS**

4.1. The Chief Planner advises that the trees make an important contribution to the visual amenity of the surrounding area and notwithstanding the objections raised, the order should be confirmed.



# Agenda Item 9

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