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DATE: 11 May 2010

ALL MEMBERS OF THE COUNCIL

Subject to the Plans Sub-Committee being reconstituted and Members of the Sub-Committee being appointed, there will be a meeting of the Plans Sub-Committee No. 2 at Bromley Civic Centre on **THURSDAY 20 MAY 2010 AT 7.00 PM**

MARK BOWEN
Director of Legal, Democratic and
Customer Services.

Members of the public can speak at Plans Sub-Committee meetings on planning reports, contravention reports or tree preservation orders. To do so, you must have

- already written to the Council expressing your view on the particular matter, and
- indicated your wish to speak by contacting the Democratic Services team by no later than 10.00am on the working day before the date of the meeting.

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

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

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

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

**Copies of the documents referred to below can be obtained from
<http://sharepoint.bromley.gov.uk>**

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 18 MARCH 2010**
(Pages 5 - 14)
- 4 PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page Ref.	Application Number and Address
4.1	Kelsey and Eden Park	15 - 22	(09/02760/FULL1) - Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham.
4.2	Chislehurst Conservation Area	23 - 30	(09/03560/FULL1) - Brookside, Kemnal Road, Chislehurst.
4.3	Chislehurst Conservation Area	31 - 36	(09/03616/CAC) - Brookside, Kemnal Road, Chislehurst.
4.4	Cray Valley East	37 - 46	(10/00211/FULL2) - Crouch Farm, Crockenhill Road, Swanley.
4.5	Chislehurst Conservation Area	47 - 54	(10/00214/FULL6) - 28 Camden Park Road, Chislehurst.
4.6	Bromley Common and Keston	55 - 60	(10/00454/FULL1) - Rangers, Jackass Lane, Keston.
4.7	Hayes and Coney Hall	61 - 64	(10/00507/FULL6) - 2 Hayesford Park Drive, Bromley.

4.8	Mottingham and Chislehurst North	65 - 68	(10/00530/FULL6) - Casa Bello, 13A Court Farm Road, Mottingham.
4.9	Plaistow and Sundridge	69 - 72	(10/00574/TPO) - Sundridge Park Golf Club, Garden Road, Bromley.
4.10	Petts Wood and Knoll	73 - 78	(10/00680/FULL6) - 144 Petts Wood Road, Petts Wood.
4.11	Chislehurst	79 - 84	(10/00776/FULL2) - 76 Green Lane, Chislehurst.
4.12	Chislehurst	85 - 90	(10/00943/FULL1) - Babington House School, Grange Drive, Chislehurst.
4.13	Petts Wood and Knoll Conservation Area	91 - 96	(10/00972/FULL2) - 5 Station Square, Petts Wood, Orpington.
4.14	Chislehurst	97 - 102	(10/01038/FULL1) - Babington House School, Grange Drive, Chislehurst.

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

Report No.	Ward	Page Ref.	Application Number and Address
4.15	Mottingham and Chislehurst North	103 - 108	(09/03017/FULL1) - 41 Mottingham Road, Mottingham.
4.16	Plaistow and Sundridge	109 - 116	(10/00155/FULL1) - Land adjacent to 23 to 27, Thornton Road, Bromley.
4.17	Petts Wood and Knoll Conservation Area	117 - 122	(10/00162/FULL1) - 11 Station Square, Petts Wood.
4.18	Petts Wood and Knoll Conservation Area	123 - 126	(10/00163/ADV) - 11 Station Square, Petts Wood.
4.19	Crystal Palace Conservation Area	127 - 132	(10/00564/FULL1) - 9A Crystal Palace Park Road, Sydenham, London, SE26.
4.20	Bromley Common and Keston	133 - 138	(10/00663/FULL6) - Keryl, Barnet Wood Road, Hayes.

4.21	Petts Wood and Knoll	139 - 142	(10/00758/FULL1) - Parish Hall, Greencourt Road, Petts Wood.
4.22	Farnborough and Crofton	143 - 146	(10/00807/FULL6) - 312 Tubbenden Lane South, Orpington.
4.23	Bickley	147 - 150	(10/00836/CONDIT) - 73 Homemead Road, Bickley.
4.24	Copers Cope	151 - 156	(10/00880/FULL1) - St Clare Court, Foxgrove Avenue, Beckenham.

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

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

5 CONTRAVENTIONS AND OTHER ISSUES

5.1	West Wickham	157 - 158	35 Beckenham Road, West Wickham.
5.2	Hayes and Coney Hall	159 - 160	244 Pickhurst Lane, West Wickham - Detached Building erected in Rear Garden.

6 TREE PRESERVATION ORDERS

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

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

See attached report DRR10/00045.

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 18 March 2010

Present:

Councillor Peter Dean (Chairman)
Councillor Gordon Jenkins (Vice-Chairman)
Councillors Martin Curry, Robert Evans, Simon Fawthrop,
Jennifer Hillier, Alexa Michael, Gordon Norrie and
Karen Roberts

30 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies were received, all members were present.

31 DECLARATIONS OF INTEREST

Councillors Bob Evans and Simon Fawthrop declared a prejudicial interest in Items 4.18 and 6.1; they left the room and did not vote.

32 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 JANUARY 2010

RESOLVED that the Minutes of the meeting held on 21 January 2010 be confirmed.

33 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

33.1 Cray Valley West

**(10/00032/DEEM3) - Midfield Primary School,
Grovelands Road, Orpington.**

Description of application – Two free standing canopies.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a replacement condition 2:

“2. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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

SECTION 2

(Applications meriting special consideration)

33.2 Crystal Palace

(09/03307/FULL1) - 43 Selby Road, Penge, London SE20

Description of application – Single storey rear extension and conversion to form 3 two bedroom flats with forecourt parking and cycle and refuse stores.

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

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

1. The proposed development would, by reason of the number of units proposed, constitute an overdevelopment of the site, out of character with the surrounding area, and contrary to Policy H11 of the Unitary Development Plan.
2. The proposed development would be lacking in adequate on-site car parking provision and would result in excessive demand for on-street parking in the area, to the detriment of road safety, and contrary to Policy T18 of the Unitary Development Plan.

33.3 Copers Cope; Conservation Area

(09/03532/FULL1) - Christophers School, 49 Bromley Road, Beckenham.

Description of application – Two storey building to provide replacement teaching accommodation.

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

Members having considered the report and

representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with an amendment to condition 4:

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

REASON: In the interests of the amenities of the area and Urban Open Space and to accord with Policies BE1 and G8 of the Unitary Development Plan.”

**33.4
Copers Cope; Conservation
Area**

**(09/03593/FULL1) - 4A Chancery Lane,
Beckenham.**

Description of application – Conversion of existing office to 1 two bedroom dwellinghouse, demolition of existing kitchen at rear and elevation alterations.

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

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

**33.5
Copers Cope; Conservation
Area**

(09/03594/CAC) - 4A Chancery Lane, Beckenham.

Description of application – Demolition of single storey structure at rear. CONSERVATION AREA CONSENT.

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

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

**33.6
Bickley**

(09/03611/FULL1) - 1 Mavelstone Close, Bromley.

Description of application – Demolition of existing dwelling and erection of a detached two storey dwelling with accommodation in the roof space and attached

garage.

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

It was reported that further objections to the application had been received. Comments from Highways Division, Environmental Health and Drainage were reported. It was also reported that the Advisory Panel for Conservation Areas had no objection to the application.

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

1. The proposed dwelling, by reason of its size, design and siting, will constitute an overdevelopment of the site and will 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 and H7 of the Unitary Development Plan.
2. The proposed dwelling would be harmful to the amenities of the adjoining property at High Beeches, by reason of loss of prospect, privacy and outlook, contrary to Policies BE1 and H7 of the Unitary Development Plan.

33.7 Biggin Hill

(09/03615/FULL1) - 160 - 166 Main Road, Biggin Hill.

Description of application – 3 blocks (two storeys, two/three storey and three storeys high) comprising 1 one bedroom, 13 two bedroom and 2 three bedroom flats, and 3 two storey three bedroom terraced houses with car parking spaces and access road.

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

1. The proposal will constitute a cramped overdevelopment of the site, out of character with the spatial standards of the area, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan and Policies 4B.1 and 4B.7 of The London Plan.
2. The proposed development would lack adequate on-site car parking provision and would result in excessive demand for on-street parking in the area, to the detriment of general road safety conditions, and contrary to Policy T18 of the Unitary Development Plan.

**33.8
Biggin Hill**

10/00158/FULL1) - 57 Lusted Hall Lane, Biggin Hill.

Description of application – Two 4 bedroom detached houses

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

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

2. The proposed dwellings by reason of their bulk and rearward projection will constitute an overdevelopment of the site, and will have an unacceptable impact of the amenities of No 59 Lusted Hall Lane by reason of visual impact and loss of lighting and prospect, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**33.9
Cray Valley East**

(10/00211/FULL2) - Crouch Farm, Crockenhill Road, Swanley.

Description of application – Change of use of agricultural buildings to Class B1/B8 commercial use including elevational alterations and ancillary car and van parking spaces.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections to the application had been received together with objections from Councillor David McBride and a local Member of Parliament. Comments from Sevenoaks District Council were reported.

Members having considered the report, objections, and representations, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to enable Members to visit the site, and to be considered at Plans Sub-Committee 4 to be held on 15 April 2010.

**33.10
Chislehurst; Conservation Area**

(10/00214/FULL6) - 28 Camden Park Road, Chislehurst.

Description of application – Single storey rear extension with swimming pool and cinema room in basement and roof alterations incorporating two rear dormers.

Comments from Ward Member, Councillor Katy Boughey, in objection to the application were reported together with comments from the Tree Officer who had no objection to the application.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to ascertain the legal position and ownership of the tree together with a method statement to be submitted in regard to the removal of spoil from the site.

**33.11
Crystal Palace**

(10/00269/FULL1) - 40 Selby Road, Penge, London SE20.

Description of application – Single storey rear extension and conversion to form 2 two bedroom and 1 one bedroom flats.

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

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

1. The proposed development would, by reason of the number of units proposed, constitute an overdevelopment of the site, out of character with the surrounding area, and contrary to Policy H11 of the Unitary Development Plan.
2. The proposed development would be lacking in adequate on-site car parking provision and would result in excessive demand for on-street parking in the area, to the detriment of general road safety conditions, and contrary to Policy T18 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**33.12
Shortlands; Conservation
Area**

(09/03486/FULL6) - 31 Malmaims Way, Beckenham.
Amended description of application – “Two storey front/side extension with flank dormer and rear roof alterations (Amendment to application 08/03442 to retain roof profile as constructed) RETROSPECTIVE APPLICATION.”

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

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

1. The development adds to the bulk, height and mass of the dwelling, and materially detracts from the character and appearance of the Park Langley Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED for the removal of the section of the roof which is not in accordance with the previously approved planning permission 08/03422FULL6.

(Councillors Peter Dean and Gordon Jenkins wished their contrary vote to be recorded.)

**33.13
Mottingham and
Chislehurst North**

**(09/03565/FULL6) - 1 Lianne Grove, Mottingham,
London SE9.**

Description of application – Front and rear dormer extensions and side rooflights.

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

**33.14
Mottingham and
Chislehurst North**

**(09/03566/FULL6) - 2 Lianne Grove, Mottingham,
London SE9.**

Description of application – Front and rear dormer extensions and side rooflights.

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

**33.15
Plaistow and Sundridge**

**(10/00155/FULL1) - Land adjacent to 23 to 27
Thornton Road, Bromley.**

Description of application – One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new

vehicular access from Thornton Road with new turning area and 4 car parking spaces.

It was reported that further objections to the application had been received. Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration for the applicant to submit details regarding management of the land at the rear of the proposed dwellings, also within his ownership.

33.16
Petts Wood and Knoll;
Conservation Area

(10/00162/FULL1) - 11 Station Square, Petts Wood.
Amended description of application – “Alterations to shopfront including installation of ATM machine, air conditioning units and plant on rear elevation and bin store to rear. RETROSPECTIVE APPLICATION.”

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

The Sub-committee were concerned that Sainsburys, being a reputable national company, should have opened a new store without the appropriate planning permission being in place.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration for the applicant to submit additional information of the operational hours of the air conditioning unit, details of noise generated from it, a proposal for additional screening of the air conditioning unit and to obtain comments from Environmental Health.

33.17
Petts Wood and Knoll

(10/00163/ADV) - 11 Station Square, Petts Wood.
Amended description of application – “Internally illuminated fascia sign and 2 internally illuminated projecting box signs. RETROSPECTIVE APPLICATION.”

Oral representations in objection to and in support of the application were received at the meeting. The Sub-committee were concerned that Sainsburys, being a reputable national company, should have opened a new store without the appropriate planning permission being in place.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any

future consideration to seek a reduction in the size and extent of the signage to the front elevation to be more in keeping with the character and appearance of the Conservation Area.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**33.18
Farnborough and Crofton**

(10/00212/FULL1) - School House, Avebury Road, Orpington.

Description of application – 2 two storey 4 bedroom detached houses with integral garages and car parking spaces.

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

34 TREE PRESERVATION ORDERS

**34.1
Farnborough and Crofton;**

(TPO 2345) - Objections to Tree Preservation Order 2345 at School House, Avebury Road, Orpington.

Members having considered the report, **RESOLVED that Tree Preservation Order No 2345** relating to one lime tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Chairman commented that it was the last meeting of the Plans Sub-committee 2 in the current municipal year and he thanked the Members and officers for their support. Members also thanked the Chairman for his efficient conduct of the meetings.

The Meeting ended at 9.25 pm

Chairman

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Application No : 09/02760/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park Sports And Social Club
Hawksbrook Lane Beckenham BR3 3SR

OS Grid Ref: E: 537874 N: 167135

Applicant : Langley Sports And Social Club

Objections : YES

Description of Development:

Single storey detached building to provide changing rooms 2 all weather 5 a side football pitches with 6 floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter

Proposal

Langley Park Sports and Social Club lies within an area of designated Metropolitan Open Land (MOL) and the site includes five full size football pitches and floodlit concrete tennis courts / five-a-side football pitches which are currently used for overspill car parking. It is proposed to install two astroturf five-a-side football pitches with six 8.3m high floodlights and a 3.1m high timber/mesh perimeter fence on the site of the concrete courts/car park. It is also proposed to erect a single storey building to provide changing rooms and showers to the south-west of the five-a-side pitches.

Planning permission was granted under application ref. 08/03343 for 90 permanent and 27 temporary car parking spaces to replace the overspill car parking that will be lost as a result of the current proposal.

The applicant has been advised that, due to the impact of the fencing and floodlights, five-a-side pitches are generally considered inappropriate development in MOL. Accordingly, the applicant has set out very special circumstances to justify inappropriate development in MOL as follows:

- proposed pitches, fence and floodlights will replace existing pitches, fence and floodlights and there will be no additional harm to openness of MOL
- removal of car parking will improve openness of MOL
- proposal will improve safety and appearance of site and facilitate a return to sporting use
- modern facilities will provide sporting and community benefits.

The applicant has also set out the following argument that the proposed changing facilities are an essential facility to support open air sport and recreation and are therefore appropriate development in MOL:

- site provides five full size adult football pitches (two of which double as junior pitches) and three dedicated mini pitches
- club uses and maintains further adult pitch on Langley Park School for Boys site and a further junior pitch is proposed this summer
- league restrictions require all weekend matches to kick off simultaneously meaning up to 12 adult and 6 junior/mini teams getting changed on site at one time
- current changing facilities comprising six rooms and a small match officials room cannot accommodate this many teams
- teams are required to share changing rooms and change in cramped conditions and in the car park, breaking sports league rules
- inadequate facilities present significant further problems accommodating females, juniors and important match officials
- standard of facilities prevents individuals and teams from achieving sporting potential.

The application is accompanied by 2 letters of support from Eden Park Rangers Football Club stating that the club's progress has been restricted in recent years as they have been unable to satisfy the requirements of the Kent County Football League that changing rooms are located within 25m of the first team pitch and 100m of the second pitch. The siting of the changing room block has been chosen in order to satisfy these requirements. The letters further state that the five-a-side pitches will provide a valuable training facility for the club and the local community.

The application is accompanied by a Transport Assessment, floodlighting details and light spillage charts.

Location

The site lies to the south of Langley Park School for Boys and Langley Park School for Girls. The site accommodates sports club facilities including a bowling green, race track and football pitches and a pavillion providing changing rooms, a bar and a function room. There is predominantly 1930s detached and semi-detached housing fronting South Eden Park Road to the south and west of the site whilst much of the area to the east of the site is characterised by open land. The south-west boundary of the site is with the Eden Park–West Wickham railway line.

Comments from Local Residents

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

- noise pollution
- light pollution
- increased crime and anti-social behaviour, particularly alcohol related
- increased noise and disturbance, particularly late at night

- facility is not needed / already a facility at Elmers End
- harm to openness of MOL
- increased traffic
- inadequate car parking
- detrimental impact on highway safety
- emergency access may be problematic
- precedent for further development
- increased litter
- already adequate changing rooms at the club
- increased flood risk
- Traffic Activity Study may be inaccurate
- clubuse Langley Park School for Boys building programme to justify proposals.

Comments from Consultees

The Metropolitan Police Crime Prevention Design Advisor has no objections to the proposal.

There are no technical highways objections.

There are no objections to the proposal from the Council's in-house drainage consultant.

Any further responses to consultations, including Environmental Health comments, will be reported verbally at the meeting.

Planning Considerations

Planning permission was granted under application ref. 08/03343 for 90 permanent and 27 temporary car parking spaces. Condition 3 of the permission required that the use of the tennis courts/five-a-side pitches for overspill car parking must cease upon completion of the new car parking.

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

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- NE3 Development and Nature Conservation Sites
- NE7 Development and Trees
- L1 Outdoor Recreation and Leisure
- G2 Metropolitan Open Land.

In strategic terms the most relevant London Plan policies are:

- 2A.1 Sustainability criteria
- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3C.23 Parking strategy
- 3D.6 The Olympic and Paralympic games and sports facilities
- 3D.8 Realising the value of open space and green infrastructure
- 3D.10 Metropolitan Open Land
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities.

The site is designated Metropolitan Open Land and Policy G2 states that the construction of new buildings within MOL will be inappropriate unless they are for specified purposes, including essential facilities for outdoor sport and recreation. The policy further states that permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by inappropriateness or any other harm. It goes on to state that the openness and visual amenity of the MOL shall not be injured by any proposals for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design.

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

Conclusions

The principle of the return of this part of the site to sporting use has essentially been established through the grant of planning permission for the relocation of the overspill car parking. The main issues to be considered in this case are as follows:

- impact of the proposal on the character and visual amenities of the area, including impact on the openness of MOL
- whether the proposed changing room block is appropriate development in MOL
- whether very special circumstances have been demonstrated to justify inappropriate development in MOL

- impact of the proposal on the residential amenities of nearby occupants and the amenities of the two nearby schools
- highways implications of the proposal.

The five-a-side sports pitches and changing room block will be located over 80m from the nearest residential property. It can be considered that there will be no undue harm to the amenities of local residents or those of the Langley Park schools.

The proposed five-a-side pitches, fencing and floodlights will replace an existing hard surface, fencing and floodlights. The 1.3m high timber kickboards may have slightly more impact on openness than the existing wire mesh fence, whilst the removal of car parking will improve openness. Given that the impact of the pitches, fencing and floodlighting is comparable to the existing situation the five-a-side facility can be considered acceptable in openness terms. In view of the negligible impact on openness it can be considered that the community and sporting benefits represent very special circumstances to justify inappropriate development in MOL.

The existing changing facilities on the site would appear to be inadequate for the number of football pitches, particularly given the requirements for league games to kick off simultaneously. It may therefore be considered that a new changing room would represent an essential facility for outdoor sport and recreation and can be considered appropriate development in MOL. The siting of the building will have a degree of impact on the openness of MOL and it would be preferable if it were sited closer to existing buildings. However, the siting is necessitated by the Kent County Football League rules and it can be recognised that the progress of Eden Park Rangers Football Club is in the local community interest. The impact on openness may be considered acceptable given the size of the building and in view of the justification for the siting provided by the applicant.

Background papers referred to during the production of this report comprise all correspondence on files refs. 08/03343 and 09/02760, 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 | ACA08 | Boundary enclosures - implementation |
| | ACA08R | Reason A08 |
| 4 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 5 | ACH27 | Arrangements for construction period |
| | ACH27R | Reason H27 |

- 6 ACH30 Travel Plan
 ACH30R Reason H30
- 7 ACI21 Secured By Design
 ACI21R I21 reason
- 8 ACJ23 Details of floodlights
 ACJ23R J23 Reason
- 9 The development hereby permitted shall not be used until the permanent car parking spaces permitted under planning application reference 08/03343 are available for use.

Reason: In order to ensure adequate car parking provision and to comply with Policy T3 of the Unitary Development Plan.

- 10 The floodlights shall only be used between 0830 hours and 2300 hours.

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

Reasons for permission:

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

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- NE3 Development and Nature Conservation Sites
- NE7 Development and Trees
- L1 Outdoor Recreation and Leisure
- G2 Metropolitan Open Land.

London Plan

- 2A.1 Sustainability criteria
- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3C.23 Parking strategy
- 3D.6 The Olympic and Paralympic games and sports facilities
- 3D.8 Realising the value of open space and green infrastructure
- 3D.10 Metropolitan Open Land
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities.

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area

- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the design policies of the development plan
- (f) the transport policies of the development plan

and having regard to all other matters raised.

Reference: 09/02760/FULL1

Address: Langley Park Sports And Social Club Hawksbrook Lane Beckenham BR3 3SR

Proposal: Single storey detached building to provide changing rooms 2 all weather 5 a side football pitches with 6 floodlights (8.3m high) and 3.1m high timber/mesh fencing around perimeter



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Application No : 09/03560/FULL1

Ward:
Chislehurst

Address : Brookside Kemnal Road Chislehurst
BR7 6LT

OS Grid Ref: E: 544660 N: 171555

Applicant : Mr Kieron Masterson

Objections : NO

Description of Development:

Demolition of existing dwelling and outbuildings and erection of detached two storey 5 bedroom dwelling including accommodation in roof and detached triple garage with accommodation over and new vehicular access, driveway and bridge and landscaping.

Key designations:

Conservation Area: Chislehurst
Green Belt

Proposal

Joint report with application ref. 09/03616

- It is proposed to demolish the existing bungalow and other outbuildings (for which Conservation Area Consent is required), and erect a detached 5 bedroom dwelling within a similar part of the site, along with a detached triple garage with accommodation over close to the northern boundary of the site with Toppers Oak
- A new vehicular access is proposed close to the southern boundary of the site, with a driveway leading to the house and a bridge over the stream.
- Revised plans were submitted during the processing of the application which altered the position of the vehicular access and driveway and the position of the detached garage, in order to overcome initial concerns raised regarding the impact on mature trees along the frontage and within the site
- The original plans also proposed alterations to the pond and stream, but in view of initial concerns raised by The Environment Agency, the plans were amended to show that no alterations to the pond or stream would now be made.

Location

This site measures 1.95ha and is occupied by a detached bungalow and a number of derelict outbuildings, none of which have been used or occupied for several years. It lies on the western side of Kemnal Road at its northern un-made end, and is situated

within Chislehurst Conservation Area, and within the Green Belt. A stream runs through the eastern part of the site, and a number of mature trees run along its boundaries and within the central part of the site (all are protected by virtue of their conservation area location). The bungalow itself is located within the north-eastern corner of the site, with a single vehicular access at this point. The site slopes downwards from the western part of the site towards the eastern front boundary.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and a number of representations were received in support of the proposals.

Comments from Consultees

The Council's highway engineer raises no objections in principle, but comments that this section of Kemnal Road is private, although a public right of way (footpath 35) runs over this road and along the eastern boundary of the site which should not be affected by the current proposals. It is considered that an informative should be added to safeguard pedestrians using the route during or after construction.

From a drainage point of view, no objections are raised in principle, subject to a condition requiring an assessment for suitability for a SUDS scheme for the disposal of surface water.

Thames Water raises no objections in principle, subject to suitable surface water drainage.

Objections were initially raised by the Environment Agency to the inadequate assessment and mitigation of risks to nature conservation, but further details were submitted to the Council on 2nd March 2010, and no objections are now raised

From a tree perspective, objections were initially raised to the proposals due to the adverse impact on a number of trees protected by virtue of the site's location in the conservation area. However, revised plans were submitted on 2nd March 2010, and no objections are now raised.

The Advisory Panel for Conservation Areas raised objections to the proposals which were considered to result in an inappropriately urban design which would be out of character with this semi-rural green belt location. It was considered that the design was inferior to the previously approved scheme, and that Conservation Area Consent should not be granted on the grounds of prematurity in the absence of a suitable replacement scheme.

From an urban design point of view, although the proposals would be larger in bulk and scale than the previously permitted scheme, the current proposals are not

considered to have any more impact on Chislehurst Conservation Area, and no objections are therefore raised.

Environmental Health raise no objections in principle, subject to an informative to contact the Pollution team regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990 (DI29).

With regard to biodiversity issues, the application site is adjacent to a Site of Metropolitan Importance for Nature Conservation, and therefore, a management plan for the pond and stream along with the timing of the works, should be submitted to ensure that the SMI would be unaffected by run-off or future landscaping/planting.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
BE12 Demolition in Conservation Areas
BE14 Trees in Conservation Areas
G5 Replacement Dwellings in the Green Belt
T3 Parking

Planning History

Permission and Conservation Area Consent were granted in 2000 (refs. 99/02693 and 99/02692 respectively) for the demolition of the existing bungalow, and erection of a 5 bedroom detached house with garaging facilities.

Application ref. 02/03733 was refused in 2003 for a larger detached 5 bedroom dwelling which was more centrally located in the open area of the site, on grounds relating to the inappropriate form of development detrimental to its Green Belt location, and the cramped form of development, detrimental to the Green Belt and character and amenities of Chislehurst Conservation Area.

The linked Conservation Area Consent application (ref. 02/03734) was also refused on the grounds of prematurity in the absence of a suitable replacement scheme.

A further application for renewal of permission ref. 99/02693 was granted on 5th May 2005 under ref. 05/00903 for a further 5 years and is, therefore, still extant at the time of preparing this report. However, the Conservation Area Consent application (ref. 99/02692) was not renewed.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of Chislehurst Conservation Area, the open and rural nature of the Green Belt, the amenities of the occupants of surrounding residential properties, the protection of mature trees on the site, and the protection of the natural environment.

Policy G5 of the UDP allows for replacement dwellings in the Green Belt where the resultant dwelling (including garaging) would not result in a material net increase in floor area compared with the existing dwelling (generally about 10%), and would not harm the visual amenities or the open or rural character of the locality. In this respect, the existing bungalow and outbuildings have a total floor space of 770sq.m.

The previous permissions for a replacement dwelling (ref. 99/02693, renewed under ref. 05/00903) showed a two storey dwelling with accommodation in the roof which contained 576sq.m. of floor space, and included a detached double garage.

The current scheme is for a larger dwelling of 787sq.m. floor space (including the garage) which would extend further to the south of the existing dwelling and give a greater separation to the northern boundary with Toppers Oak. The roof has been designed with a lower ridgeline than the permitted scheme and would have hipped rather than gable ends in order to reduce the overall size and bulk of the dwelling in comparison with the approved scheme. The house has also been designed to provide mainly single storey accommodation on its northern side to reduce the impact on both the neighbouring property, and the spaciousness of the Conservation Area. In this regard, no first floor windows would be provided in the northern flank elevation facing Toppers Oak.

In comparison with the approved scheme, the detached garage building would now be tucked away in the north-eastern corner of the site, rather than to the south of the dwelling, and would be set at a lower level than the main house, while still maintaining a 3m separation to the northern boundary.

The design of the dwelling is considered acceptable within Chislehurst Conservation Area, and it would be sited close to the existing built development on the site which is in a poor state of repair and would all be removed, to which no objections are raised. The re-siting of the dwelling further to the south gives a greater separation to the nearest dwelling at Toppers Oak to the north, and helps to maintain a feeling of spaciousness within this part of the Conservation Area, and protects the open nature of this Green Belt land.

The new vehicular access and driveway would protect the existing trees on the site, and is acceptable from a highways point of view.

In conclusion, the proposals, although larger than previously permitted, are considered to be acceptable in terms of the impact on the character and appearance of Chislehurst Conservation Area, the open and rural nature of the Green Belt, the

amenities of the occupants of surrounding residential properties, the protection of mature trees on the site, and the protection of the natural environment.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/02693, 02/03733, 02/03734, 05/00903, 09/03560 and 09/03616, excluding exempt information.

as amended by documents received on 02.03.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|----|--------|--|-------------|-------------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACA04 | Landscaping Scheme - full app no details | | |
| | ACA04R | Reason A04 | | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | | |
| | ACA07R | Reason A07 | | |
| 4 | 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 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 9 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 10 | ACD06 | Sustainable drainage system (SuDS) | | |
| | ADD06R | Reason D06 | | |
| 11 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 12 | ACH26 | Repair to damaged roads | | |
| | ACH26R | Reason H26 | | |
| 13 | ACH27 | Arrangements for construction period | | |
| | ACH27R | Reason H27 | | |
| 14 | ACI01 | Restriction of all "pd" rights | | |
| | ACI03R | Reason I03 | | |
| 15 | ACI17 | No additional windows (2 inserts) | northern | dwelling or |
| | | detached garage building | | |
| | ACI17R | I17 reason (1 insert) | BE1 and H8 | |
| 16 | ACI19 | Rest. on use of roof space/first (1 in) | first floor | |
| | ACI19R | I19 reason | | |

- | | | |
|----|--------|--|
| 17 | ACK04 | Demolition of existing building (see D10 |
| | ACK04R | K04 reason |
| 18 | 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
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- G5 Replacement Dwellings in the Green Belt
- T3 Parking

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

- (a) the preservation or enhancement of Chislehurst Conservation Area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the relationship of the development to trees to be retained
- (d) the Green Belt policies of the development plan
- (e) the environmental protection policies of the development plan

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

INFORMATIVE(S)

- | | | |
|---|-------|----------------------|
| 1 | RD124 | Public Right of Way |
| 2 | RD129 | Control of Pollution |

Reference: 09/03560/FULL1

Address: Brookside Kemnal Road Chislehurst BR7 6LT

Proposal: Demolition of existing dwelling and outbuildings and erection of detached two storey 5 bedroom dwelling including accommodation in roof and detached triple garage with accommodation over and new vehicular access, driveway and bridge and landscaping.



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Application No : 09/03616/CAC

Ward:
Chislehurst

Address : Brookside Kemnal Road Chislehurst
BR7 6LT

OS Grid Ref: E: 544660 N: 171555

Applicant : Mr K Masterson

Objections : NO

Description of Development:

Demolition of existing dwelling and outbuildings
CONSERVATION AREA CONSENT.

Key designations:

Conservation Area: Chislehurst
Green Belt

Joint report with application ref. 09/03560

Proposal

- It is proposed to demolish the existing bungalow and other outbuildings (for which Conservation Area Consent is required), and erect a detached 5 bedroom dwelling within a similar part of the site, along with a detached triple garage with accommodation over close to the northern boundary of the site with Toppers Oak
- A new vehicular access is proposed close to the southern boundary of the site, with a driveway leading to the house and a bridge over the stream.
- Revised plans were submitted during the processing of the application which altered the position of the vehicular access and driveway and the position of the detached garage, in order to overcome initial concerns raised regarding the impact on mature trees along the frontage and within the site
- The original plans also proposed alterations to the pond and stream, but in view of initial concerns raised by The Environment Agency, the plans were amended to show that no alterations to the pond or stream would now be made.

Location

This site measures 1.95ha and is occupied by a detached bungalow and a number of derelict outbuildings, none of which have been used or occupied for several years. It lies on the western side of Kemnal Road at its northern un-made end, and is situated within Chislehurst Conservation Area, and within the Green Belt. A stream runs through the eastern part of the site, and a number of mature trees run along its

boundaries and within the central part of the site (all are protected by virtue of their conservation area location). The bungalow itself is located within the north-eastern corner of the site, with a single vehicular access at this point. The site slopes downwards from the western part of the site towards the eastern front boundary.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and a number of representations were received in support of the proposals.

Comments from Consultees

The Council's highway engineer raises no objections in principle, but comments that this section of Kemnal Road is private, although a public right of way (footpath 35) runs over this road and along the eastern boundary of the site which should not be affected by the current proposals. It is considered that an informative should be added to safeguard pedestrians using the route during or after construction.

From a drainage point of view, no objections are raised in principle, subject to a condition requiring an assessment for suitability for a SUDS scheme for the disposal of surface water.

Thames Water raises no objections in principle, subject to suitable surface water drainage.

Objections were initially raised by the Environment Agency to the inadequate assessment and mitigation of risks to nature conservation, but further details were submitted to the Council on 2nd March 2010, and no objections are now raised

From a tree perspective, objections were initially raised to the proposals due to the adverse impact on a number of trees protected by virtue of the site's location in the conservation area. However, revised plans were submitted on 2nd March 2010, and no objections are now raised.

The Advisory Panel for Conservation Areas raised objections to the proposals which were considered to result in an inappropriately urban design which would be out of character with this semi-rural green belt location. It was considered that the design was inferior to the previously approved scheme, and that Conservation Area Consent should not be granted on the grounds of prematurity in the absence of a suitable replacement scheme.

From an urban design point of view, although the proposals would be larger in bulk and scale than the previously permitted scheme, the current proposals are not considered to have any more impact on Chislehurst Conservation Area, and no objections are therefore raised.

Environmental Health raise no objections in principle, subject to an informative to contact the Pollution team regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990 (DI29).

With regard to biodiversity issues, the application site is adjacent to a Site of Metropolitan Importance for Nature Conservation, and therefore, a management plan for the pond and stream along with the timing of the works, should be submitted to ensure that the SMI would be unaffected by run-off or future landscaping/planting.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
BE12 Demolition in Conservation Areas
BE14 Trees in Conservation Areas
G5 Replacement Dwellings in the Green Belt
T3 Parking

Planning History

Permission and Conservation Area Consent were granted in 2000 (refs. 99/02693 and 99/02692 respectively) for the demolition of the existing bungalow, and erection of a 5 bedroom detached house with garaging facilities.

Application ref. 02/03733 was refused in 2003 for a larger detached 5 bedroom dwelling which was more centrally located in the open area of the site, on grounds relating to the inappropriate form of development detrimental to its Green Belt location, and the cramped form of development, detrimental to the Green Belt and character and amenities of Chislehurst Conservation Area.

The linked Conservation Area Consent application (ref. 02/03734) was also refused on the grounds of prematurity in the absence of a suitable replacement scheme.

A further application for renewal of permission ref.99/02693 was granted on 5th May 2005 under ref. 05/00903 for a further 5 years and is, therefore, still extant at the time of preparing this report. However, the Conservation Area Consent application (ref. 99/02692) was not renewed.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of Chislehurst Conservation Area, the open and rural nature of the Green Belt, the amenities of the occupants of surrounding residential

properties, the protection of mature trees on the site, and the protection of the natural environment.

Policy G5 of the UDP allows for replacement dwellings in the Green Belt where the resultant dwelling (including garaging) would not result in a material net increase in floor area compared with the existing dwelling (generally about 10%), and would not harm the visual amenities or the open or rural character of the locality. In this respect, the existing bungalow and outbuildings have a total floor space of 770sq.m.

The previous permissions for a replacement dwelling (ref. 99/02693, renewed under ref. 05/00903) showed a two storey dwelling with accommodation in the roof which contained 576sq.m. of floor space, and included a detached double garage.

The current scheme is for a larger dwelling of 787sq.m. floor space (including the garage) which would extend further to the south of the existing dwelling and give a greater separation to the northern boundary with Toppers Oak. The roof has been designed with a lower ridgeline than the permitted scheme and would have hipped rather than gable ends in order to reduce the overall size and bulk of the dwelling in comparison with the approved scheme. The house has also been designed to provide mainly single storey accommodation on its northern side to reduce the impact on both the neighbouring property, and the spaciousness of the Conservation Area. In this regard, no first floor windows would be provided in the northern flank elevation facing Toppers Oak.

In comparison with the approved scheme, the detached garage building would now be tucked away in the north-eastern corner of the site, rather than to the south of the dwelling, and would be set at a lower level than the main house, while still maintaining a 3m separation to the northern boundary.

The design of the dwelling is considered acceptable within Chislehurst Conservation Area, and it would be sited close to the existing built development on the site which is in a poor state of repair and would all be removed, to which no objections are raised. The re-siting of the dwelling further to the south gives a greater separation to the nearest dwelling at Toppers Oak to the north, and helps to maintain a feeling of spaciousness within this part of the Conservation Area, and protects the open nature of this Green Belt land.

The new vehicular access and driveway would protect the existing trees on the site, and is acceptable from a highways point of view.

In conclusion, the proposals, although larger than previously permitted, are considered to be acceptable in terms of the impact on the character and appearance of Chislehurst Conservation Area, the open and rural nature of the Green Belt, the amenities of the occupants of surrounding residential properties, the protection of mature trees on the site, and the protection of the natural environment.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/02693, 02/03733, 02/03734, 05/00903, 09/03560 and 09/03616, excluding exempt information.

as amended by documents received on 02.03.2010

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

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

Reasons for granting consent:

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

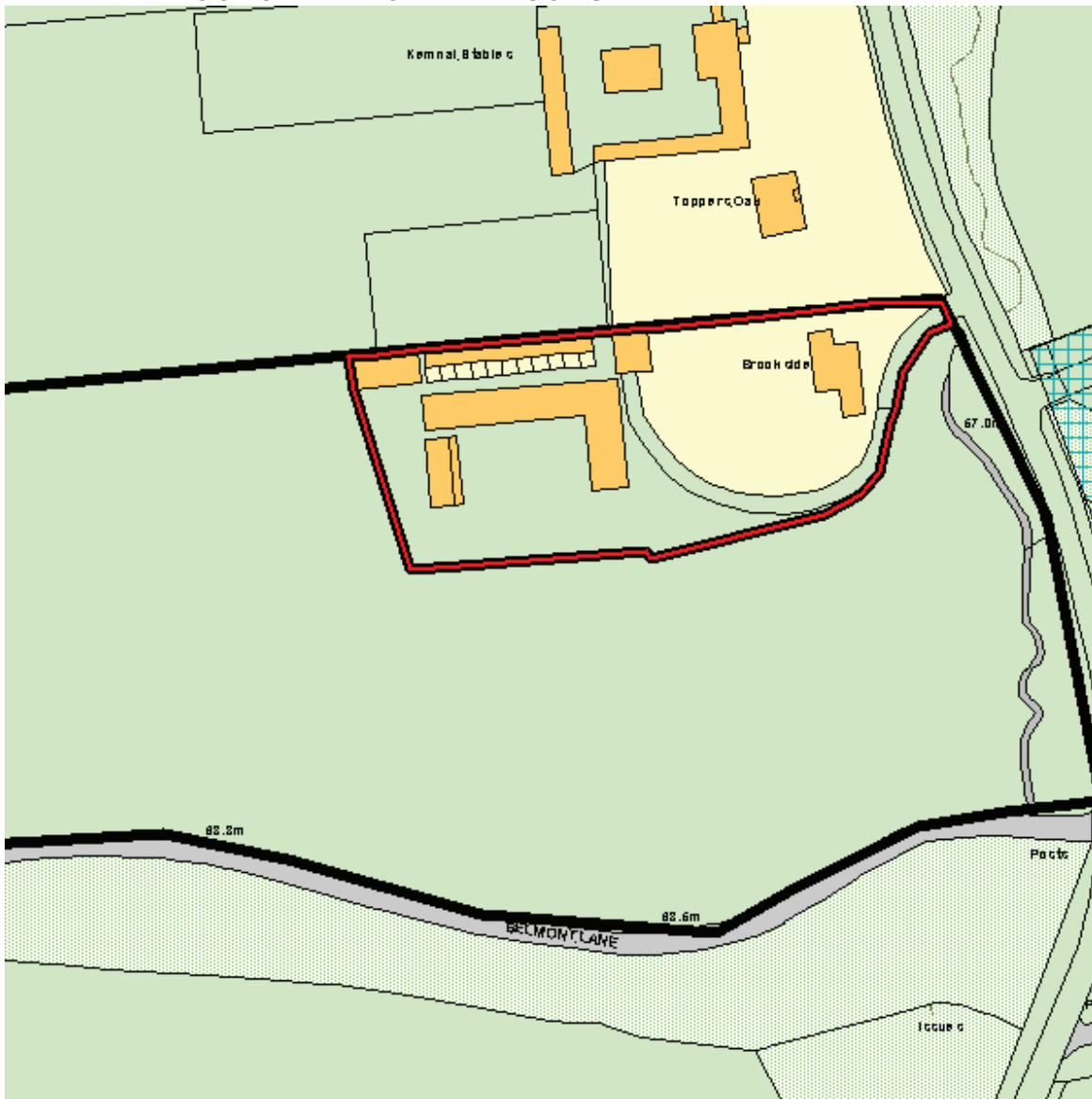
BE12 Demolition in Conservation Areas

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

(a) the preservation or enhancement of Chislehurst Conservation Area

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

Reference: 09/03616/CAC
Address: Brookside Kemnal Road Chislehurst BR7 6LT
Proposal: Demolition of existing dwelling and outbuildings
CONSERVATION AREA CONSENT.



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Agenda Item 4.4

Application No : 10/00211/FULL2

Ward:
Cray Valley East

Address : Crouch Farm Crockenhill Road Swanley
BR8 8EP

OS Grid Ref: E: 549392 N: 167211

Applicant : A.W. Batchelor and Sons

Objections : YES

Description of Development:

Change of use of agricultural buildings to Class B1/B8 commercial use including elevational alterations and ancillary car and van parking spaces.

Key designations:

Green Belt
Locally Listed Building

Proposal

This application was deferred on 18th March in order for Members to attend a site visit in relation to this application. The previous report is repeated below with some minor modifications.

Permission is sought to convert three agricultural buildings within this farm to B1 business use and B8 storage use with ancillary car and van parking. The buildings which are identified as A, B and C on the proposal would serve the following uses:

- Building A – agricultural workshop involving agricultural and vehicle repair
- Building B – to house storage containers which would be let out to individuals for storage or for the storage of small domestic items
- Building C – workshop, communal toilets/washroom and vehicle bays involving light industrial repairs and covered storage for private cars, boats or other large items

Various elevational alterations will be undertaken to accommodate the new uses, including new doors and windows although no major structural rebuilding is proposed. 13 parking spaces (including 4 van spaces) would be provided.

A Desk Study and report relating to bat and owl activity within the application buildings have been submitted in support of the application and are included within the file.

Location

The application site is located within the Metropolitan Green Belt and adjoins the B258 Crockenhill Road connecting St Mary Cray and Crockenhill Village. The site is located approximately half way between these two areas. The site comprises 200 acres of land used for arable farming, and the main buildings associated with the farm form a cluster located within a 20 metre proximity north of Crockenhill Road.

Agricultural activity has historically existed at the application site known as Crouch Farm. The application site adjoins Crouch Farm House, a Grade II listed farmhouse of early traditional framed construction which is considered to date back in parts to the Fourteenth Century and which has a shared history with the farmyard, although it is now under separate ownership.

Comments from Local Residents

A number of representations have been received both in support of and objecting to the application. In summary, the objections are raised on the basis that the proposal will undermine the setting of a neighbouring listed building, that it will harm residential amenity and that it will undermine the character of the Green Belt. Supporters of the application state that the proposal will support the core agricultural business, that it will benefit local businesses and that it will not be un-neighbourly.

OBJECTIONS

Objections to the proposal have been received which may be summarised as follows:

- application submission is flawed and misleading;
- application makes no reference to the importance of the adjoining Grade II listed building, Crouch Farm House, including the desirability of preserving the setting;
- character and economic viability of the listed building may suffer as it would be robbed of much of its interest;
- development of the farm will undermine the setting and townscape associated with the neighbouring listed building;
- structural integrity of listed building will be susceptible as a result of industrial activity occurring within close proximity;
- proposed development and large parking area will undermine the privacy and security of the neighbouring dwelling;
- attractiveness of the area has been harmed due to activities on the application site;
- proposal will result in noise and disturbance due to work noise and pollution, and harm the tranquil environment of the surrounding area;
- proposed landscaping will not mitigate harm resulting from the development, nor prevent intrusion of noise, emissions and light pollution;
- scale of industrial use and parking is extensive and not in keeping with the area;

- proposed uses do not represent a low-key activity, for instance, it involves heavy-duty 3 Phase electrical re-wiring, and general motor work will be undertaken as opposed to agricultural repair;
- proposal involves external storage of materials, plan, machinery and storage;
- industrial use has potential to expand within the site;
- proposed B1/B8 use is not genuine and would be likely to lead to abuse;
- proposal does not represent form of farm diversification or an appropriate (e.g. more small scale) use for redundant farm buildings;
- there are several vacant units outside the Green Belt which should be used instead;
- sufficient storage is available on the site following the development of a new oversized barn on adjacent land;
- proposal does not preserve the openness of the Green Belt;
- large scale industrial usage and shipping containers are an incongruous feature in this rural area, highly inappropriate in the Green Belt and will have an overbearing effect on the neighbouring listed house, and appear visible from the street;
- proposal involves significant reconstruction to accommodate the new uses and will not be a case of re-use, as sought through Green Belt policy;
- proposal will lead to encroachment of this part of the Green Belt which separates St Mary Cray and Crockenhill Village;
- openness of the Green Belt should be maintained so that all people can benefit from its beauty and enjoy leisurely pursuits;
- woodland has been cleared to accommodate the new uses and the external storage of scraps/spares is taking place to the detriment of the visual amenities of the area;
- proposed use has severe effects on recreational enjoyment of the countryside;
- proposal does not represent a high standard of design;
- safety risk for pedestrians with increased vehicle/heavy vehicle movements;
- no evidence that proposal will provide wider community benefits

Objections have also been raised by the Kevington Residents Association.

The local Member of Parliament objects to the proposal on the basis that the proposal represents an inappropriate and overlarge development in the Green Belt

SUPPORT

Letters of support were received which may be summarised as follows:

- uses sought in the application will be of benefit to local businesses;
- use would be particularly beneficial for agricultural and horticultural services in the area;

- applicant is a committed member of the local community and will ensure that good use is made of the buildings with regard to the interests of neighbouring residents

A letter of support was also received from the National Farmers' Union which may be summarised as follows:

- the applicant will renovate buildings that have become redundant in terms of their original agricultural use;
- the proposal will generate a stream of income that will support the core business of farming and help preserve the agricultural character of the area

Comments from Consultees

No technical objections have been raised by the Council's Highway Development Engineer or with regard to refuse collection.

No technical objections have been raised by the Environment Agency, subject to the inclusion of suggested conditions.

No technical objections are raised from an Environmental Health perspective.

Objections have been raised by Crockenhill Parish Council on the basis that the use proposed within Building A would constitute a more intensive B2 (general industrial use) which would undermine neighbouring amenity. Further objections are raised on the basis that the storage containers are harmful to the visual amenity of the area, and that no very special circumstances exist to support the conversion of Building C to a non-agricultural use and that a B8 designation could result in a wide range of uses operating within the building. Additional objections are raised on the basis that the site does not benefit from adequate access which would result in large vehicles passing through Crockenhill Village; the proposed parking provision may be exceeded; the proposal could result in light pollution; the proposal would generally undermine the visual amenities of the area; and that there is no evidence that the scheme would enhance or provide wider benefits to the community.

Objections have been raised by Sevenoaks District Council on the basis that the proposal would lead to an intensification of the numbers of visitors to the site that could have a detrimental impact upon highway safety, and could have a detrimental impact upon the amenities of the neighbouring residential properties. Any additional structures would have a detrimental impact upon the openness of the Green Belt.

[Note: no additional structures are, in fact, proposed as part of this application]

Planning Considerations

Relevant policies in the Unitary Development Plan are G1 (Green Belts), BE1 (Design of New Development), BE8 (Statutory Listed Buildings), ER7 (Contaminated Land),

T3 (Parking) and T18 (Road Safety). At a national policy level, PPG2 (Green Belts), PPS7 (Sustainable Development in Rural Areas) and PPG15 (Planning and the Historic Environment) are relevant.

From a heritage and conservation perspective, it is not considered that the proposal will impact on the setting of the neighbouring listed building and no objection is raised in this regard.

Policy G1 of the Bromley Unitary Development seeks to protect and maintain the openness of the Metropolitan Green Belt. In general, activities which support the open character of the Green Belt such as agriculture and outdoor recreation are considered appropriate. With regard to the re-use of existing buildings this will be considered inappropriate unless it will not have a materially greater impact than the present use on the open character of the land; it will not harm the openness of the land or conflict with the purposes of including land in the Green Belt; the building is of permanent construction and capable of conversion or re-use without extensive or complete reconstruction; the form, bulk and design of the building are in keeping with its surroundings; the proposed use does not entail external storage of materials, plant or machinery; and the proposed use has no adverse effect on the recreational enjoyment or appearance of the countryside.

Planning History

Several planning applications have been submitted in relation to this site. Most recently, under application ref 05/01095 planning permission was granted for the creation of new farm access further to the west, together with an associated driveway and replacement field entrance. Under ref 07/01466 planning permission was granted for a replacement agricultural building approximately 40 metres to the west of Building C.

Conclusions

The key issues in this case relate to the appropriateness of this development within the Green Belt; its impact on residential amenity; and its impact on the setting of the listed building at Crouch Farm House.

In this case, it is considered that the proposed scheme will, in general, adhere to the objectives of Policy G1, particularly in view of the proposed re-use of existing building which will engender little change in the visual amenities of the area. The activities will be confined to a relatively small area with the majority of the farm area remaining unaffected. Whilst concerns are raised in regard to the nature of the proposed uses, the applicant has indicated that a proportion of the new uses will be agricultural-related which will serve local agricultural needs.

Furthermore, PPS7 lends support for the reuse of existing buildings for economic development purposes, and goes on to promote farm diversification, as proposed in

this case, to help sustain an agricultural enterprise. In particular, Paragraph 30 (iii) states that LPAs should give favourable consideration to proposals for diversification in the Green Belt where development preserves its openness, and even for purposes where this is not the case, farm diversification can contribute to very special circumstances.

With regard to residential amenities of nearby properties, B1 and B8 uses by their nature should not cause undue disturbance. Conditions can be imposed to assist in controlling any potential disturbance in accordance with the specific proposal.

There is additional car parking which will have a greater impact on the openness of the Green Belt depending on the intensity of activities at the site; however, this all lies within the farm yard and will not, as with the buildings, encroach any further into open countryside.

The non-agricultural related uses are considered acceptable on the basis that these will be confined to two existing buildings and the imposition of conditions will control the nature of their activities, which will also be in the interest of neighbouring amenity. In the case of the storage use, it is not anticipated that this will result in significant activity within the site. In any case, hours of operation may be restricted in the interest of neighbouring amenity.

In terms of the impact of this scheme on the setting of the neighbouring listed building, given the proposed utilisation of existing structures, it is not considered that there will be a significant change in its setting. Whilst new activities will occur within the application site, the nature of these activities is not considered significant enough to warrant refusal with regard to the setting of the listed building or in terms of its amenity.

In summary, there is strong policy support for legitimate farm diversification and this proposal would appear to fall within this category with only limited increase in activity at the site, therefore according with established policy.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/01095, 07/01466 and 10/00211, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 3 | ACA04 | Landscaping Scheme - full app no details |

- ACA04R Reason A04
- 4 ACJ03 No outside storage
- Reason:** In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the visual amenities and openness of Green Belt.
- 5 Building A shall be used for the purposes of agricultural vehicle and machinery repair and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- Reason:** In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties and in the interest of the visual amenities and openness of Green Belt.
- 6 Building B shall be used for the purposes of storage and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- Reason:** In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties and in the interest of the visual amenities and openness of Green Belt.
- 7 Building C shall be used for a single workshop and for the purposes of storage and for no other purpose (including any other purpose in Classes B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- Reason:** In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties and in the interest of the visual amenities and openness of Green Belt.
- 8 The proposed agricultural vehicle and machinery repair use and workshop use shall not operate before 7.00am and after 6.00pm Monday to Friday, nor before 8.00am and after 1.00pm on Saturdays and not at all on any Sunday, Bank Holiday Xmas Day or Good Friday
- Reason:** In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the area.
- 9 The proposed storage use shall not operate before 7.00am and after 6.00pm Monday to Friday, nor before 8.00am and after 6.00pm on Saturdays and not at all on any Sunday, Bank Holiday Xmas Day or Good Friday
- Reason:** In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the area.
- 10 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 11 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall

each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This site lies on the Upper Chalk, which is classified as a principal aquifer in the Groundwater Protection: Policy and Practice. This site does lie in a source protection zone III (SPZ) for several public water supply wells. Therefore potable supplies could be at risk from activities at this site and all precautions should be taken to prevent discharges and spillages to ground.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure alteration or excavation permitted by Parts 6 and 7 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties and in the interest of the visual amenities and openness of Green Belt.

Reasons for permission:

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

- G1 Green Belt
- BE1 Design of New Development

BE8 Statutory Listed Buildings
ER7 Contaminated Land
T3 Parking
T18 Road Safety

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the impact of the development on the visual amenities of the Green Belt;
- (f) the impact of the development on the setting of the adjacent listed building;
- (g) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

Reference: 10/00211/FULL2

Address: Crouch Farm Crockenhill Road Swanley BR8 8EP

Proposal: Change of use of agricultural buildings to Class B1/B8 commercial use including elevational alterations and ancillary car and van parking spaces.



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Application No : 10/00214/FULL6

Ward:
Chislehurst

Address : 28 Camden Park Road Chislehurst BR7
5HG

OS Grid Ref: E: 542890 N: 170302

Applicant : Mr Paul Plummer

Objections : YES

Description of Development:

Single storey rear extension with swimming pool and cinema room in basement and roof alterations incorporating two rear dormers

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

This application was deferred by Members on the 18th March 2010 to ascertain the ownership of the Silver Birch tree and to request information as to how the spoil from the site will be removed.

A Land Registry search was carried out which shows the boundary and is contained in the planning file. The applicant has confirmed that the spoil will be removed from the site and this can be conditioned if permission is granted.

The previous report is repeated below updated where appropriate for Members information

The proposal can be divided into three main elements:

- Single storey rear extension: The ground floor extension will project 4m from the rear wall of the existing dwellinghouse to provide additional floorspace to the existing kitchen/breakfast room, dining room and living room. Balustrade fencing will be built in the middle of the garden around a proposed light well to encompass the escape stairs from the basement.
- Under ground basement: The basement will measure 18.7m deep x 12.8m in width. The basement will be built under part of the house and garden and accommodate a proposed swimming pool, gym, cinema, snooker room, shower, plant room and escape stairs to garden.

- Loft conversion incorporating 2 rear dormers: Two single rear dormer windows are proposed in rear roofspace of the property to provide a fifth bedroom plus en-suite.

Location

The application site is a large detached property located on the southern side of Camden Park Road, Chislehurst. The site also lies within the Chislehurst conservation area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one letter of representation was received concerning the impact of the development on the Silver Birch Tree which lies between No.28 and No.30 Camden Park Road.

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) state that the rear extension should be set back at the junction of external corners of the original house to make a distinction between old and new structures.

Thames Water has no objection to the proposal subject to standard conditions and informative.

The drainage officer has advised that the swimming pool should not be emptied during heavy rain or at times of peak use and the discharge should be made to the foul sewerage system. This is to prevent overloading of the sewer system network.

Building Control has no objections to this proposal so far as building regulations are concerned, subject to structural calculations, damp proofing and party wall agreement.

No comments were received from Environmental Health.

Planning Considerations

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

- BE1 Development and new design
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- NE7 Development and Trees
- H8 Residential Extensions

The London Plan

4B.6 Sustainable Design and Construction

4B.7 Respect Local Context and Communities

4A.17 Water quality

Planning History

Under planning application ref. 09/01500, planning permission was refused for a single storey rear extension with swimming pool and cinema in basement. Two rear dormers. New patio and retaining wall at rear plus 2 ancillary single storey detached outbuildings to provide emergency escape and ventilation to basement. The decision notice carried two reasons for refusal which read as follows:

The development would result in an overdevelopment of the site, harmful to the prospect and visual amenities of both neighbouring properties and the character and appearance of the host dwelling by reason of visual impact and loss of privacy contrary to Policies H8, BE1 and BE11 of the Unitary Development Plan.

The proposal would necessitate the severe cutting back of root of trees on the site, which are considered to be of significant amenity value and would result in their loss, thereby harmful to the character and appearance of the conservation area and contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Under planning application ref. 09/ 01454, planning permission was refused for a front extension to garage with storage facility in roofspace.

An appeal (ref: 08/00170/ENF) was allowed for the erection of a wall and gates in excess of 1m in height.

Under planning application ref. 07/00220, planning permission was refused for a two storey rear extension with swimming pool and cinema room in basement/2 rear dormer extension/patio and retaining wall at rear. The application was refused on the 29th October 2007 for the following reasons:

The proposed rear extension, given its scale, height and siting, would result in an overdevelopment of the site, harmful to the prospect and visual amenities of both neighbouring properties by reason of visual impact, loss of light, excessive overlooking and loss of privacy contrary to Policies H8, BE1 and BE11 of the Unitary Development Plan.

The proposal would necessitate the severe cutting back of roots of trees on the site, which are considered to be of significant amenity value and would be likely to result in their loss, thereby harmful to the character and appearance of the

conservation area and contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Under planning application ref. 03/02541, planning permission was granted for a two storey front extension.

Conclusions

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

Following the refusal of the previous scheme (ref. 09/01500) in August last year the applicant has sought to overcome the two reasons for refusal by removing the two tower structures located in the middle of the garden, which would act as a emergency escape staircase, and re-designing the basement so that it does not fall within the root protection area of the Silver Birch tree and the Maple tree.

The principle of a basement extension is considered acceptable with no objection being raised from any of the consultee bodies (except for standard conditions). Other basement extensions have been granted within the locality. No.1 Camden Park Rd (opposite) was granted planning permission in 2002 (ref. 02/00741).

Members will need to consider whether the two previous grounds of refusal have now been sufficiently overcome to grant planning permission for this new scheme. It may be considered that the conservation area would not be harmed as a result of the development which is entirely to the rear of the property.

With regard to the damage of the Silver Birch tree at No. 30 Members should note that the tree is not worth of statutory protection by virtue of a Tree Preservation Order and no objections were raised when an application to fell this tree in September 2009 was applied for. Given this any impact on the Silver Birch is not considered sufficient to warrant refusal of the application.

The dormer windows are proposed to be built level with the existing ridge line. It is considered that this would lead to a degree of overlooking of No.26 as one of the rooms is proposed to be an additional bedroom but not to such a degree which would be unacceptable.

Overall, it is considered that the removals of the two tower structures are sufficient to overcome the reason for refusal, therefore Members are asked to consider the application given all of the above.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00214, 09/01500, 09/01454, 07/02220 and 03/02541, 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 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 3 ACB02 Trees - protective fencing
ACB02R Reason B02
- 4 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 5 ACB10 Trees - details of protective fencing
ACB10R Reason B10
- 6 ACB12 Tree - details of excav. for foundations
ACB12R Reason B12
- 7 ACB18 Trees-Arboricultural Method Statement
ACB18R Reason B18
- 8 ACC07 Materials as set out in application
ACC07R Reason C07
- 9 ACK01 Compliance with submitted plan

Reason:

- 10 No additional plant equipment shall be allowed above ground level without prior approval of the Local Planning Authority.

Reason: In the interest of the amenities of the neighbouring residential properties.

- 11 Details of the swimming pool equipment and the insulation of the plant room shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The noise resulting from the use of the equipment should not result in an increase of the LAeq (5 minute) when measured within any neighbouring residential curtilage. The installation shall be carried out in accordance with the approved details and shall be permanently maintained thereafter.

Reason: In order to comply with Policy 4A.20 of the Mayors Ambient Noise Strategy and PPS24 and in the interest of the amenities of the neighbouring residential properties.

- 12 The swimming pool should only be emptied overnight in dry periods and the discharge rate is controlled such that it does not exceed a flow rate of 5 litres/second into the public sewer network.

Reason: In order to prevent the risk of flooding or surcharging.

- 13 A written statement, including plans where appropriate, detailing the proposals for dealing with excavated material shall be submitted to and approved in writing by the LPA prior to commencement of the development hereby permitted. The excavated material shall be dealt with as set out in the approved statement unless otherwise agreed in writing by the LPA.

Reason: In the interests of the amenities of adjoining residents and the area in general and to comply with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

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

BE1 Design of New Development
BE11 Conservation Areas
BE14 Trees in Conservation Areas
H8 Residential Extensions

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

- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the protected trees;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 A non-return valve or other suitable device to avoid the risk of backflow should be incorporated within the proposal hereby permitted and you are advised to contact Thames Water with regards to this on 0845 850 2777 or email developer.services@thameswater.co.uk

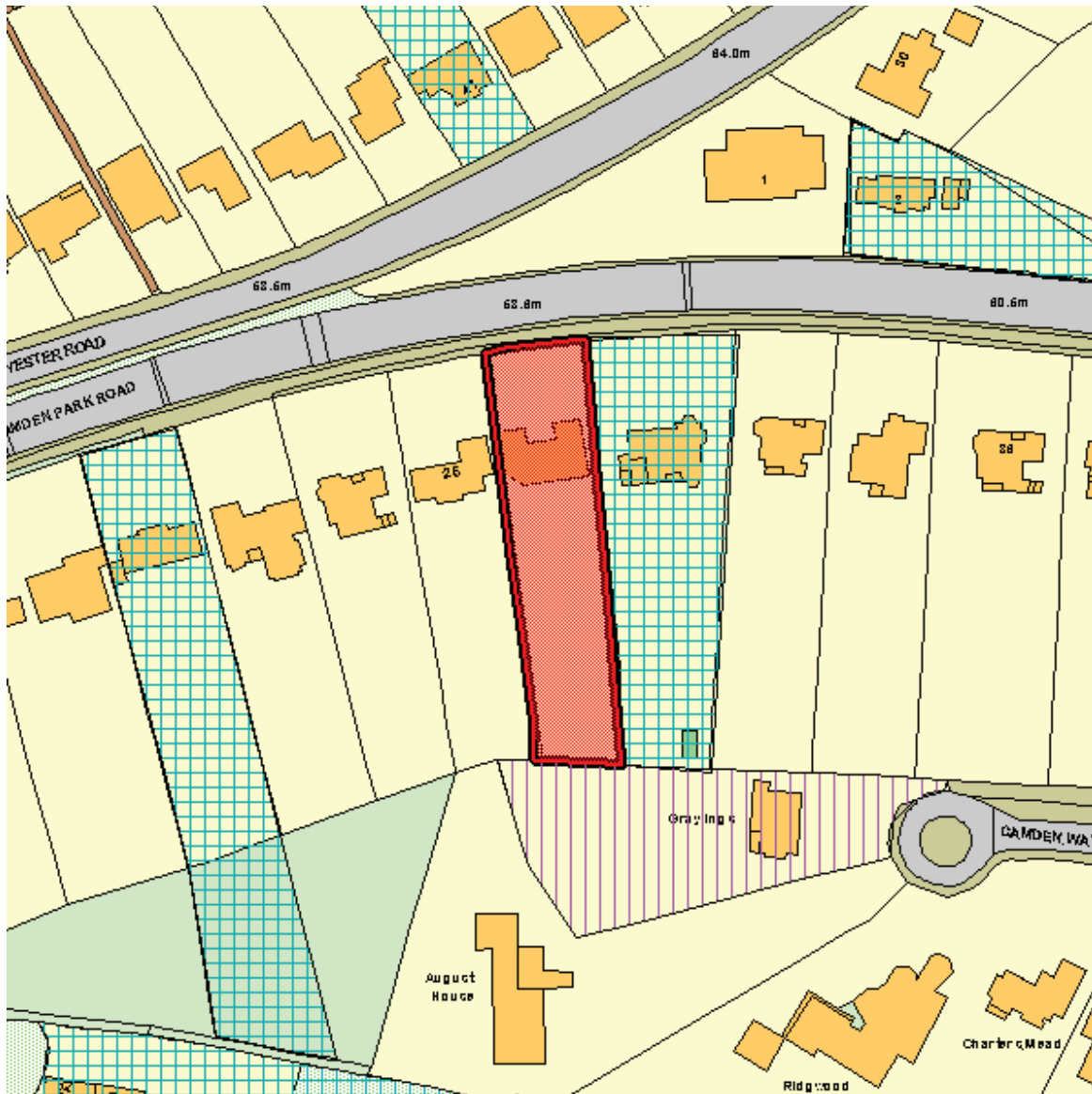
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The development would be likely to adversely affect the retention, long-term future and well-being of a mature Silver Birch Tree lying on the boundary between No.28 and No.30 Camden Park Road, which is protected by virtue of its location within the Chislehurst Conservation Area, detrimental to the visual amenities of the locality and contrary to Policies BE14 and NE7 of the Unitary Development Plan.

Reference: 10/00214/FULL6

Address: 28 Camden Park Road Chislehurst BR7 5HG

Proposal: Single storey rear extension with swimming pool and cinema room in basement and roof alterations incorporating two rear dormers



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Agenda Item 4.6

Application No : 10/00454/FULL1

Ward:
Bromley Common And
Keston

Address : Rangers Jackass Lane Keston BR2 6AN

OS Grid Ref: E: 541380 N: 163277

Applicant : Mr E. Hampson

Objections : NO

Description of Development:

Deposit of materials/ increase in ground levels to form horse riding arena

Key designations:

Ancient Monuments Ancient Monument - LO102

Proposal

Planning permission is sought for the following formation of a horse riding arena for the use of riders who keep their horses on the site (8 horses). The agent has confirmed that there is no intention to open the facility for the use of horses or riders other than those connected with the permitted livery business and residential occupation of the property, or to have competitions at the site.

The proposed arena would be located within a fenced off grassed area on the western side of the existing stables. It will measure 20m by 40m and be enclosed with a post and rail fence 1.25m high and a 1m high hedge. The land levels rise from west to east across the site and the plans show that the land levels will be built up on the western side to match the existing land level further east. The land will be built up by a maximum of 1.8m.

The surface of the area would be a mixture of sand and rubber in order to provide drainage and soften the visual appearance. The west facing bank will be seeded with grass to blend with the surrounding grassed area.

Location

The site lies within Green Belt and is on the eastern side of Jackass Lane. The site at present comprises a detached dwelling with commercial livery of 10 stables. The site is set above the road level, making the site visible from the other side of the valley (from the west).

The site is located within an Area of Archaeological Significance. A specialist report has been submitted regarding the archaeology impact of the development.

Comments from Local Residents

Nearby properties were notified and no representations have been received.

Comments from Consultees

English Heritage raises no objections and recommend the imposition of a standard archaeological condition.

Planning Considerations

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

- G1 Green Belt
- L3 Horses, Stabling and Riding Facilities
- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology

PPG2 regarding Green Belts is also relevant.

Planning History

The site has been the subject of several previous applications the most relevant of which are as follows:

- 93/01864 planning permission was granted for the use of land and buildings for keeping of horses including commercial livery and ancillary storage and the erection of 2 detached buildings for ten stables/tack rooms and provision of a swimming pool
- 98/03080 planning permission was granted for the renewal of above permission

Conclusions

The primary considerations in this case are the impact of the proposal on the Green Belt, including whether or not the development is appropriate and if it is not, whether there are any very special circumstances to justify inappropriate development which mean that the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, as set out in PPG2 and Policy G1 of the UDP. The impact of the proposal on the openness of the Green Belt and on the visual amenities of the locality are other important considerations.

Policy G1 of the Unitary Development Plan and Planning Policy Guidance 2 advise that the construction of new buildings within the Green Belt is inappropriate unless for specified purposes. These purposes include essential facilities for outdoor sport and

recreation, examples of which include "small stables for outdoor sport or recreation". The supporting case the Agent expresses the view that this development is an essential facility to the existing use and considers the arena to be a 'small scale' development. On balance however, given the size of the proposed arena, it is may considered that the proposed arena does not comprise a 'small facility' and is therefore not in accordance with Policy G1 or PPG2. However it should be noted that there is no specific guidance as to the size limits for sand school facilities in any Green Belt policy and this is a matter of judgement for the Local Planning Authority.

Beyond whether the proposal is considered to be appropriate development, it is necessary to assess the visual impact upon the Green Belt. The proposal introduces built development into a currently open area of this land. Although screened to a certain degree by physical characteristics of the site, in particular when viewed Jackass Lane, the proposed arena is set into the field and due to the elevated nature of the site will be visible from the across the valley therefore causing some harm to openness. The applicant proposes a 1m high hedge; a view needs to be taken as to whether this feature will assist in concealing the development or whether the introduction of a hedge surrounding the development will emphasise the physical impact on land that is currently open.

With regard to the Green Belt location of the site, the agent argues that as it is horse related it can be considered an essential facility for outdoor sport or recreation, and she also considers that it will have limited visual impact and not intensify the horse related activity at the site- a condition could restrict the use of the sand school.

It is noted that attempts have been made by the applicant to locate the proposed arena close to the existing building at the site and that attempts have been made to overcome concerns expressed by officers by including the 1m hedge and by reducing the gradient of the slope surrounding the arena.

The permitted livery use is a commercial use and the site is in the Green Belt. The proposal is for an "engineering or other operation" to alter levels on the site which is inappropriate in that it will be related to an inappropriate commercial use, albeit one that has been granted planning permission. It will have a detrimental effect on the natural form of the local landscape, by imposing a flat surface on the sloping landform (and with a steeply sloping lower edge), and this will adversely affect the openness of the Green Belt in this area and be detrimental to the visual amenities of the locality.

Background papers referred to during production of this report comprise all correspondence on file ref.10/00454, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed sand school by reason of its siting and location would constitute an undesirable form of development within the Green Belt, resulting in an encroachment on to open countryside, harmful to the character and visual amenities of the area, thereby contrary to Policies G1 and L3 of the Unitary Development Plan.
- 2 The proposed sand school is located within Green Belt wherein there is a general presumption against inappropriate development. No very special circumstances have been demonstrated to justify making an exception to Policy G1 of the Unitary Development Plan and PPG2- Green Belts.

Reference: 10/00454/FULL1

Address: Rangers Jackass Lane Keston BR2 6AN

Proposal: Deposit of materials/ increase in ground levels to form horse riding arena



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Agenda Item 4.7

Application No : 10/00507/FULL6

Ward:
Hayes And Coney Hall

Address : 2 Hayesford Park Drive Bromley BR2
9DB

OS Grid Ref: E: 540132 N: 167845

Applicant : Mr C Gordge

Objections : NO

Description of Development:

Alterations to roof including front dormer to provide additional accommodation at first floor level and pitched roof to existing single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

The proposal involves:

- Alterations to roof including a gable end/first floor side extension over the existing garage;
- Front dormer extension;
- Dual-pitched roof over existing single storey rear extension.

This application is presented to Plans Sub-Committee as it technically does not comply with the Council's side space policy.

Location

- The application site is a two storey detached dwelling located on the northern side of Hayesford Park Drive on the corner of the junction with Cameron Road.
- First floor accommodation is situated within the roof space.
- The existing dwelling uses up the full width of this site, with single storey garages abutting both the eastern and western flank boundaries.
- To the east, the site is flanked by a 0.7 metres (approx.) wide grass verge which extends to the edge of the highway.
- To the north the houses in Cameron Road follow a fairly uniform front building line in-line with the side elevation of 2 Hayesford Park Drive.

- To the south, on the opposite side of Hayesford Park Drive, this arrangement is repeated with the houses in Cameron Road and No.1 Hayesford Park drive sharing a similar relationship.

Comments from Local Residents

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

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, adequate separation and safeguard the amenities of neighbouring properties, as well as protect the character and visual amenities of the area.

Planning History

N/A

Conclusions

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

The Council normally requires that for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building. The proposed first floor side/gable end extension would be positioned over the existing garage which abutts the eastern flank boundary of the site and therefore no side space to the boundary of the site would be retainable. However, there is a large area of grass verge beyond this which does not form part of the application site and would not be impacted by the proposal. Given the position of the existing garage, combined with the grass verge, it is not considered that the spatial standards at this site would be unduly compromised by the development proposed. Furthermore, the uniform front building line along Cameron Road would remain unaffected.

Front dormers are already in situ at the application site and No.1 Hayesford Park Drive and may therefore be considered a feature of this area. As the proposed dormers would be set well below the ridge height of the main roof and would be positioned around 1.8m back from the eaves, they would not appear unduly prominent.

Overall therefore members may consider that in terms of visual impact and the effect on the character of the area, the proposal would be acceptable.

In terms of the impact on adjacent and nearby residents, there is significant separation between the site of the proposed extensions and any neighbouring properties, therefore none would be significantly effected.

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 or spatial standards of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00507, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

Reasons for granting permission:

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

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

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

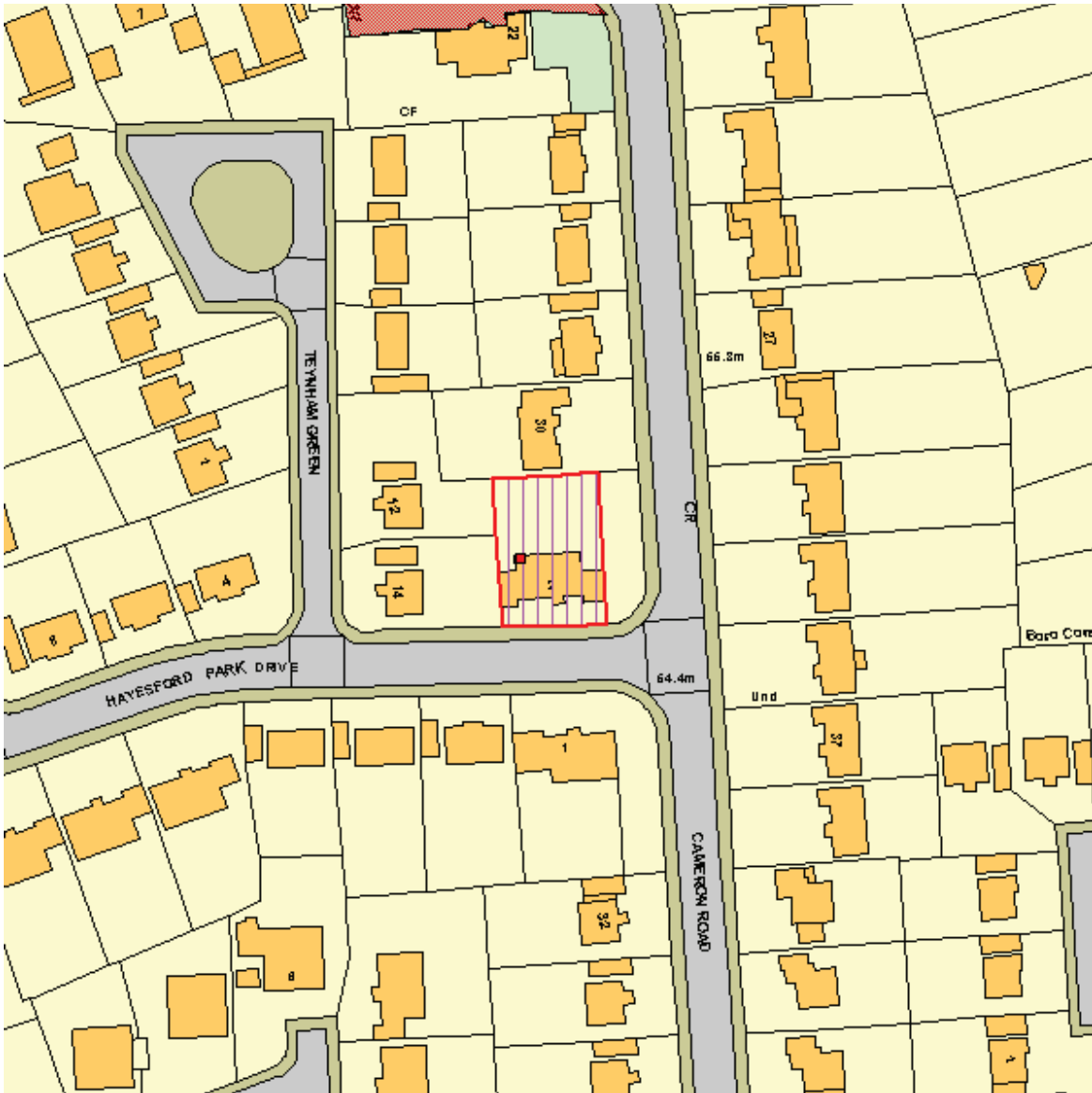
- (a) the appearance of the development in the street scene;
- (b) the relationship of development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

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

Reference: 10/00507/FULL6

Address: 2 Hayesford Park Drive Bromley BR2 9DB

Proposal: Alterations to roof including front dormer to provide additional accommodation at first floor level and pitched roof to existing single storey rear extension



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Agenda Item 4.8

Application No : 10/00530/FULL6

Ward:
Mottingham And Chislehurst
North

Address : Casa Bello 13A Court Farm Road
Mottingham London SE9 4JH

OS Grid Ref: E: 542059 N: 172770

Applicant : Mr And Mrs K Cella

Objections : YES

Description of Development:

Single storey front extension and conversion of garage into a habitable room

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

The application seeks planning permission for a single storey front extension and the conversion of the garage into a habitable room.

Location

The application site consists of a detached single storey (with accommodation in roofspace) dwelling located to the rear and on the eastern side of No. 15 Court Farm Road.

Comments from Local Residents

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

- disruption and inconvenience resulting from construction;
- devaluation of property;
- reduce enjoyment of rear gardens;
- conservatory will appear unsightly (white UPVC)
- spoil view of natural surroundings;
- light and noise pollution in evenings;
- assured extension of alteration to front elevation would not be allowed;

- garage conversion has already been completed; and
- increase in bedrooms and loss of garage could increase outside parking and access use of access.

Comments from Consultees

Highways: States that although the proposal would remove the garage, the site has a large frontage and access and therefore, has no objection to the application.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design of New Development), H8 (Residential Extensions), T3 (Parking) and T18 (Road Safety) of the adopted Unitary Development Plan.

Planning History

2002: Planning application (02/02669/FULL1) refused permission for a detached two storey, three bedroom house with garage at rear of 15 Court Farm Road.

- Subsequently allowed on appeal (APP/G5180/A/03/1107268).

2006: Planning application (05/04423/FULL1) granted permission for revisions to detached two storey, three bedroom house with garage at rear of 15 Court Farm Road granted on appeal (APP/G5180/A/03/1107268).

2006: Planning application (06/01101/FULL1) granted permission for revisions (include basement and cellar area) to detached two storey, three bedroom house with garage at rear of 15 Court Farm Road granted on appeal (APP/G5180/A/03/1107268).

Conclusions

While front extensions are usually resisted, there are a number of factors that weigh in favour of the current application being granted permission. The proposed extension is to be used as a conservatory and this is a common extension in the area and Borough as a whole, will be of relatively modest size in relation to the host building, is to be constructed predominantly of glass and is located on a back-land plot where it will be unable to be viewed from the street.

With regard to neighbouring amenity, the proposed extension will be most visible to the properties directly south of the application site on Dorset Road. However, as noted above, the extension is not overly large, will be constructed of predominantly glass, have a pitched roof sloping away from the boundary and be largely screened by the existing boundary fence. The extension will be, if not wholly then largely unsighted by those properties to the east of the application site further along Dorset Road. The proposed extension will not be seen by adjoining properties to the north at Teign

Mews due to the host building being in between. With regard to the properties on Court Farm Road, the proposed extension will be viewed in the context of the larger host building and there is also considered sufficient separation distance (a minimum of approximately 25 metres) so as not to adversely impact on neighbouring amenity.

The conversion of the garage to a habitable room will include a front window and brickwork to match existing that will not harm the design of the host dwelling or the character and appearance of the surrounding area. Parking spaces for at least two vehicles on site will remain and this is acceptable in terms of parking and traffic safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/02669, 05/04423, 06/01101 and 10/00530, 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 |

Reasons for granting permission

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

- BE1 Design of New Development
- H8 Residential Extensions
- T3 Parking
- T18 Road Safety

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

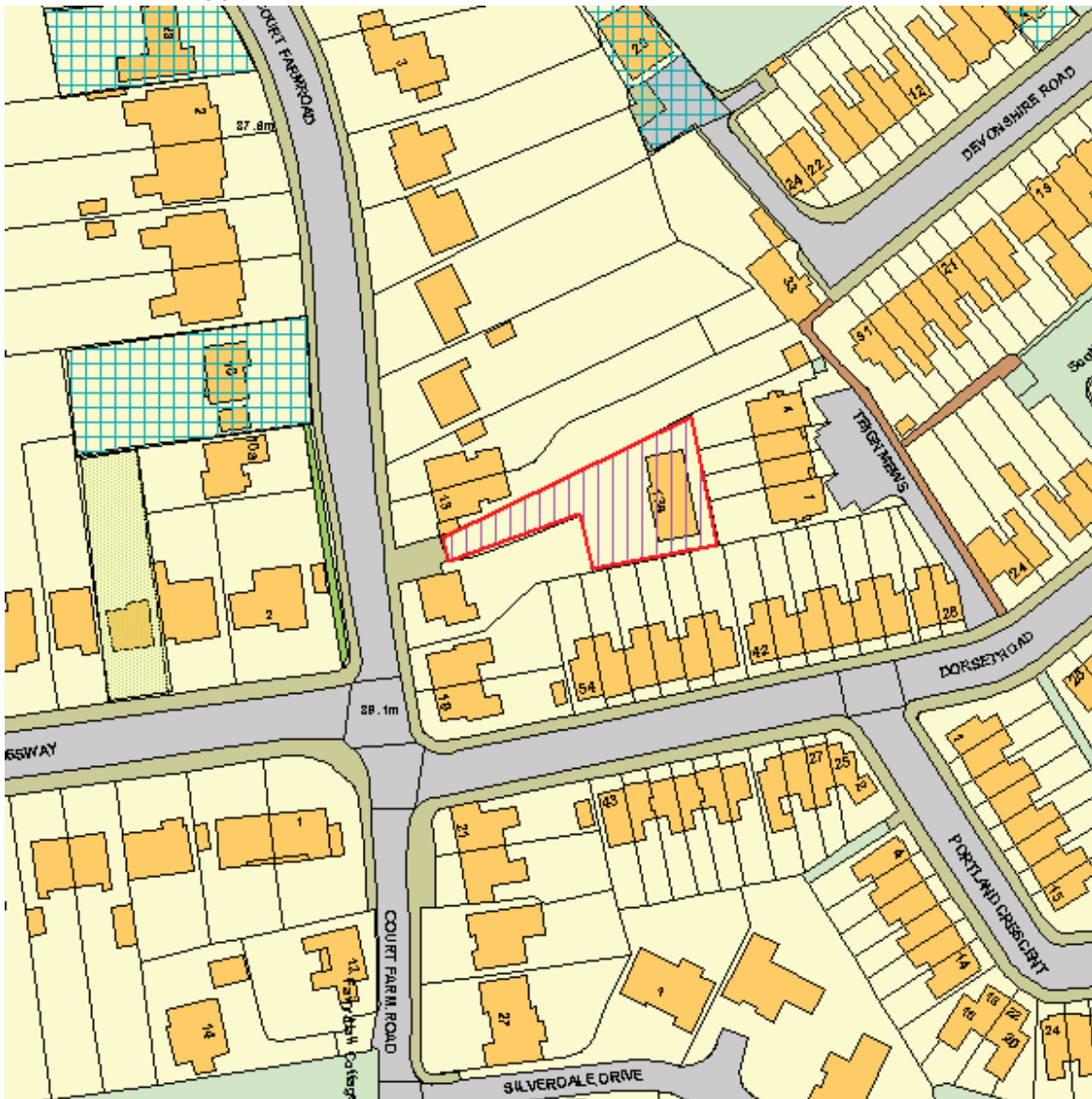
- (a) the relationship of the development to adjacent properties;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy;
- (d) the impact on parking and traffic safety;

and having regard to all other matters raised.

Reference: 10/00530/FULL6

Address: 15 Court Farm Road Mottingham London SE9 4JH

Proposal: Single storey front extension and conversion of garage into a habitable room



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Agenda Item 4.9

Application No : 10/00574/TPO

Ward:
Plaistow And Sundridge

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

OS Grid Ref: E: 540912 N: 170682

Applicant : OCA UK Ltd

Objections : YES

Description of Development:

Fell 4 oak trees at Sundridge Park golf course, opposite 107 New Street Hill, Bromley.
SUBJECT TO TPO 690

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land
Sites of Interest for Nat. Conservation

Proposal

Felling of 4 oak trees

Location

On land at Sundridge Park Golf Course, opposite 107 New Street Hill.

Comments from Local Residents

Object to loss of trees, consider felling not justified.

Planning Considerations

This application has been made by arboricultural consultants acting for Insurers of 107 New Street Hill, Bromley. It is alleged that the 4 oak trees have contributed to subsidence of the property. The reasons given for the proposed felling of the 4 oak trees is to remedy differential foundation movement and to ensure long term stability of the property, to limit the extent and need for an expensive engineering solution, to limit the duration of the claim period, alternative pruning work would not provide a reliable or sustainable remedy and root barriers would not be effective or appropriate.

The background is as follows – damage to the property was first noticed in the summer of 2006. Investigations were carried out and a lilac at 107 was felled and a cherry and wisteria at the adjoining property at 105 were pruned in 2007. Repairs were undertaken in April 2008. However further damage was noted in the summer of 2008 and further investigations were carried out.

The investigations were carried out in September 2008. A trial pit was excavated to the left hand side of a front bay window and the foundations were seen to be to 1025mm deep although it was noted that they were constructed of weak concrete which appeared to crumble away. Tree roots were found to a depth of 1.8 metres and were identified as oak and wisteria or elm. The wisteria was in the garden of 105 and was removed early in 2009. Crack and level monitoring was carried out from February to November 2009. A further trial hole was excavated in September 2009, this time to the right of the front bay. At this location the foundations were seen to be only 900mm deep. Roots were seen but there is no reference to any further root identification.

The house was built in the early 1970's and is a two storey brick detached house under a tiled roof with a single storey flat roofed bay window at the front. The damage is cracking at the junction of the main building and bay window and cracking at the front corner of the left hand elevation, both of these fall within the category described as slight damage. There is also some slippage of brickwork at the damp proof course at the front right hand corner and this is with the category of moderate damage. The crack and level monitoring show there is downward movement of the front elevation during the summer and upward movement during the winter. This is consistent with the time of year when soil moisture deficits are reaching their peak. Damage caused by leaking drains has been discounted.

It is alleged that the damage is caused by vegetation abstracting moisture from the soil leading to shrinkage of the soil and thereby causing the property to subside. The arboricultural report submitted with the application identifies a wisteria at no.105 (already removed) and 9 oak trees within woodland on land on the opposite side of the road to the property. This land is within the ownership of Sundridge Park Golf Club and the trees are growing within a small woodland fronting 67 to 109 New Street Hill. Of the 9 oak trees it is suggested that 4 are implicated in the movement of 107. The trees are between 19.5 and 22.1 metres from the house. The house is at a higher level than the trees with the footway and road between them. It should be pointed out that of the remaining 5 oak trees on the land opposite the house two are less than the 22.1 metres maximum separation of the trees proposed to be felled. No evidence has been submitted to substantiate which of the oak trees is implicated in the damage.

It should be pointed out that estimated costs of repair vary between £10,000 and £20,000, the lower cost if the trees are removed and the higher cost if the trees remain. The evidence submitted shows that the property has suffered some structural damage but the adjoining property (122 Portland Road) is of an identical design and also has some cracking to the elevation fronting New Street Hill. The other properties in the road were built in the 1930s and there have been no other cases of subsidence

where the protected trees on the land opposite have been implicated. DNA testing is available in specialist laboratories and can help in identifying which individuals of the several of the same species which may be implicated in subsidence cases. No such evidence has been submitted with this application and whilst some tree work may be required it may not be necessary to fell all 4 trees. The choice of the 4 from a group of 9 does not appear to be based on any of the evidence submitted with this application.

Planning History

None relevant

Conclusions

The evidence submitted with the application shows that the property at 107 New Street Hill has suffered some structural movement. However no clear link with the 4 trees proposed to be felled has been established.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The 4 oak trees are considered to make an important contribution to the visual amenities of the street scene as they are an integral part of a wider area of woodland and the proposed felling would be detrimental to the visual amenities of the locality. Insufficient evidence has been submitted to justify the felling of 4 oak trees.

Reference: 10/00574/TPO
Address: Sundridge Park Golf Club Garden Road Bromley BR1 3NE
Proposal: Fell 4 oak trees at Sundridge Park golf course, opposite 107 New Street Hill, Bromley.
SUBJECT TO TPO 690



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Application No : 10/00680/FULL6

Ward:
Petts Wood And Knoll

Address : 144 Petts Wood Road Petts Wood
Orpington BR5 1LF

OS Grid Ref: E: 544646 N: 167780

Applicant : Mr and Mrs Roper

Objections : YES

Description of Development:

Roof alterations incorporating rear dormer extension

Key designations:

Area of Special Residential Character

Proposal

This proposal can be divided into 4 elements:

- hip to gable ends with a partial hip;
- rear dormer;
- two roof lights in the front elevation; and
- additional window in left-side flank elevation.

Location

The application site consists of a detached, two-storey dwelling located on the northern side of Petts Wood Road.

The surrounding area is comprised of predominantly two-storey, semi-detached dwellings and also an Area of Special Residential Character.

Comments from Local Residents

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

- will result in over-development;
- does not respect space around and between buildings;
- will result in loss of neighbouring amenity;
- will have a detrimental impact of the Area of Special Residential Character
- will be out of proportion to the scale of the original building, adjacent buildings and to others in the area; and

- will set a precedent for further applications.

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design of New Development), H8 (Residential Extensions) and H10 (Areas of Special Residential Character) of the adopted Unitary Development Plan.

Planning History

1983: Planning application (83/00735/FUL) granted permission for a single storey side extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Area of Special Residential Character (ASRC) and the impact that it would have on the amenities of the occupants of neighbouring residential properties.

The proposal will alter the roof on both sides from a hip to gable end with a partial hip to allow for the provision of a rear dormer and also insert two rooflights in the front roofslope as a window to the side. The front rooflights and side window could arguably be carried out under permitted development rights and regardless of this are a common addition and not considered to harm the appearance of the host dwelling or the character of the Area of Special Residential Character. The hip to gable ends with partial hips are, on balance, are also not considered to harm the host building or character of the Area of Special Residential Character. Unlike most of the properties in the immediate area, the application site is occupied by a detached property and therefore, the roof alterations are balanced. The partial hip on the gable ends also gives recognition to the previous full hip, whilst providing the opportunity to accommodate the rear dormer. In addition, the proposal is considered more acceptable in terms of design and appearance than other forms of roof alteration such as a side dormer, which could arguably be carried out under permitted development rights.

With regards to the rear elevation it is proposed to include a dormer to form a master bedroom. The dormer is sufficiently set-in from the roof margins and will therefore, not appear as if a floor extension rather than a roof extension. In addition, it is to the rear of the property and will not have any impact on the street scene.

Concern has been raised over loss of neighbouring amenity to the properties on both side of the application site. Again, Members should note that under permitted

development roof alterations of a maximum 50 cubic metres could be erected at the property without the need for planning permission and could have a similar impact. With regard to No. 142, there is considered sufficient separation distance so as not to harm the residential amenities enjoyed by this property. Furthermore, a condition requiring obscure glazing and fixing shut of the proposed flank window will prevent the possibility of overlooking and loss of privacy. In regard to No. 146, although this property is closer, as with both neighbouring properties, the proposal will not project any further than the existing flank building line and will also have a partial hipped end. Members will therefore have to consider if the proposal would result in a significant impact to the amenities of No's 142 and 146 to warrant a refusal of planning permission with consideration to what could be constructed under permitted development rights.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00680, 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 Before the development hereby permitted is first occupied the proposed window(s) within the eastern flank elevation of the extension hereby permitted shall be obscure glazed in accordance with details submitted to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties and openings should be at high level.
 ACI11R Reason I11 (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) eastern and western flank extensions
 ACI17R I17 reason (1 insert) BE1

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions
- H10 Areas of Special Residential Character

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

- (a) the relationship of the development to adjacent properties;
- (b) the character of the development in the surrounding area;
- (c) the character and appearance of the Area of Special Residential Character;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RD130 Obscure Glazing

Reference: 10/00680/FULL6

Address: 144 Petts Wood Road Petts Wood Orpington BR5 1LF

Proposal: Roof alterations incorporating rear dormer extension



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Application No : 10/00776/FULL2

Ward:
Chislehurst

Address : 76 Green Lane Chislehurst BR7 6AZ

OS Grid Ref: E: 543960 N: 171155

Applicant : Reef Estates Ltd (Mr J Russell)

Objections : YES

Description of Development:

Change of use from former Royal British Legion Club to convenience food retailer.

Key designations:

London Distributor Roads

Proposal

- The application seeks to change the use of the building to a retail convenience store (Class A1).
- It is proposed to operate the use from 0700 to 2200 for 7 days a week.
- No extensions to the building are proposed.
- The proposal includes refurbishment works and a new shopfront to the Belmont Lane elevation.
- Car parking provision for 9 vehicles will be included.

Location

The application site is on the western side of Green Lane, forming a corner site at the junction with Belmont Lane. The area is predominantly residential with terraced and semi-detached properties surrounding the site. To the south of the junction is a parade of shops (Belmont Parade). The building has been used by the Royal British Legion as a social club use but now lies empty and has for over a year. The building is locally listed.

Comments from Local Residents

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

- traffic congestion
- car parking problems
- highway safety concerns
- noise and disturbance - late opening hours
- lack of local need and impact on other business

- impact on character of the area
- increased crime risk
- crime risk/anti-social behaviour

Comments from Consultees

Technical highways objections were raised. Amended plans have been received indicating an additional car parking space for the manager and an 8th space for customers. Following the raising of further highways concerns with regard to manoeuvrability and possible reversing onto the highway, further information has been requested and further highways comments will be reported verbally at the meeting.

No Environmental Health or Cleansing comments have been received.

The Crime Prevention Officer has not commented on the application.

No TfL objections are raised to the application.

No Thames Water objections are raised.

No technical drainage comments are made.

Any further comments will be verbally reported at the meeting.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design of New Development), BE10 (Locally Listed Buildings), C1 (Community Facilities), T3 (Parking) and T18 (Road Safety) of the adopted Unitary Development Plan.

Planning History

Recent permissions relate to a replacement security fence in 2008 and a new entrance with canopy and elevational alterations in 2007.

With regard to the existing use of this building, a Certificate of Lawfulness for the use of a building as Class A3 was refused at the British Legion Social Club, Warren Road Chelsfield under ref. 00/03794. The subsequent appeal was dismissed, the Inspector stating:

The evidence at the inquiry from the appellant, and the documents, indicate that this was a members' club with rules. It had a committee, that met in a room in the building and active darts and snooker teams. The building was used sometimes for parties or for functions such as weddings, but there was generally some connection with the membership of the club.

I consider that the primary purpose of the British Legion Club was to provide a congenial place for social contact and interaction for club members and visitors. Sale of drink was important, but essentially ancillary to that primary purpose. I conclude that the use did not fall within Class A3, or indeed within any particular use class.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and street scene, the impact on the character of the locally listed building, the impact on the amenities of neighbouring residential properties, the impact on parking/highway safety and the impact of the loss of an established community facility.

The proposal intends to operate the shop from 7am to 10pm every day. Information has been provided by the applicant to support these operating hours, particularly with regards to Sunday bylaw regulated hours, which allows operators trading from less than 3000 sq ft to open later on Sundays. It is considered that the proposed operating hours will be consistent with the use and will not result in an unacceptable level of noise and disturbance. The previous use by the Royal British Legion included a late night bar and it is considered that the proposed retail use will be small-scale as opposed to a supermarket and will therefore attract a limited number of shoppers.

The building is locally listed and is therefore considered to provide a positive contribution to the area. The proposal is considered to be sympathetic to the character of the building and will not alter its intrinsic character and appearance. No extensions or significant elevational changes are proposed and therefore the building is considered to be preserved. Any future advertisement consent applications will be assessed in light of the local listing of the building.

The applicant has also stated that the previous use was as a private members' club and not a community facility open to the general public, such as a health, educational or community hall outlined by Policy C1. It is claimed that the use is A4, however the previously cited appeal from Chelsfield would appear not to support this, but suggest that the Royal British Legion use is a sui generis use. This must be taken into consideration. Clearly some benefit to the community was provided by the previous use as a social club, albeit a private club.

If Members do consider this proposal to involve the loss of a community use in part or in whole, Policy C1 states that redevelopments should make provision for appropriate community use. The applicants have submitted information regarding the array of community involvement that the proposed operator undertakes and Members will need to consider this. They have also submitted information suggesting that the premises have been unsuccessfully marketed over a period of 12 months and suggest that this demonstrates a lack of need for such a facility.

On balance it is considered that the development in the manner proposed is acceptable in that it would not result in a loss of amenity to local residents, will not have a negative affect upon the street scene and will not impact on the character of the locally listed building. Members will need to consider the loss of the facility, which did provide some community use, however in light of the evidence submitted demonstrating a lack of need for such a facility along with its long-term vacancy, Members may consider the proposal to comply with community facility policy.

Background papers referred to during production of this report comprise all correspondence on file refs. 10/00776, excluding exempt information.

as amended by documents received on 16.04.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 3 ACJ06 Restricted hours of use on any day 07:00 22:00
 ACJ06R J06 reason (1 insert) BE1
- 4 No deliveries and/or loading/unloading of goods or the movement of goods from the service areas shall take place at off peak times only and not outside the hours of 07.00 to 22.00 hours on any given day.

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

Reasons for granting permission:

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- C1 Community Facilities
- T3 Parking
- T18 Road Safety

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

- (a) the community policies of the development plan
- (b) the character of the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

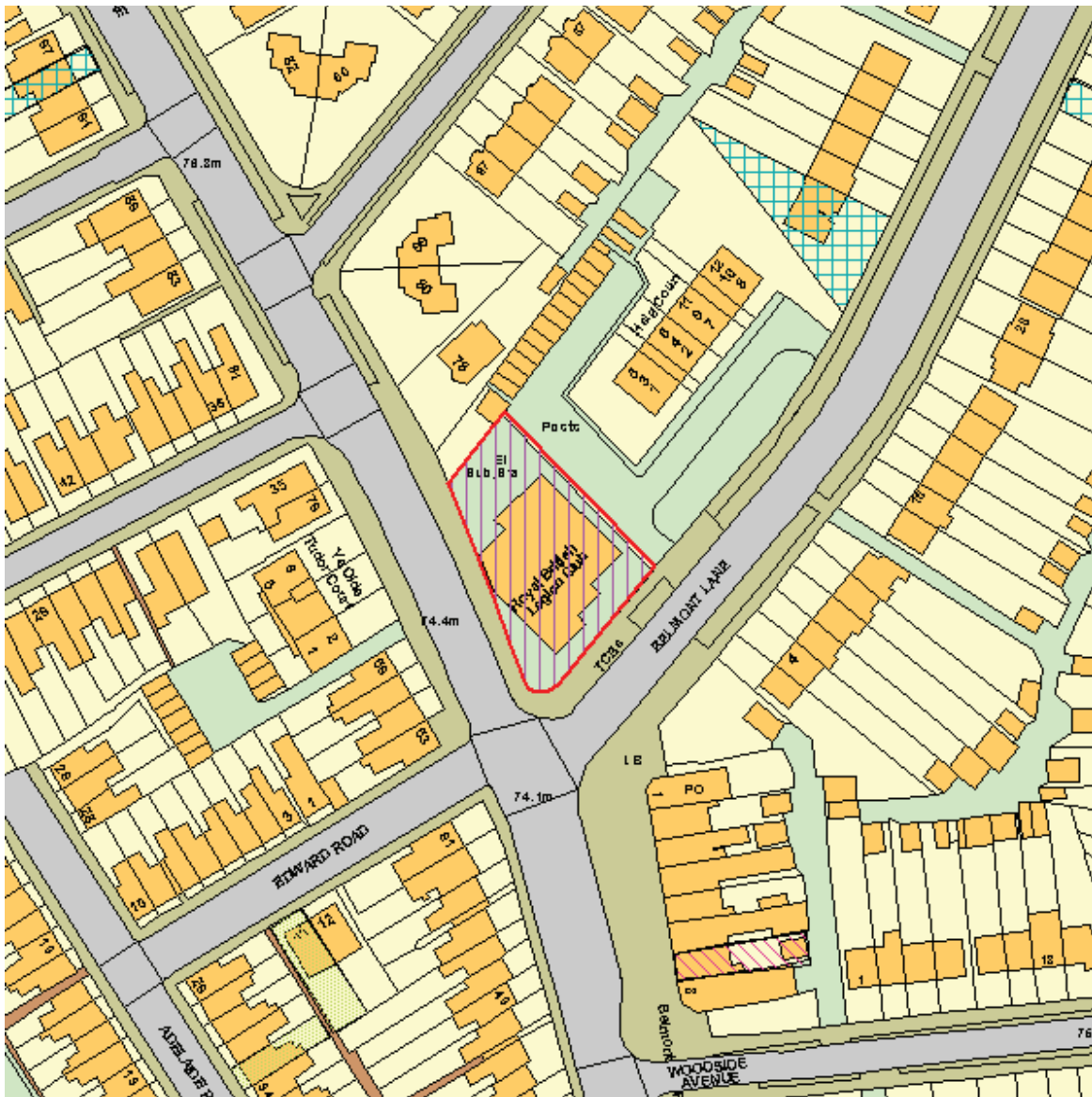
- (d) the impact on pedestrian and vehicular safety
- (e) the conservation policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

Reference: 10/00776/FULL2
Address: 76 Green Lane Chislehurst BR7 6AZ
Proposal: Change of use from former Royal British Legion Club to convenience food retailer.



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Application No : 10/00943/FULL1

Ward:
Chislehurst

Address : Babington House School Grange Drive
Chislehurst BR7 5ES

OS Grid Ref: E: 542607 N: 170812

Applicant : The Governors Of Babington House School
Objections : NO

Description of Development:

Temporary classroom

Key designations:

Locally Listed Building

Proposal

- The proposal seeks to provide a temporary classroom building to the east of the site near to Clifford Avenue for a period of one year from June 2010 to July 2011.
- The building is required by the school in order to maintain a fully functioning school while the development previously permitted is undertaken.
- No additional children or staff will be accommodated at the school in this time.
- The temporary building will have a flat roof with a height of 2.9m. The dimensions of the building will be approx. 10m x 6.5m.
- The building will be used for drama lessons and an extended day programme which takes place at the school.

Location

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

Comments from Local Residents

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

Comments from Consultees

No Thames Water objections are raised.

At the time of writing the report, no technical drainage comments had been received. Any further comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE10 (Locally Listed Buildings), C1 (community Facilities), C7 (Education And Pre-School Facilities) and NE7 (Development and Trees) of the adopted Unitary Development Plan.

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

PPS1 Delivering Sustainable Development
PPG24 Planning and Noise.

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities
4B.1 Design principles for a compact city
4B.8 Respect local context and communities.

Planning History

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

A planning application is under consideration at this Plans Sub-Committee under ref. 10/01038 for a temporary car park for 20 cars with access off Clifford Avenue.

Conclusions

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

No significant trees are considered to be affected by the proposal and the building will be sited some distance from the locally listed building. Given these circumstances and the temporary nature of the structure, the proposal is considered acceptable subject to its removal after the one year period.

The proposed structure does not bring the built development on the land significantly closer to neighbouring residential properties and it is considered that the amenities of these properties will not be harmed by the structure. The structure will be low in height and is not considered to be obtrusive when viewed from the highway. The classroom will also have a minimal impact on the open space within the school grounds. It is proposed to paint the classroom green to further reduce its visual impact and this can be conditioned appropriately.

On balance the proposal is considered to be necessary in order for the school to continue to operate during the major redevelopment previously permitted under ref. 08/03940. The proposal is considered acceptable and it is recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00943 and 10/01038 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 | ACE01 | Limited period - buildings (1 insert) | 31st July 2011. |
| | ACE01R | Reason E01 | |

Reasons for granting permission:

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

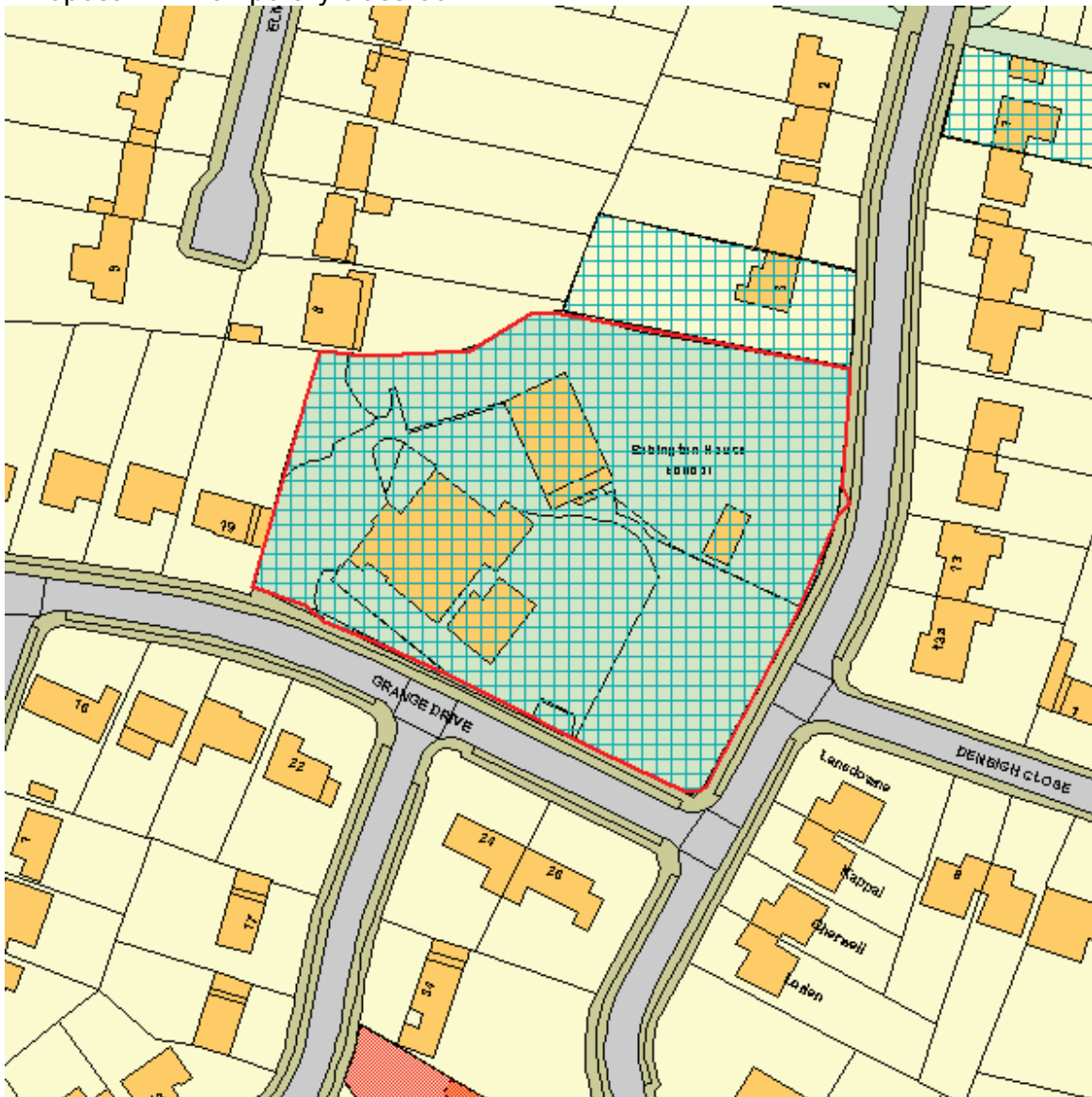
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- NE7 Development and Trees

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

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

and having regard to all other matters raised.

Reference: 10/00943/FULL1
Address: Babington House School Grange Drive Chislehurst BR7 5ES
Proposal: Temporary classroom



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Application No : 10/00972/FULL2

Ward:
Petts Wood And Knoll

Address : 5 Station Square Petts Wood Orpington
BR5 1LY

OS Grid Ref: E: 544490 N: 167700

Applicant : Mr Joseph Mazloum

Objections : YES

Description of Development:

Change of use from vacant retail unit (Class A1) to restaurant (Class A3) and new shopfront.

Key designations:

Conservation Area: Station Square Petts Wood
Primary Shopping Frontage

Proposal

This proposal was last considered at committee on the 28th May 2009 where Members decided to refuse planning permission for the reasons highlighted in the planning history section below. The applicant subsequently appealed the decision which was dismissed by The Planning Inspectorate on the 19th February 2010 solely because the proposed ductwork would project above the top of the rear elevation and may be visible from Station Square, resulting in an intrusive and incongruous feature that would not preserve or enhance the character or appearance of the conservation area. The applicant has made changes to the scheme to overcome the Inspector's concerns.

- The height of the proposed rear ductwork has been reduced from 1.0m above eaves level to 0.9m above eaves level.

This application seeks permission for the change of use of the ground floor of the premises from retail (use Class A1) to a restaurant (use Class A3). The property is currently vacant. The operating hours proposed are 11:30am – 11:30pm on Mondays to Saturdays and 11:30am – 11:00pm on Sundays and Bank Holidays. The premises have been vacant for approximately 1 year and there has been no interest in renting this unit as Class A1, however there has been interest in renting this unit as Class A3.

The proposal includes:

- a new shop front
- internal alteration to ground floors to provide;
- 19 covers

- new kitchen
- bar area
- staff area
- toilets (including disabled)
- details of ventilation ductwork

Location

The application site comprises a vacant retail unit on the eastern side of Station Square. The site falls within the Station Square Petts Wood Conservation Area and is designated a Primary Shopping Frontage. The surrounding area is a mix of terraced properties comprising Class A1 uses, with some Class A2 and A3 uses. A copy of a detailed land use survey is contained on the file. In the centre of Station Square there is a public house and a restaurant. On street parking is available subject to time restrictions. Petts Wood Station is located approximately half a mile away and it lies within close proximity to a bus stop. The plot measures approximately a maximum of 9.5m in width by 21m in depth.

Comments from Local Residents

Local representations, have been received primarily concerned with the over-provision of eating establishments in Petts Wood. Other concerns include:

- increased smells and noise
- increased noise
- increased litter
- an application at No.2 Station Square was refused planning permission in December 2008

Comments from Consultees

No technical highways objections are raised.

APCA did not inspect the application.

No Thames Water objections are raised, subject to an informative.

No Environmental Health objections are raised subject to condition J10 (details of ventilation) being attached to any permission.

Planning Considerations

BE1 Design of New Development
 BE11 Conservation Areas
 BE19 Shopfronts
 S1 Primary Frontages

S9 Food And Drink Premises
T3 Parking
T18 Road Safety
SPG Station Square Petts Wood

Planning History

The Planning Inspectorate dismissed an appeal against the Council's refusal of the proposal on the 19th February 2010. Paragraphs 6 and 7 of the Inspector's report state:

The appeal site is located within the Station Square, Petts Wood Conservation Area. The proposal includes an extraction duct which would be located on the rear elevation of the mid terrace building. The back of the terrace is only readily seen from a rear access lane and has a somewhat unattractive appearance due to a range of additions of varying sizes and forms. However, the front of the terrace, including the steeply pitched tile clad roof, contributes positively to the character and appearance of the Area.

The submitted plans show the duct projecting significantly above the top of the rear elevation and suggest that it might be visible from Station Square, although there are no complete sections through the building that would allow this to be fully assessed. Such a structure would contrast abruptly with the traditional chimney stacks in the vicinity and appear as an intrusive and incongruous feature in the relatively uniform and harmonious roofscape at the front of the terrace. On the basis of the information before me I am not therefore satisfied that the proposal would preserve or enhance the character or appearance of the Conservation Area.

Other nearby relevant property histories

No.6 Station Sq

The Planning Inspectorate allowed application ref. 09/00849 at appeal for a change of use of vacant shop to organic café and juice bar on the 25th March 2010.

No. 2 Station Sq

Planning permission was refused under ref. 08/02337 at Just Flowers, Station Square, Petts Wood for a change of use from florist to delicatessen/cafe (Use Classes A1/A3). The application was refused on the 16th December 2008.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Station Square Petts Wood Conservation Area, the impact that it

would have on the amenities of the occupants of surrounding residential properties, the impact on highway safety and the impact on the retail functioning of the primary frontage.

The site lies within a Primary Shopping Frontage and therefore must be considered in respect of Policy S1. The proposal is considered to attract shoppers within shopping hours and would provide a use that does not currently exist in Station Square. The proposed operating hours are compatible with normal restaurant hours. Several other restaurant and takeaway hours exist within the vicinity and are illustrated on a land use map contained on the file. Several properties within the more immediate vicinity current lay vacant. It may be considered that the use of the building may complement the existing shopping function adding to the vitality of the area. There are a significant number of A2 uses on the Square, however the majority of uses are A1 and therefore the proposal is not considered to significantly harm the main retail functioning of the frontage or result in an over-concentration of A3 in the locality (with 2 nearby restaurants, including a change of use permitted adjacent to the Daylight Inn under ref. 97/01711).

This view was supported by the Inspector at appeal and it was accepted that there would be no harm caused to the vitality and viability of the primary retail frontage. It is recommended that although Members previously refused the application on this basis, that given the Inspector's views in the recent decision, this issue may be considered acceptable.

Whilst it is acknowledged that the residents above the application premises may experience some impact on their current level of amenity it is considered that the associated use and adequate ventilation to mitigate fumes and odours can be controlled through condition. The closing times are also considered acceptable and can be controlled accordingly.

No technical highways objections are raised and from a heritage and urban design point of view, no objections are raised to the design of the replacement shopfront which compliments the street scene, subject to a suitable material condition.

Having had regard to the above it was considered that on balance the proposed change of use is acceptable including new shopfront in that it would not result in a significant loss of amenity to local residents, would not impact detrimentally on the character of the Station Square Petts Wood Conservation Area, highway safety or be significantly detrimental to the retail functioning of the primary frontage.

In respect of the extraction equipment it is considered that the location of the development on the rear of the building is acceptable in terms of visual impact. The applicant has reduced the height of the extraction to a height of 0.9m above eaves level (as opposed to 1.0m dismissed on appeal). It is therefore considered that the ductwork would not be clearly visible from Station Square and therefore the ductwork will not impact detrimentally on the conservation area.

The proposed shopfront remains similar to that previously dismissed at appeal. The Inspector raised no specific concerns on this aspect of the scheme and therefore the new shopfront is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00972, 09/00616 and 08/02337, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 Customers shall not be admitted to the premises before 11.00am - 11.30pm
 Monday to Saturdays and 11.00am - 11.00pm on Sundays and Bank Holidays.
Reason: In order to comply with Policies S1 and S9 of the Unitary Development Plan
 and in the interests of the amenities of the area.
- 4 ACJ10 Ventilation system for restaurant/take-a
 ACJ10R J10 reason

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
- BE19 Shopfronts
- S1 Primary Frontages
- S9 Food And Drink Premises
- 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 on the amenities of the occupiers of adjacent and nearby properties
- (c) the shopping policies of the development plan
- (d) the Transport policies of the development plan
- (e) the urban conservation policies of the development plan

and having regard to all other matters raised.

Reference: 10/00972/FULL2

Address: 5 Station Square Petts Wood Orpington BR5 1LY

Proposal: Change of use from vacant retail unit (Class A1) to restaurant (Class A3) and new shopfront.



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Application No : 10/01038/FULL1

Ward:
Chislehurst

Address : Babington House School Grange Drive
Chislehurst BR7 5ES

OS Grid Ref: E: 542607 N: 170812

Applicant : The Governors Of Babington House School
Objections : NO

Description of Development:

Proposed temporary car park for 20 cars with access off Clifford Avenue

Proposal

- The proposal seeks to provide a temporary car park towards the northeast of the site with a temporary new access onto Clifford Avenue for a period of one year from June 2010 to July 2011.
- The car park will accommodate 20 cars in two rows of 10.

Location

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

Comments from Local Residents

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

Comments from Consultees

At the time of writing the report, no Thames Water, technical drainage or highways comments had been received. Any further comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE10 (Locally Listed Buildings), C1 (community Facilities), C7 (Education And Pre-School Facilities), NE7 (Development and Trees), T3 (Parking), T11 (New Accesses) and T18 (Road Safety) of the adopted Unitary Development Plan.

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

PPS1 Delivering Sustainable Development
PPG24 Planning and Noise.

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities
4B.1 Design principles for a compact city
4B.8 Respect local context and communities.

Planning History

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

A planning application is under consideration at this Plans Sub-Committee under ref. 10/00943 for a temporary classroom.

Conclusions

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

No significant trees are considered to be affected by the proposal and the area of hardstanding will be sited some distance from the locally listed building thereby not impacting significantly on its setting.

In respect to highway safety, there appears to be adequate room for vehicles to turn on site and leave in a forward gear, however at the time of writing the report no technical comments had been received. Adequate sightlines should also be provided onto Clifford Avenue, which is not a classified road. This can be controlled via a condition. The car park will increase car parking on the site by 6 spaces. This is not considered to be significant.

The proposed car park will be sited closer to the residential properties to the north on Clifford Avenue, however it is considered that in light of the limited hours of use that the car park is likely to be used for, this impact would not be excessive. More extensive use, including evenings, would exacerbate the impact and result in possible headlight pollution for instance.

The car park will result in a significant reduction in open space useable by the school and this is regrettable. However, it is accepted by the Council that this is a temporary measure and therefore the land can be conditioned to be returned to its former condition after the main building works at the school are completed.

On balance the proposal is considered to be necessary in order for the school to continue to operate during the major redevelopment previously permitted under ref. 08/03940. The proposal is considered acceptable and it is recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03940, 10/00943 and 10/01038 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACE01 Limited period - buildings (1 insert) 31st July 2011.
 ACE01R Reason E01
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 The car park and associated access hereby permitted shall be removed and the land reinstated to its former condition on or before 31st July 2011.

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

Reasons for granting permission:

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- NE7 Development and Trees
- T3 Parking
- T11 New Accesses
- T18 Road Safety

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

- (a) the relationship of the development to adjacent locally listed building

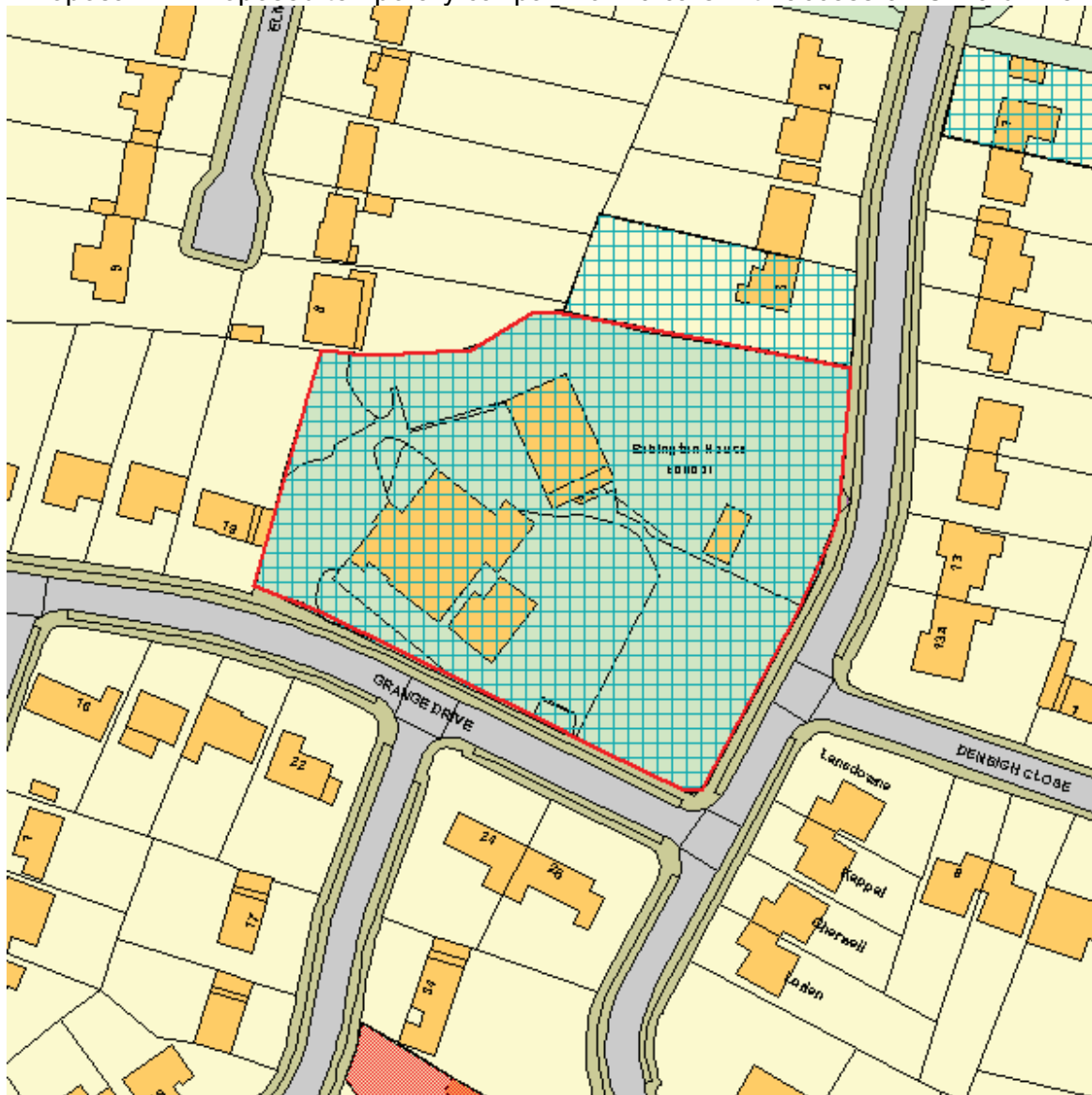
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the community facilities policies of the development plan
- (e) the transport policies of the development plan.

and having regard to all other matters raised.

Reference: 10/01038/FULL1

Address: Babington House School Grange Drive Chislehurst BR7 5ES

Proposal: Proposed temporary car park for 20 cars with access off Clifford Avenue



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Agenda Item 4.15

Application No : 09/03017/FULL1

Ward:
Mottingham And Chislehurst
North

Address : 41 Mottingham Road Mottingham
London SE9 4QZ

OS Grid Ref: E: 542164 N: 172890

Applicant : Mr R Mohamed

Objections : YES

Description of Development:

Change of use of ground floor from retail shop (Class A1) to hot food takeaway (Class A5) and ventilation ducting at rear

Key designations:

London Distributor Roads
Retail Shopping Frontage

Proposal

- It is proposed to change the use of these vacant ground floor premises from retail (Class A1) to hot food takeaway (Class A5)
- The proposed opening hours would be between 11.00 hours - 24.00 hours Mondays to Saturdays and 11.00 hours – 23.00 hours on Sundays and Bank Holidays
- Details of a ventilation system are provided, and include an external duct which would project above the eaves on the rear elevation
- No on-site car parking is provided
- According to the applicant, the premises have been vacant since December 2007, and although they have been marketed for Class A1 retail use since then, no firm offers have been received.

Location

These premises are located at the northern end of Mottingham local shopping centre, close to the War Memorial, and were previously used as a dry cleaners. There are residential flats above the shops, and residential properties to the front and rear (the latter falling within the neighbouring London Borough of Greenwich).

This shopping centre is comprised of 43 units, 15 of which lie within LB Greenwich.

Comments from Local Residents

A large number of letters of objection have been received to the proposals from nearby residents and businesses, including Mottingham Residents' Association, and the main points raised are summarised as follows:

- there are already a number of restaurants/takeaways in the close vicinity
- opening until midnight would result in unacceptable disturbance to neighbouring properties – opening hours are later than other takeaways nearby
- undesirable loss of a retail unit, detrimental to the vitality of the shopping parade
- smells would be detrimental to residential amenity
- cars stopping to use the takeaway likely to cause traffic problems particularly as this is the narrowest part of this road
- would add to problems of anti-social behaviour
- unsightly appearance of the ventilation ducting
- problems with litter
- pressure on parking in nearby roads.

A Ward Member in neighbouring L.B. Greenwich has confirmed that he concurs with objections raised by Mottingham Residents' Association.

Comments from Consultees

The Council's highway engineer raises no objections to the proposals.

Environmental Health initially raised concerns regarding inadequate information submitted for the ventilation ducting, however, additional information was submitted and the proposals are now considered generally acceptable, subject to specification of the amount of carbon in the system. This can, however, be overcome by attaching a standard condition regarding technical details.

Planning Considerations

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

- BE1 Design of New Development
- S4 Local Centres
- S9 Food And Drink Premises

Conclusions

The main issues relating to the application are the impact of the proposals on the retail character of the local shopping centre, and on the amenities of the occupants of surrounding residential properties.

It is the Council's aim to protect the retail character of local shopping centres, but a change of use from Class A1 retail would be permitted so long as the retail character

would not be harmed, it would have no adverse impact on residential amenity, it would not create a concentration of similar uses, it would attract visitors during shopping hours, and it would complement the shopping function of the centre.

The current level of Class A1 retail units within the Local Centre is 22 (51%), with 7 (16%) in food and drink use (Classes A3, A4 and A5). Of these, 3 are café/restaurants (A3), 1 is a Public House (A4), and 3 are hot food takeaways (A5). It would appear that at least 3 units are vacant (including the application property).

In terms of the retail character of the shopping frontage, the loss of a further Class A1 retail unit is not considered to significantly undermine the vitality and viability of the Local Centre, and furthermore, an adequate range of shops and services would still be provided to meet the needs of the local community.

The proposed hot food takeaway use would attract visitors during shopping hours, and is of a type which is considered to complement the main shopping function of the centre. The existing hot food takeaways are spread out along Mottingham Road, and the proposals would not result in a concentration of similar uses such that it would undermine the retail character of the shopping frontage.

Furthermore, it appears that the premises have been vacant for some time, and have not received interest for Class A1 retail uses, suggesting a lack of demand for such uses in this area.

UDP Policies S4 and S9 also seek to protect the amenities of nearby residents in terms of the potential impact of traffic, smells, noise and general disturbance.

The ventilation system is considered to adequately protect the amenities of neighbouring residents, subject to a safeguarding condition, and the Council's highway engineer raises no concerns regarding the impact on the free flow of traffic or conditions of safety in the highway.

It is proposed to open the premises until midnight on Mondays to Saturdays, and until 11pm on Sundays and Bank Holidays. However, if Members are minded to grant permission for this use, it may be considered appropriate to limit the opening hours to prevent opening after 11pm on Mondays to Saturdays, and after 10.30pm on Sundays and Bank Holidays, in order to protect the amenities of nearby residents.

On balance, Members may consider the proposals to be acceptable, subject to safeguarding conditions regarding the ventilation ducting and the opening hours.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/03017, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACJ10 | Ventilation system for restaurant/take-a |
| | ACJ10R | J10 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
- S4 Local Centres
- S9 Food and Drink Premises

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

- (a) the impact on the amenities of the occupiers of nearby residential properties
- (b) the shopping policies of the development plan

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

Reference: 09/03017/FULL1

Address: 41 Mottingham Road Mottingham London SE9 4QZ

Proposal: Change of use of ground floor from retail shop (Class A1) to hot food takeaway (Class A5) and ventilation ducting at rear



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Application No : 10/00155/FULL1

Ward:
Plaistow And Sundridge

Address : Land Adjacent To 23 To 27 Thornton
Road Bromley

OS Grid Ref: E: 540355 N: 171418

Applicant : Baxter Homes (Mr M Baxter)

Objections : YES

Description of Development:

One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces.

Key designations:

Proposal

Members will recall that this case was presented to the Plans Sub Committee held on 18th March 2010.

It was resolved that this case should be deferred without prejudice to any decision taken in order that clarification is obtained from the applicants with regards to their intentions for the remainder of the site shown outside of the two proposed houses on the application.

The applicants have since confirmed that the area is to be sown with meadow flowers and grass, as noted on the plans submitted with the application and cut four times per year.

The previous report is repeated below subject to suitable updates.

The development proposed is for the construction of one pair of semi detached two storey three bedroom dwellings with accommodation in the roof space on land adjacent to 23 – 27 Thornton Road.

The development also includes a new vehicular access from Thornton Road with a new turning area and 4 car parking spaces. There is an existing unregistered footpath which has become established across the site and links Hillcrest Road to Thornton Road. This footpath is to be retained and improved with new paving and planting with 'kissing gates' at each end to prevent access with motorcycles but allow wheelchair access.

The site area is some 0.137 hectares and the proposed development equates to a density of around 14.5 dwellings per hectare.

Location

The application site is located towards the northern end of Thornton Road and is bordered by school playing fields to the north and Thames Water Board land which consists of a covered reservoir to the south west. There is an existing public footpath which has been established linking Hillcrest Road to the west with Thornton Road.

Comments from Local Residents

- There should be no further development in this area after this proposal is constructed
- The close boarded fence will become a target for graffiti
- Access to the front doors of 25 and 27 should be kept clear at all times
- The development would be constructed over a shared amenity area which could be a haven for wildlife which would be lost as a result of these proposals.

Comments from Consultees

Southern Gas Networks advises that adequate precautions should be taken to ensure gas pipes are not damaged. If any pipes are damaged as a result of the works, the developer is liable for the cost of repairs.

With regards to drainage issues, the surface water outlet from the development should be restricted by way of appropriate planning conditions if permission is granted. The developer should ensure that if any discharge to a public sewer is proposed approval from Thames Water is obtained.

In terms of Environmental Health considerations, adequate means of mechanical ventilation should be provided in the bathroom. A condition is also suggested on any approval requiring a contaminated land assessment and associated remedial strategy is carried out prior to any development commencing. An informative is also suggested on any approval concerning the control of pollution as a result of the development.

With regards to Highway Planning issues, the principle of the development is considered acceptable in highway terms subject to appropriate conditions on any approval to ensure satisfactory parking and highway drainage. The route through the site should be adopted as a public highway under a section 38 agreement. Some of the works proposed to improve the turning facilities and create the public link are on land outside the applicants control and a legal agreement is necessary if permission is granted. Some of the land appears to be within Thames Waters control and they would need to be party to any legal agreements.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T18 Road Safety
- BE1 Design of New Development

London Plan

- 3A.3 Maximising the Potential of Sites
- 4A.3 Sustainable Design and Construction
- 4A.14 Sustainable drainage
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Government guidance, and that contained within the London Plan, require Councils to optimise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area.

As a similar development at this site was considered at Plans Sub Committee in 2007, it would seem appropriate that the current application should be processed in a similar way.

Planning History

Under planning application ref. 04/03257, an outline planning application was submitted for 2 semi-detached two storey three bedroom houses with access and car parking. This application was withdrawn to allow for further negotiations to resolve highways and Thames Water concerns.

Under planning application ref. 07/02146, outline planning permission was granted subject to a legal agreement for 2 two storey three bedroom dwellings and creation of new vehicular access to serve proposed dwellings. This permission was never implemented and the legal agreement has to date not yet been completed due to ongoing negotiations with Thames Water who own part of the land.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of

adjacent residents in terms of light, privacy and outlook, and whether they would be in keeping with the character and appearance of the area.

With regards to the layout and scale of the development, the proposal maintains adequate distances between the surrounding properties, with the location of the dwellings and the overall footprint being similar to that granted subject to a legal agreement in the outline planning permission. A side space of around 1m from the boundary with the school playing fields is provided. This application differs from that previously approved in that it is an application for full planning permission and no longer includes any realignment of the existing footpath. The proposal is on balance not considered to result in any significant harm to spatial standards within the area and provides an improved public footpath which links Thornton Road to Hillcrest Road.

The proposed appearance and scale of the building is that of a two storey dwelling using similar materials to those at adjacent dwellings. The development proposed is of a similar height to adjacent properties and appears to be accommodated satisfactorily within the street scene. The proposed building is of a similar footprint to that previously permitted. With regards to concerns raised by local residents about the boundary enclosures proposed being subject to potential vandalism a condition could be imposed to secure more appropriate boundary enclosures where necessary.

Members may agree that, on balance the principle of development in the manner proposed would provide an acceptable form of infill development. The plot appears capable of adequately accommodating the development, increasing the provision of housing without significantly harming the character and appearance of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02146, 04/03257, and 10/00155, excluding exempt information.

RECOMMENDATION: PERMISSION BE GRANTED SUBJECT TO THE SATISFACTORY COMPLETION OF A SECTION 106 LEGAL AGREEMENT

and the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 5 Details of the flank elevations including windows where appropriate shall be submitted to and approved in writing by the Local Planning Authority before any

work is commenced. The elevation shall be constructed in accordance with the approved details.

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

- | | | |
|----|--------|--|
| 6 | ACD03 | Restricted 100mm outlet (drainage) |
| | ADD03R | Reason D03 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 9 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 10 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

- | | | |
|----|--------|---------------------------------|
| 11 | ACK09 | Soil survey - contaminated land |
| | ACK09R | K09 reason |

Reasons 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 |
| T3 | Parking |
| T6 | Pedestrians |
| T11 | New Accesses |
| T18 | Road Safety |
| BE1 | Design of New Development |

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI03 Seek engineering advice
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI23 Notification re. sewer realignment
- 4 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

Reference: 10/00155/FULL1

Address: Land Adjacent To 23 To 27 Thornton Road Bromley

Proposal: One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces.



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Application No : 10/00162/FULL1

Ward:
Petts Wood And Knoll

Address : 11 Station Square Petts Wood
Orpington BR5 1LY

OS Grid Ref: E: 544511 N: 167672

Applicant : Sainsbury's Supermarkets Ltd.

Objections : YES

Description of Development:

Alterations to shopfront including installation of ATM machine, air conditioning units and plant on rear elevation and bin store to rear.

Key designations:

Conservation Area: Station Square Petts Wood
Primary Shopping Frontage

Proposal

This application was deferred from committee on 18th March to request further details of the air conditioning units, including the hours of operation, decibel levels and to consider the provision of screening. The applicant has now carried out a noise survey, and submitted a further noise report which includes details of the specification and operating hours. The plans have also been revised to show a security fence enclosing the plant.

I repeat the earlier report, suitably updated.

- It is proposed to make alterations to the shopfront of these premises, which would include the installation of an ATM, and the bringing forward of the main entrance doors to come in line with the front elevation.
- It is also proposed to install wall-mounted air conditioning units on the rear wall of the premises facing the rear access road, and a plant unit at right angles to the rear wall. These will be enclosed by security fencing.
- Bin stores would be provided adjacent to the northern side wall at the rear of the premises
- The agent has responded to a request by a local councillor to provide information on the proposed opening hours and likely delivery times to the store as follows:

Opening hours: 7am to 11pm every day

5 daily deliveries to the store (1 main Sainsbury's delivery at approximately 7am, 2 bread deliveries, 1 milk delivery and 1 cigarettes delivery).

- An application for shop signs has been submitted under ref.10/000163, and will be considered elsewhere on the agenda.

Location

The application site comprises a vacant retail unit on the eastern side of Station Square which was previously used as an off licence, falling within Class A1 retail use. It falls within Station Square Petts Wood Conservation Area and is designated as part of a Primary Shopping Frontage within Petts Wood District Centre.

Comments from Local Residents

Local objections have been received to the proposals as originally submitted, including one from Petts Wood and District Residents' Association, and the concerns raised are summarised as follows:

- loss of window blinds and inset entrance door would be detrimental to the character of the Square
- conditions should be imposed to prevent noise pollution from air conditioning units, and to restrict hours of deliveries and the emptying of bins
- possible problems with unauthorised parking in the rear access road
- materials should be in keeping with the Conservation Area.

Any further comments received with regard to the revised proposals will be reported verbally at the meeting.

Comments from Consultees

The Council's Waste advisors have raised no objections to the proposal refuse storage area.

The Advisory Panel for Conservation Areas raises no objections to the proposals.

Any comments received from the Council's Environmental Health Officer regarding the additional noise survey submitted, will be reported verbally at the meeting.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
BE19 Shopfronts

SPG Station Square Petts Wood

This application has been called in by a Ward Member.

Conclusions

The main issues relating to the application are the impact of the proposals on the character and appearance of Station Square, Petts Wood Conservation Area, and the impact on the amenities of the occupants of nearby residential properties.

The proposed changes to the shopfront would be fairly minimal, and are not considered to have a detrimental impact on the overall appearance of the building, nor on the character and appearance of this part of the Conservation Area. Furthermore, the air conditioning units, plant unit and bin stores are contained at the rear of the building and would not have an adverse impact on the Conservation Area.

Subject to the views of the Environmental Health Officer with regard to likely noise levels from the air conditioning units and plant unit, the proposals are not considered to have an adverse impact on the amenities of neighbouring residential properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00162 and 10/00163, excluding exempt information.

as amended by documents received on 16.02.2010 26.04.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

Reasons for granting permission:

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

BE1 Design of New Development
BE11 Conservation Areas
BE19 Shopfronts

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

- (a) the visual impact on the Conservation Area
- (b) the impact on the amenities of the occupiers of nearby residential properties

and having regard to all other matters raised.

Reference: 10/00162/FULL1

Address: 11B Station Square Petts Wood Orpington BR5 1LY

Proposal: Alterations to shopfront including installation of ATM machine, air conditioning units and bin store to rear.



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Application No : 10/00163/ADV

Ward:
Petts Wood And Knoll

Address : 11 Station Square Petts Wood
Orpington BR5 1LY

OS Grid Ref: E: 544511 N: 167672

Applicant : Sainsbury's Supermarkets Ltd

Objections : YES

Description of Development:

Externally illuminated fascia sign

Key designations:

Conservation Area: Station Square Petts Wood

Primary Shopping Frontage

Proposal

This application was deferred from committee on 18th March to request a reduction in the size and extent of the signage which should be more sensitive to the Conservation Area. The proposals have now been revised to show both of the illuminated projecting signs deleted, and the fascia sign amended from internal illumination to external illumination.

I repeat the earlier report, suitably updated.

- It is proposed to erect an externally illuminated fascia sign which measures 1.5m deep
- The proposals originally submitted comprised an internally illuminated fascia sign and 2 projecting box signs which have been erected
- An application for alterations to the shopfront, air conditioning units, plant and bin store has been submitted under ref.10/000162, and will be considered elsewhere on the agenda.

Location

The application site comprises a vacant retail unit on the eastern side of Station Square which was previously used as an off licence, falling within Class A1 retail use. It falls within Station Square Petts Wood Conservation Area and is designated as part of a Primary Shopping Frontage within Petts Wood District Centre.

Comments from Local Residents

Local objections have been received to the proposals as originally submitted, including one from Petts Wood and District Residents' Association, and the concerns raised are summarised as follows:

- internal illumination is inappropriate in conservation area
- signage should be smaller
- materials should be in keeping with the Conservation Area.

Any further comments received with regard to the revised proposals will be reported verbally at the meeting.

Comments from Consultees

No objections were received to the proposals as originally submitted by the Advisory Panel for Conservation Areas.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
BE21 Control of Advertisements, Hoardings and Signs

SPG Station Square Petts Wood

This application has been called in by a Ward Member.

Conclusions

The main issues relating to the application are the impact of the proposals on the character and appearance of Station Square, Petts Wood Conservation Area.

The previous fascia sign at the premises was a similar size to that now proposed and was also externally illuminated by spot lights above. Therefore, the proposed externally illuminated fascia sign is considered acceptable as it would not appear overly prominent in the Conservation Area, nor detract from the appearance of the building.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00162 and 10/00163, excluding exempt information.

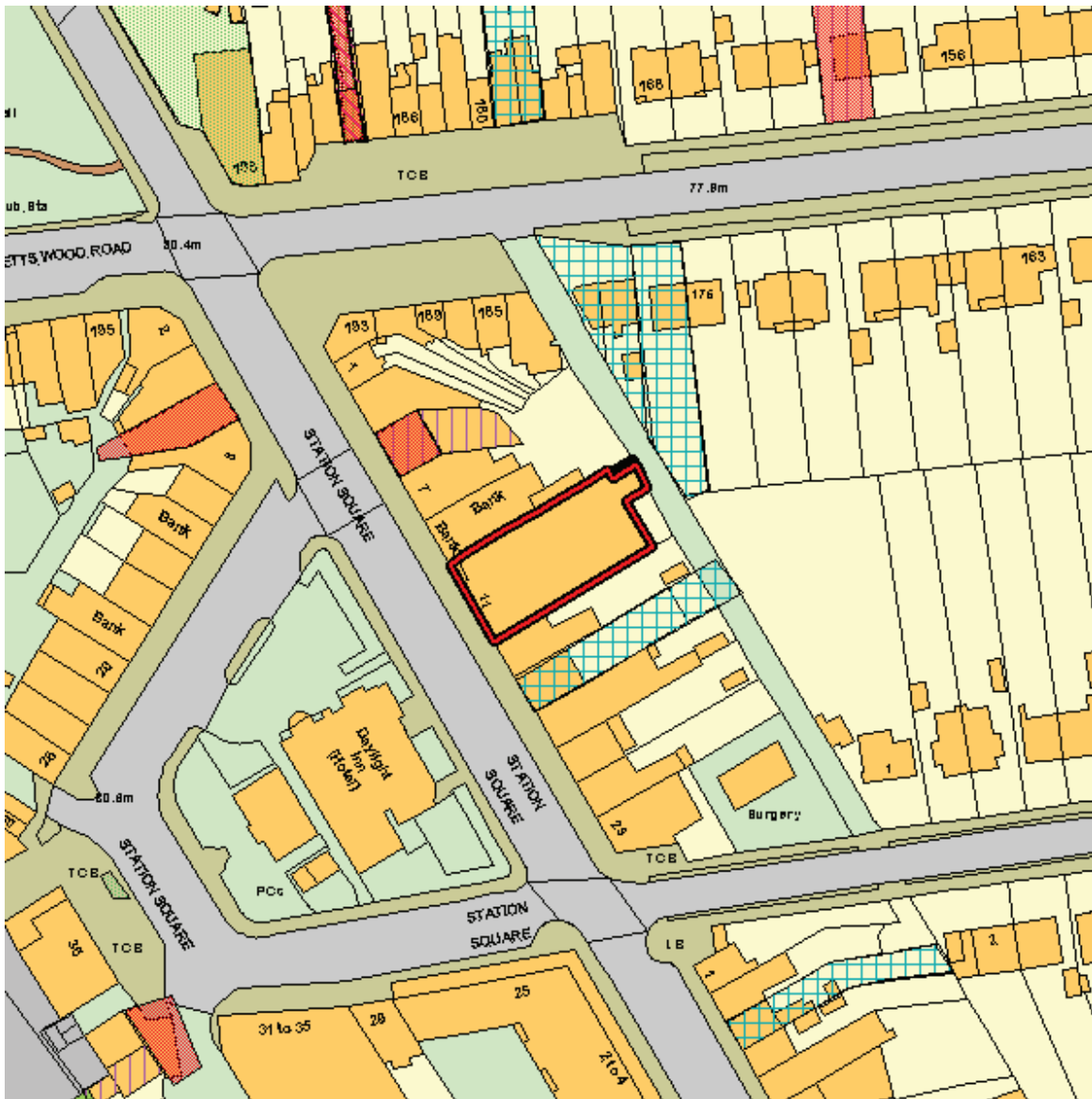
as amended by documents received on 16.02.2010 26.04.2010

RECOMMENDATION: ADVERTISEMENT CONSENT GRANTED

subject to the following conditions:

- 6 ACF01 Standard 5 year period
 ACF01R Reason F01
- 7 The projecting box signs already erected shall be removed by 30th June 2010,
 and the internally illuminated fascia sign altered to the externally illuminated
 sign hereby permitted by 30th June 2010.
 ACF04R Reason F04

Reference: 10/00163/ADV
Address: 11 Station Square Petts Wood Orpington BR5 1LY
Proposal: Externally illuminated fascia sign



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Application No : 10/00564/FULL1

Ward:
Crystal Palace

Address : 9A Crystal Palace Park Road Sydenham
London SE26 6EG

OS Grid Ref: E: 534854 N: 170735

Applicant : Mrs S L Olajoyegbe

Objections : YES

Description of Development:

New door and timber decking at rear.

Key designations:

Conservation Area: Crystal Palace Park
Locally Listed Building

Proposal

- The proposed development seeks to insert a new door into the flank elevation of the host building in the place of a central panel of an existing bay window.
- There is also some decking proposed to be located directly adjacent to the new door in order to define the threshold and to negotiate the differing land levels inside and directly outside the property at this location.
- The proposed decking will project approximately 3 metres in depth from the original elevation of the host property, approximately 5.5 metres in width and 0.1 metres from ground level.
- The application has been called in to Committee by a Councillor.

Location

The property is located on the western side of Crystal Palace Park Road, within the Crystal Palace Park Conservation Area.

The host property provides accommodation for 4 separate units and is a locally listed building.

Comments from Local Residents

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

- All 4 flats share the freehold of the property, therefore Flat A can't carry out any alterations unless they have approval from the other freeholders;

- If the works were carried out before consent is granted from the other freeholders this would be a breach of contract;
- The property is located within a conservation area – the proposal to replace the central panel of the bay window with a door, and include a raised timber deck, would detract from the character and appearance of the building;
- The proposal will not be in line with other properties in the area, except for Flat 7A which has carried out similar works but without planning permission.

Full copies of all correspondence can be viewed on the file.

Comments from Consultees

No responses have been received.

Planning Considerations

The proposal falls to be considered under Policies BE1, BE11 and H8 of the Unitary Development Plan.

Planning History

There does not appear to be any relevant planning history at the site.

Conclusions

The main issue regarding the application is the impact that the proposed elevation alterations, removing the central panel of the existing bay window and replacing it with a door, and providing a slightly raised decked area directly outside the door, will have upon the character and appearance of the host dwellinghouse especially considering that the property is located within the Crystal Palace Park Conservation Area.

Planning permission is sought for the insertion of a door in the central panel of an existing bay window in order to provide direct access from Flat 9A into the garden. A decked area is also to be provided which according to the supporting documentation is to allow for the difference in land levels between the internal levels within the property and the garden land levels.

Objection has been raised from the resident of another flat at Number 9, citing that permission must be granted from the other freeholders of the property prior to any works being carried out, and failure to obtain this approval could result in legal action being taken against the applicants. However, this issue is in fact a private matter between the freeholders of the property as opposed to something which can be taken into account as part of the planning merits of the scheme and therefore should not be assessed as part of the determination of the planning application.

However the issue raised by the local resident which is considered to be a planning matter is the comment made that the proposed development would be out of keeping with other properties in the area. It may be considered that whilst there is no other similar development that benefits from planning permission in close proximity to the application property, despite similar development being visible at Number 7 Crystal Palace Park Road, this does not mean that the proposal should necessarily be considered as unacceptable. The footprint of the bay window is not going to be altered, therefore it may be considered that the proposal, replacing a window pane with a door, is not excessive in nature and will not significantly alter the appearance or character of the host property. The decked area to be located directly adjacent to the new door will be 0.1 metres from ground level at the highest point, therefore this element is also not considered to be significantly distracting from the character of the host property or indeed the wider area or conservation area that the property is located within.

As such, Members may be considered that the proposed development is unlikely to impact detrimentally upon the character and appearance of the host property, and is actually considered to preserve the character of the conservation area, therefore being worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00564, 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 |

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
- BE11 Conservation Areas
- H8 Residential Extensions

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

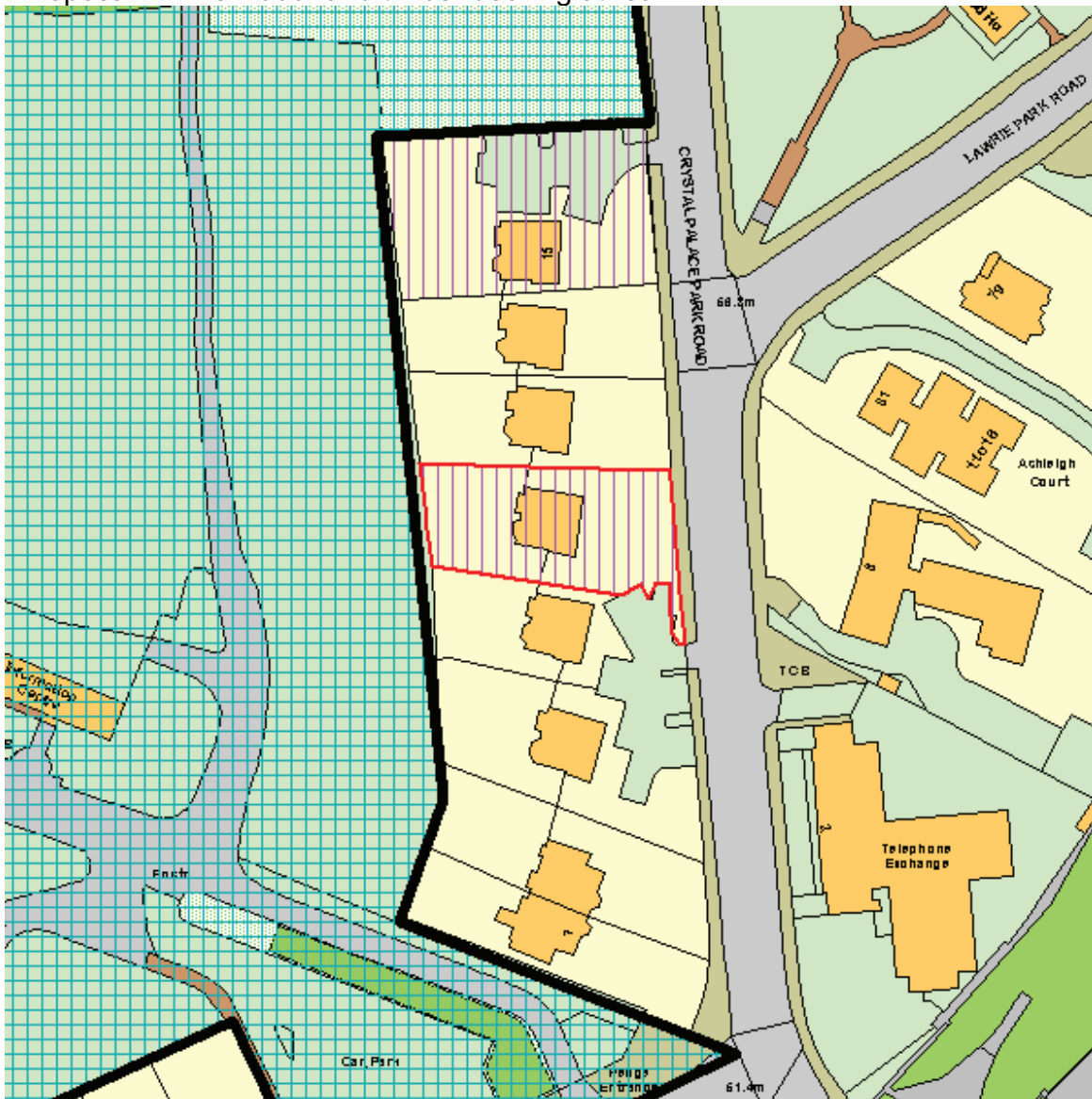
- (a) the appearance of the development in the street scene;
- (b) the spatial standards of the area;

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

Reference: 10/00564/FULL1

Address: Flat A 9 Crystal Palace Park Road Sydenham London SE26 6EG

Proposal: New door and timber decking at rear.



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Application No : 10/00663/FULL6

Ward:
**Bromley Common And
Keston**

Address : Keryl Barnet Wood Road Hayes
Bromley BR2 8HJ

OS Grid Ref: E: 541962 N: 165612

Applicant : Mr C Male

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension. Front porch canopy and bay window. Elevational alterations.

Key designations:

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

Proposal

The development proposes the construction of a part one/two storey front, side and rear extension, a front porch canopy and bay window and elevational alterations.

The proposals would accommodate a new kitchen and breakfast room to the ground floor with a new single integral garage and additional bedrooms to the first floor. The original building has an existing external floor area of 118.9 square metres.

Location

The application site comprises of a detached three bedroom two storey dwelling which has a linked single storey garage and utility room located towards the eastern boundary of the site. The property is located towards the eastern end of Barnet Wood Road close to the junction with Oakley Road.

The property is located on the edge of Bromley Common with in a suburban area consisting of predominantly residential dwellings. This part of Barnet Wood Road is characterised by two storey detached dwellings with large rear gardens. Towards the southern boundary there are large playing fields which are used by the school located towards the south. The site is located within the Green Belt.

Comments from Local Residents

- The proposal is more in keeping with the area and much more sympathetic to the design of the house and street scene than the approved lawful development proposals.
- The proposal would enhance the area and the appearance of the property
- The house will be made much more symmetrical as a result of the proposals and is a significant improvement to previously permitted schemes and the existing dwelling
- The proposal is of a traditional design fitting in with the area

Planning Considerations

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

G4 Extensions and Alterations to dwelling houses within the Green Belt
BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

London Plan Policy 3D.9 - Green Belt

PPG 2 Green Belt

The application has been called in by a Ward Member

Planning History

Under application ref. 09/02770, an application for a certificate of lawfulness was submitted. The proposals included a single storey side extension, a two storey rear extension, a single storey front porch extension, alterations to roof to provide habitable accommodation in the roof space and a detached single storey triple garage outbuilding to the rear served by a new access driveway. The development was approved as lawful in January 2010.

Conclusions

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

The application proposal results in an increase in the floor area of the dwelling by around 150 square metres. National policy, contained within Planning Policy Guidance Note 2: Green Belts (PPG2) contains a presumption against inappropriate development. The guidance identifies development that would not be inappropriate.

The extension of dwellings is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. Inappropriate development should not be approved unless there are very special circumstances so that the harm caused is clearly outweighed by other considerations.

It is for the applicant to show why permission should be granted for development that is contrary to current adopted Green Belt Policies and in this case the applicant refers to the existence of an approved Certificate of Lawful Development granted in January 2010. It is argued by the applicant that were the Certificate of Lawful Development for the extensions and alterations to the existing dwelling implemented, in conjunction with the provision of a detached triple garage, these works would cause more harm to the Green Belt than the proposed extensions and alterations to the property submitted in the current planning application.

The current proposals would result in a reduction of some 0.3 square metres in the total floor area of the dwelling once the extensions are constructed when compared to the size of the dwelling were the existing Certificate of Lawful Development proposals implemented. Taking this into account, it is considered that whilst the proposal is clearly well in excess of the of the 10% net increase of the original dwelling house stated in Policy G4, the proposals are considered to be of a more appropriate size, siting and design when compared to the approved works permitted in the lawful development certificate.

The Council wish to ensure that there is not incremental harm to the Green Belt by excessive subsequent extensions to dwellings within the Green Belt that collectively may jeopardise the open nature of the countryside.

Whilst situated within the Green Belt where there is a general presumption against inappropriate forms of development, the proposals submitted under the planning application are considered to be more appropriate when compared to the approved Lawful Development Certificate. The proposal would ensure the open character and appearance of the Green Belt is effectively maintained through a much more sympathetic extension and alteration in keeping with the area in general.

Members will therefore wish to consider whether these improvements to the character and appearance of the extensions when compared to the development that could potentially be carried out under the approved Lawful Development Certificate constitute the very special circumstances required to permit development which exceeds Unitary Development Plan Policy limits.

In this case, it is considered that the proposal will enhance the quality and character of the Green Belt and, on balance can be supported.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00663, 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 ACI01 Restriction of all "pd" rights

Reason: In the interests of the residential amenities of the locality, the character appearance and openness of the Green Belt and to accord with Policies BE1 and G4 of the Unitary Development Plan.

- 4 ACI12 Obscure glazing (1 insert) in the flank elevations
 ACI12R I12 reason (1 insert) BE1 and H8

Reasons for granting permission:

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

- G4 Extensions and Alterations to dwelling houses within the Green Belt
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

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

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

and having regard to all other matters raised.

Reference: 10/00663/FULL6

Address: Keryl Barnet Wood Road Hayes Bromley BR2 8HJ

Proposal: Part one/two storey front, side and rear extension. Front porch canopy and bay window. Elevational alterations.



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Application No : 10/00758/FULL1

Ward:
Petts Wood And Knoll

Address : Parish Hall Greencourt Road Petts
Wood Orpington BR5 1QW

OS Grid Ref: E: 545017 N: 167673

Applicant : Little Learners (Mrs Sandra Woolgrove) **Objections :** YES

Description of Development:

Hard surfacing of area to the east of Church Hall

Key designations:

Area of Special Residential Character

Proposal

- It is proposed to form an area of hard surfacing immediately to the east of the Church Hall adjacent to No.2 Greencourt Road, to provide an outdoor area for structured learning by small groups of children attending the pre-school at the Church Hall
- access to an outside curriculum is a Government requirement for pre-school children as part of their everyday routine, and there is currently no such provision available at the Church Hall
- this narrow strip of land measures approximately 48sq.m. and is currently unused, consisting of concrete slabs and weeds
- it would be stripped, levelled and laid with open textured macadam with ramps for disabled access, while a gate would be erected at either end to ensure the security of the children
- the pre-school currently operates from 9.15am to 12.15pm Mondays to Fridays during term-time
- a wooden planter would be positioned along a rear-facing wall for growing plants and attracting wildlife, and an outside store cupboard would be located below a window in the side wall.

Location

The Church Hall is located immediately to the east of St. Francis Church on the southern side of Greencourt Road, and lies to the west of No.2 Greencourt Road, a residential property. The surrounding area is largely residential in character.

Comments from Local Residents

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

- noise and disturbance from the use of the area by children attending the pre-school, and by its possible use by other users of the hall during other times of the day and evening
- there are other more appropriate locations for the outdoor play area which would not impact on residential amenity
- increase in traffic/parking problems
- detrimental ecological and environmental impact of covering grass with hard surfacing
- area is too small for proposed use.

The Petts Wood and District Residents' Association broadly supports the proposals subject to limiting the use to the hours of operation of the pre-school, and for use by the pre-school only.

Comments from Consultees

No objections are raised to the proposals from a drainage point of view.

Planning Considerations

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

BE1 Design of New Development
C7 Educational & Pre-School Facilities

This application has been called in by two Ward Members.

Conclusions

The main issues in this case are the impact of the proposals on the amenities of neighbouring residential properties in terms of increased noise and general disturbance, and traffic/parking problems.

The site is currently used for community purposes and no change of use would occur. The provision of outdoor learning space is a Government requirement, and Policy C7 of the UDP gives support for the Council's commitment to supporting improved services and opportunities for children, while recognising that pre-school facilities need to be located within the communities they serve.

The area of land to be hard surfaced is relatively small, and is likely to accommodate only a limited number of children at any one time. Although it is located immediately

adjacent to the boundary with the residential dwelling at No.2, the level of usage is unlikely to be seriously detrimental to the amenities of adjoining occupiers.

Members will need to consider whether safeguarding conditions limiting the times of use and its users would be appropriate in this instance, given the existing permitted use of the site for community purposes, and the small area of land involved.

There would be no adverse impact on the traffic/parking situation in surrounding road as the proposals would not involve an intensification of the permitted pre-school use.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00758, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

Reasons for granting permission:

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

- | | |
|-----|-------------------------------------|
| BE1 | Design of New Development |
| C7 | Educational & Pre-School Facilities |

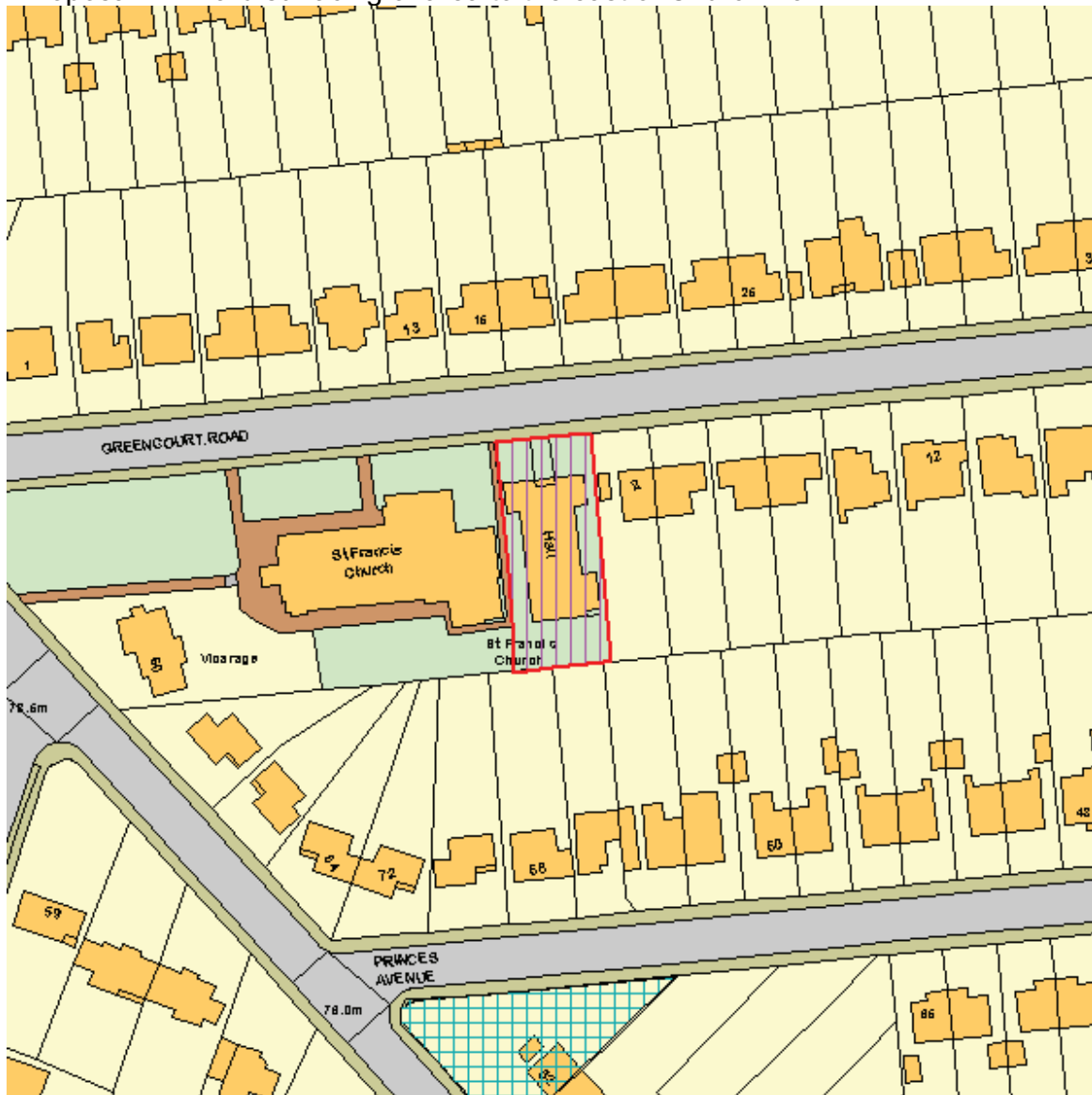
The development is considered to be satisfactory in relation to the following:

- (a) the impact on the amenities of the occupiers of nearby residential properties and having regard to all other matters raised, including neighbours concerns.

Reference: 10/00758/FULL1

Address: Parish Hall Greencourt Road Petts Wood Orpington BR5 1QW

Proposal: Hard surfacing of area to the east of Church Hall



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Application No : 10/00807/FULL6

Ward:
Farnborough And Crofton

Address : 312 Tubbenden Lane South Orpington
BR6 7DN

OS Grid Ref: E: 544514 N: 164386

Applicant : Mr and Mrs Short

Objections : NO

Description of Development:

Detached single storey building at rear for use as garden room/store

Key designations:

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

Proposal

Planning permission is sought for the erection of a detached single storey building in the rear garden of the application site for use as a garden room/store.

Location

The application site consists of a semi-detached, two-storey dwelling located on the western side of Tubbenden Lane South.

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

The main policy relevant to this case is Policy BE1 (Design of New Development) and H8 (Residential Extensions) of the adopted Unitary Development Plan.

Planning History

2005: Planning application (05/02223/FULL6) granted permission for part one/two storey rear extension with Juliet balcony and front porch.

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 application site appears large enough to accommodate the outbuilding without the structure dominating the dwelling or surrounding area and as it is to the rear, will not be seen from the street.

The building will be sited mostly surrounded by the rear gardens of the neighbouring properties, of which it is noted that No. 300 has an existing detached outbuilding. With regard to the property to the rear No. 36 Palmerston Road, although the proposed outbuilding will close to its boundary, the roof design allows some of the bulk to be pitched away from the boundaries. In addition, the applicant proposed to remove the three existing large conifer trees on this boundary and this is consider an improvement on the existing situation with regard to available light for No. 300.

In this case, the proposal may have some impact on the nearby residential properties however, a judgment needs to be made as to whether the impact is unduly harmful. Accordingly, Members may consider that the proposed building is acceptable in size given its siting and design.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00807, 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 | ACI23 | Outbuilding only ancillary use |
| | ACI23R | Reason I23R |

Reasons for granting permission:

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

BE1 Design of New Development

H8 Residential Extensions

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

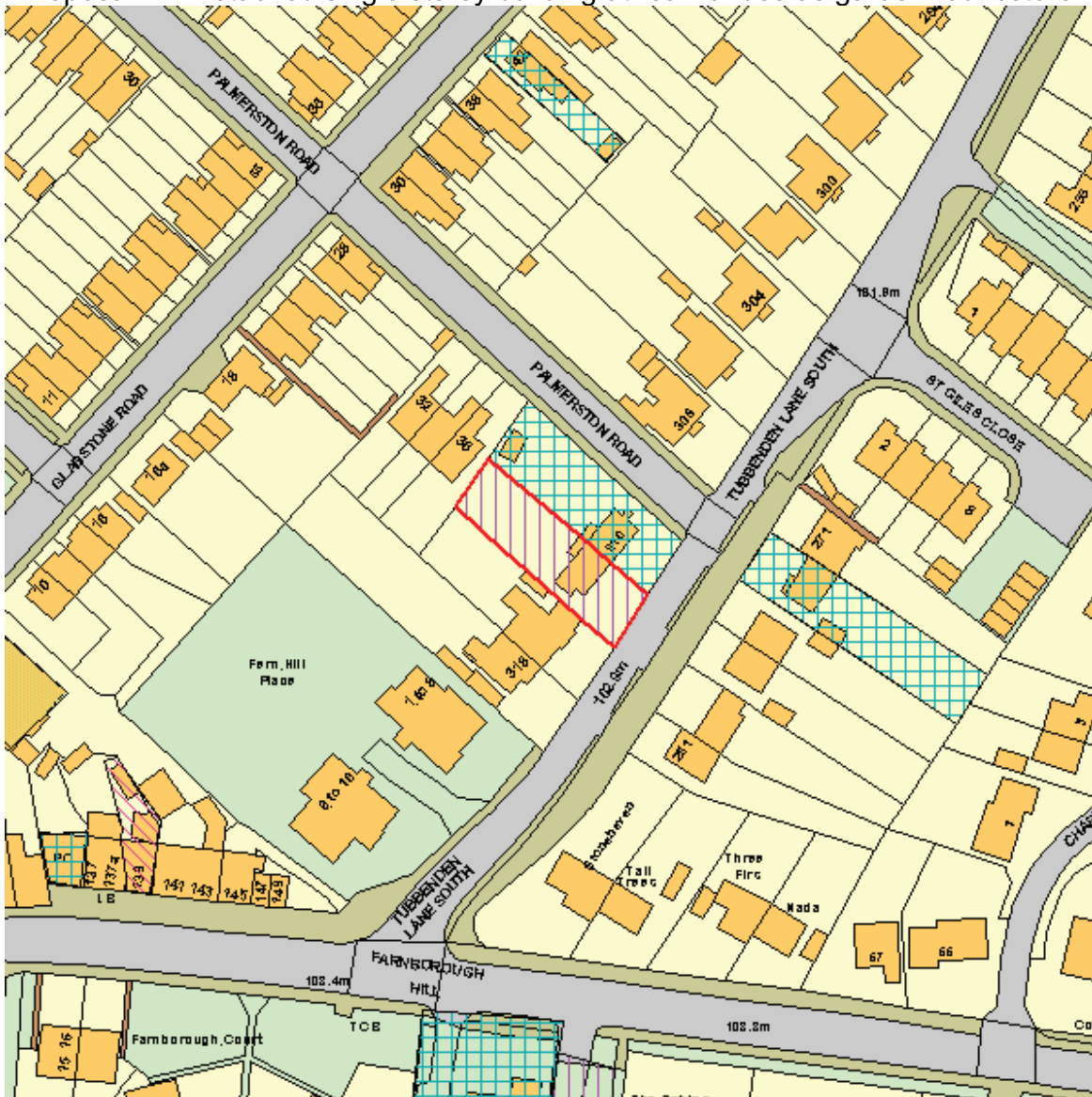
- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy;

and having regard to all other matters raised.

Reference: 10/00807/FULL6

Address: 312 Tubbenden Lane South Orpington BR6 7DN

Proposal: Detached single storey building at rear for use as garden room/store



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Application No : 10/00836/CONDIT

Ward:
Bickley

Address : 73 Homestead Road Bickley Bromley
BR2 8AX

OS Grid Ref: E: 542921 N: 168104

Applicant : Mr Graham Sansom

Objections : YES

Description of Development:

Insertion of obscure glazed rooflights in eastern and western roof slopes and ground floor windows on western elevation pursuant to the requirements of condition 3 of planning permission ref. 08/01537 granted for part two storey/first floor extension and single storey side and rear extensions

Proposal

- Roof lights have been inserted into the eastern and western roof slopes of this detached property which has recently been extended, in order to allow natural light into a bathroom and stairwell
- the submitted plans state that the roof lights are obscure glazed, however, a site inspection confirmed that they are both clear glazed
- a previous planning permission (ref.08/01537) for extensions to this property prevented (by condition 3) the insertion of any additional windows in the eastern and western elevations of the extension without the prior approval of the Council, in order to protect the amenities of adjacent properties
- additional ground floor windows have also been installed in the western elevation of the dwelling.

Location

This property is located on a triangular-shaped plot of land which tapers out towards the rear. It is bounded to the east by a bungalow at No.75, and to the south-west by another bungalow at No.71.

Comments from Local Residents

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

- overlooking of neighbouring properties
- roof lights should be non-opening as well as obscure glazed
- other changes have been made to the permitted scheme.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

There have been a number of refusals for extensions to this property since 2006 (including one also dismissed on appeal), however, permission was granted in 2008 (ref. 08/01537) for a part two storey rear/first floor extension and single storey side and rear extensions.

Attached to this permission was condition 3 which prevented the insertion of any additional windows in the eastern and western elevations of the extension without the prior approval of the Council, hence the submission of the current application.

Conclusions

The main issue in this case is the impact of the additional windows and roof lights in the eastern and western flank elevations on the amenities of neighbouring residential properties in terms of loss of privacy.

The additional ground floor windows and glazed door are set a reasonable distance away from the adjacent property at No.71, and would not have a detrimental impact on residential amenity.

The roof lights in the eastern and western roof slopes have been installed with clear glazing, and result in a certain degree of overlooking of neighbouring properties (particularly the roof light in the eastern elevation. However, if the roof lights were provided with obscure glazing, in accordance with that specified in the current application, the proposals are not considered to result in significant harm to the amenities of adjoining occupiers.

Other issues raised by residents regarding alleged changes to the permitted scheme, are not under consideration in the current application, but Members will be updated on the findings at the meeting.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/03538, 07/00558, 08/01537, 09/00520 and 10/00836, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The roof lights hereby permitted in the eastern and western roof slopes of the building shall be provided with obscure glazing in accordance with details to be submitted to and approved in writing by the Local Planning Authority by 30th June 2010, and shall subsequently be permanently retained in accordance with the approved details.
ACI11R Reason I11 (1 insert) BE1

- 2 **Reasons for granting permission:**

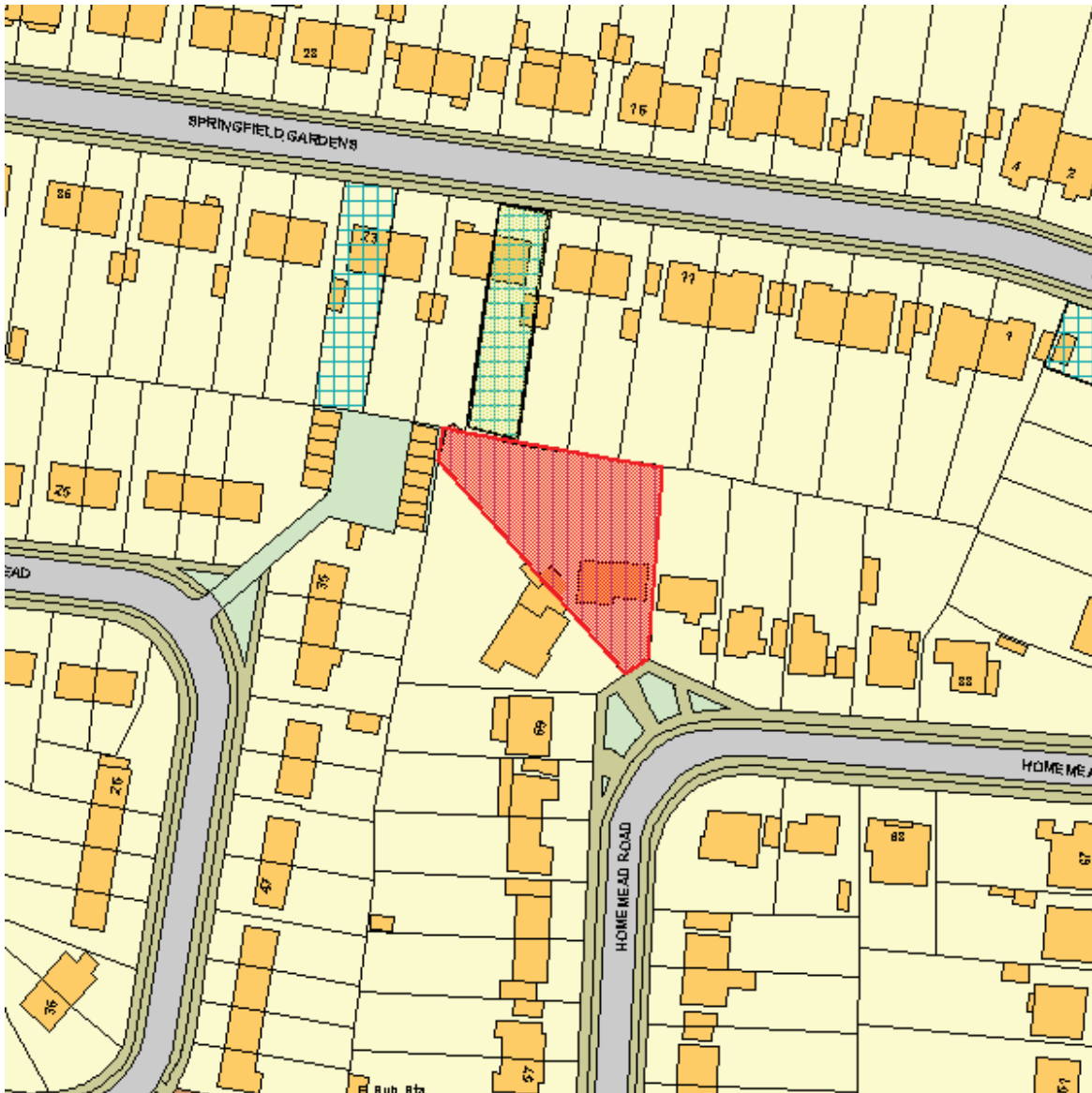
The development is considered to be satisfactory in relation to the following:

- (a) the impact on the amenities of the occupiers of nearby residential properties and having regard to all other matters raised, including neighbours concerns.

Reference: 10/00836/CONDIT

Address: 73 Homestead Road Bickley Bromley BR2 8AX

Proposal: Insertion of obscure glazed rooflights in eastern and western roof slopes and ground floor windows on western elevation pursuant to the requirements of condition 3 of planning permission ref. 08/01537 granted for part two storey/first floor extension and single storey side and rear extensions



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Application No : 10/00880/FULL1

Ward:
Copers Cope

Address : St Clare Court Foxgrove Avenue
Beckenham BR3 5BG

OS Grid Ref: E: 537996 N: 170154

Applicant : Platinum Estates (Mr P Sengupta)

Objections : YES

Description of Development:

Conversion of existing basement storage area into 2 two bedroom flats and installation of new windows and doors to rear and side elevation. Formation of new storage cellar/communal store room/bicycle and bin store (at No.1- 8 St. Clare Court)

Key designations:

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

Proposal

The development proposes the conversion of the existing communal basement / ground floor areas of flats 1- 8 into 2 two bedroom flats. The area is currently used for storage for the existing flats located at Nos. 1- 8.

The proposal is essentially a modification to the recently approved application for 2 one bedroom flats. The proposed changes to the approved scheme involve the reconfiguration of the internal floor layout with the addition of 23 sq. m of floor space to provide an extra bedroom for each of the flats and an en-suite bathroom. This area was previously to be the proposed communal store room. The communal store room is now proposed to be relocated in a previously unused undercroft area. This new storage area will provide 3 sq. m of secure storage for each of the flats at Nos. 1 -8. The remaining layout of the flat will be the same as that approved.

To provide adequate natural light to the new flats new windows are proposed to the side and rear elevations. A new bicycle and bin store is also proposed.

Location

The application site is located at Nos. 1 – 8 St Clare Court and is within the Area of Special Residential Character.

St Clare Court currently consists of three blocks of two storey buildings adjacent to each other which accommodate a total of 10 residential flats.

The land slopes steeply towards the east where a communal garden is provided which is accessed through a steeply sloping shared driveway. This drive also provides access to the existing garages and store rooms located underneath the existing flats. The external doors to these garages are located in the flank walls adjacent to the driveway. There are 2 small external doors and windows located on the side and rear elevations of both existing blocks which provide light and access to the store rooms.

Comments from Local Residents

- The street is already congested with vehicles parking this proposal would increase parking congestion in the road and area
- The patio doors would result in the loss of privacy and amenity to existing residents
- The areas proposed for storage and keeping of bins and bikes is part of the area allocated to leaseholders and any storage of bins or bikes here would block access
- There are access points in the undercroft area for use of gas, water etc. Also, main sewage pipes and electricity cables are just above head height. How are the residents to safely access this area with all these danger points?
- It is mentioned on the plans that bin/bicycle stores are to be formed within the demise of the leaseholder's area. It must be known that again, the developer did not buy and does not own these spaces, they belong solely to the leaseholder and therefore, he/whoever has no right to form any type of bin store/bicycle store for anyone – these areas belong solely to the leaseholder - besides, 2 bicycle spaces for 10 flats is inadequate.

Comments from Consultees

With regards to the standard of accommodation from an environmental health perspective no technical objections are raised.

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

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- H10 Areas of Special Residential Character
- T3 Parking
- T6 Pedestrians
- T11 New Accesses

T12 Residential Roads
T18 Road Safety
BE1 Design of New Development

London Plan

3A.3 Maximising the Potential of Sites
4A.3 Sustainable Design and Construction
4A.14 Sustainable drainage
4B.1 Design principles for a compact city
4B.8 Respect local context and communities

Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area

Due to the previous application being considered at Committee and the amount of public interest in the previous proposals it is considered appropriate for a decision to be made by a Committee.

Planning History

Under planning application ref. 09/02167, planning permission was granted for the conversion of existing basement storage area into 2 one bedroom flats and installation of new windows to rear and side elevation, formation of new storage cellar/communal store room/bicycle and bin store.

Conclusions

The principle planning issues in this case are whether the current amendments to the approved development proposals would harm the character and appearance of the host building and the street scene in general; and whether they would significantly impact on the living conditions and amenities of the neighbouring residents and whether the reconfigured floor layout provides an acceptable standard of accommodation for the future occupiers of the proposed flats.

The 10 existing flats located within the three blocks were constructed during the 1930's and the basement areas below flats 1 – 8 were originally used for the storage of coal and now form part of a large storage area for residents of these flats. The proposed flats are formed by using this volume of storage space underneath both blocks of flats at 1 -8. The replacement storage area is formed in an unused undercroft area.

The majority of the proposed alterations are internal only with the external alterations proposed being the replacement of existing windows on the rear and flank elevations

with larger windows to provide adequate means of escape in the event of a fire. A new kitchen and bedroom window is proposed on each side elevation of both blocks and a new external door on the rear elevation is proposed to provide access to the storage areas.

The location of these new windows and doors are not considered on balance to result in any significant overlooking or loss of privacy to surrounding properties.

PPS3 'Housing' seeks more efficient use of land whilst at the same time not compromising the quality of the environment. The application is clearly a case that needs to be assessed in the light of this guidance.

The proposed units of accommodation provide reasonably acceptable internal room layouts with adequate room sizes. The proposed minor changes to the elevations are of acceptable design and scale and the site itself accommodates adequately the provision of two new flats with reasonable amenity for future occupiers.

No additional parking has been provided and this is considered on balance to be acceptable as it is in accordance with the standards in the UDP given the sites location and no technical concerns are raised with regard to this.

In terms of the amenity of the local residents, the proposal appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

Accordingly, on balance, the amended proposal when taking into account the alterations proposed and the similar scheme approved would appear to be acceptable without resulting in unduly harmful detriment to the local residential and visual amenities of the area or, highway safety in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02167 and 10/00880 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

Reasons 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
- H10 Areas of Special Residential Character
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T12 Residential Roads
- T18 Road Safety
- BE1 Design of New Development

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the housing policies of the development plan
- (i) the urban design policies of the development plan

and having regard to all other matters raised.

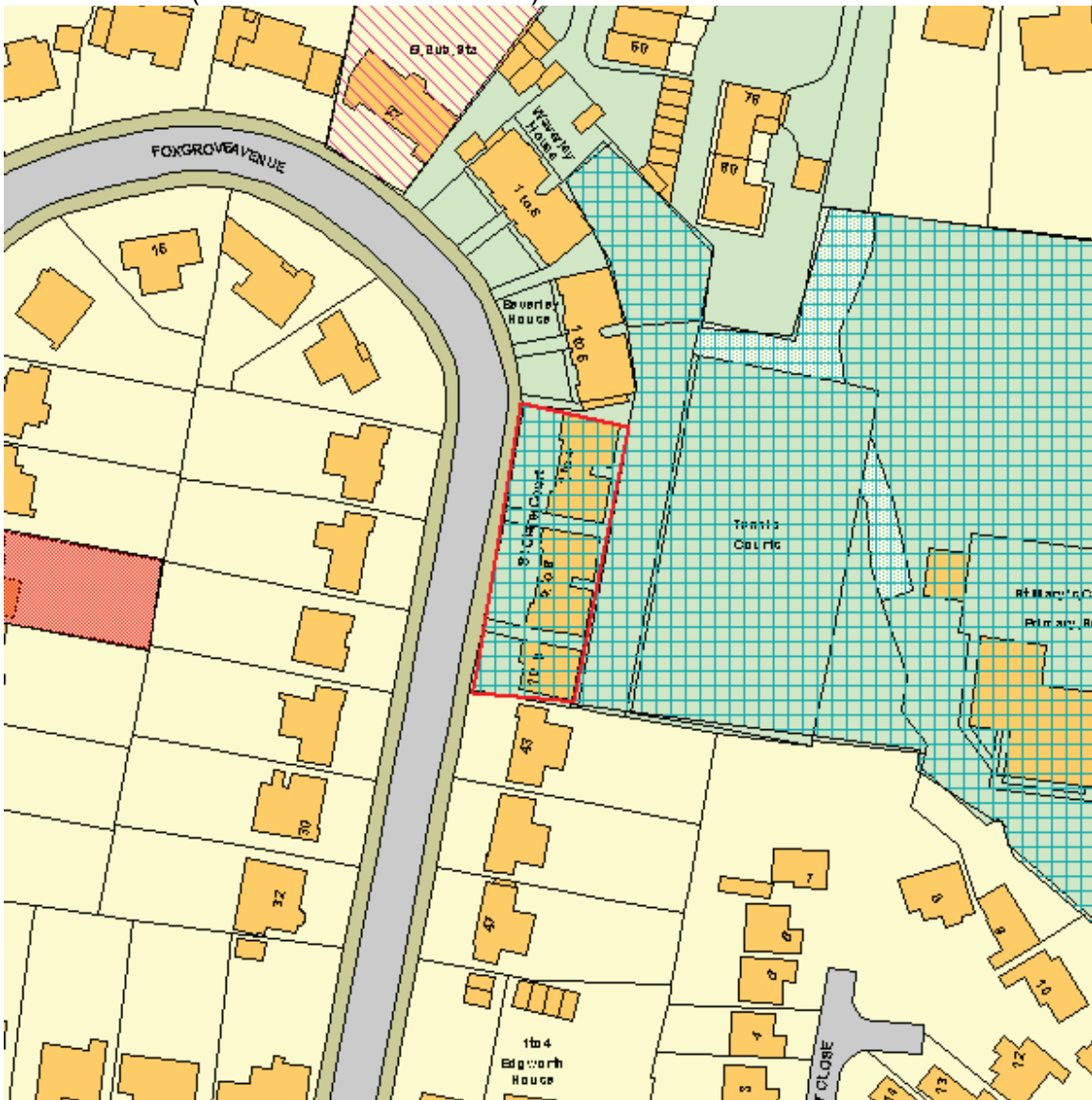
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering

Reference: 10/00880/FULL1

Address: 8 St Clare Court Foxgrove Avenue Beckenham BR3 5BG

Proposal: Conversion of existing basement storage area into 2 two bedroom flats and installation of new windows and doors to rear and side elevation. Formation of new storage cellar/communal store room/bicycle and bin store (at No.1- 8 St. Clare Court)



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LONDON BOROUGH OF BROMLEY

Report no. R&R/10/00047
1 - PUBLIC

PART

Title: **Land r/o 35 Beckenham Road, West Wickham.**

Decision Maker: **Plans Sub Committee No. 2** Decision Date: 20th May 2010

Decision Type: Non-urgent Non-Executive Key

Budget/Policy: Within policy and budget

Chief Officer: Chief Planner

Contact Officer: Andy Lambert, Tel: 020 313 4956 Email:
andy.lambert@bromleygov.uk

Ward: West Wickham

1. SUMMARY

- 1.1 Planning permission was granted for a house on land rear of 35 Beckenham Road, West Wickham subject to conditions including approval of materials.
- 1.2 The local planning authority resolved not to discharge details in respect of condition 4 (materials) of application 08/01005.
- 1.3 The applicant appealed against this decision but the Appeal Inspector dismissed the appeal.
- 1.4 A brick sample was subsequently submitted to and approved by the Local Planning Authority. The brick detail has now been introduced on the front elevation in order to address the criticisms of the Inspector but the side elevations have been left rendered.

2 . RECOMMENDATIONS

2.1 No further action.

3. COMMENTARY

3.1 Planning permission was granted for a house on at land rear of 35 Beckenham Road, West Wickham subject to conditions including approval of materials.

3.2 The local planning authority's resolved not to discharge details in respect of condition 4 (materials) of application ref. 08/01005. These details were submitted by letter dated 30th October 2008. The LPA indicated that the roof tiles and timber cladding were acceptable but the rendering was considered to be out of character with the surrounding properties. I was suggested that in order to discharge condition 04 a suitable brick sample was required.

3.3 The applicant appealed against this decision but the appeal was dismissed.

3.4 A brick sample was subsequently submitted to and approved by the Local Planning Authority.

3.5 The brick detail has now been introduced on the front elevation in order to address the concerns raised by the Inspector. However the side elevations have been left rendered.

3.6 The applicant contends that having reviewed the Inspectors comments his criticisms were focussed on the front elevation of the property and the impact of the rendering on the street scene.

3.7 The revisions to the front elevation and retention of the rendering to the side elevations are now considered to be acceptable.

Ref: ADL/09/01005

Non-Applicable Sections:	Financial, Legal and Personnel implications
Background Documents: (Access via Contact Officer)	Enforcement files containing exempt information as defined by Schedule 12a of the Local Government (Access to Information) Act 1985 are not available for public inspection.

Enforcement ref:
GW/EN/10/00082/OPDEV

LONDON BOROUGH OF BROMLEY

COMMITTEE : **Plans Sub-Committee No. 2**
DATE : **Thursday 20th May 2010**
SUBJECT : **ENFORCEMENT ACTION AUTHORISED BY CHIEF
PLANNER UNDER DELEGATED AUTHORITY**

CHIEF OFFICER : Chief Planner

CONTACT OFFICER : Tim Bloomfield Ext. 4687

WARD : Various – Boroughwide

1. SUMMARY

1.1 The Chief Planner under delegated authority considered the following applications. In accordance with agreed procedures Members are hereby advised of the action taken.

2. RECOMMENDATION/ACTION REQUIRED

2.1 Members to note the situation.

3. INFORMATION

3.1 Enforcement action/advertisement proceedings have been authorised on the dates at the end of each individual report, by the Chief Planner in respect of development undertaken without the benefit of planning permission at the following sites: -

3.2 (A) Enforcement ref. Number ENF 09/00737

(B) Complaint unauthorised building in rear garden

(C) Site: 18 Aperfield Road, Biggin Hill

(D) Ward: Biggin Hill

(E) Further recommendation: Authority be given for enforcement action.

(F) Date of decision: 8th January 2010

3.3 (A) Enforcement ref. number: ENF 09/00779

(B) Complaint: unauthorised shed in front garden

(C) Site: 48 Spur Road, Orpington

(D) Ward: Orpington

(E) Further recommendation: Authority be given for a Breach of Condition Notice

(F) Date of decision: 9th February 2010

3.4 (A) Enforcement ref. number: ENF 09/00892

- (B) **Complaint:** unauthorised rear dormer and front roof lights
- (C) **Site:** 14 West Street, Bromley
- (D) **Ward:** Bromley Town
- (E) **Further recommendation:** Authority be given for enforcement action.
- (F) **Date of decision** 9th February 2010
-

- 3.5 (A) **Enforcement ref. number:** ENF 09/00536
- (B) **Complaint:** unauthorised smoking shelter at rear.
- (C) **Site:** The Bricklayers Arms PH, 237 High Street, Beckenham
- (D) **Ward:** Copers Cope
- (E) **Further recommendation:** Authority be given for enforcement action
- (F) **Date of decision:** 9th February 2010
-

- 3.6 (A) **Enforcement ref number:** ENF 09/00458
- (B) **Complaint:** Work not in accordance with the approved plans – additional storey (DC 08/01020)
- (C) **Site:** 53 Queens Mead Road, Bromley
- (D) **Ward:** Bromley Town
- (E) **Further recommendation:** Authority be given for enforcement action and a Breach of Condition Notice.
- (F) **Date of decision:** 8th January 2010
-

- 3.7 (A) **Enforcement ref. number:** Enf 09/00920
- (B) **Complaint** Garden business from residential property and untidy site
- (C) **Site:** 26 Eden Park Avenue, Beckenham
- (D) **Ward:** Eden Park and Kelsey
- (E) **Further recommendation:** Authority be given for a section 215 Untidy Site Notice
- (F) **Date of decision:** 09/02/10
-

- 3.8 (A) **Enforcement ref. number:** ENF 09/00787
- (B) **Complaint:** development of Metropolitan Open Lane
- (C) **Site:** Land adjacent to Fairmount Residential; Home, Mottingham Lane, SE9

- (D) **Ward:** **Mottingham and Chislehurst North**
 - (E) **Further recommendation:** Authority be given for enforcement action
 - (F) **Date of decision** **09/02/10**
-

- 3.9**
- (A) **Enforcement ref. number:** **ENF 09/00369**
 - (B) **Complaint:** **overheight fence and gates**
 - (C) **Site:** Grey Thorn, Greys Road, Westerham
 - (D) **Ward:** **Darwin**
 - (E) **Further recommendation:** **Authority be given for enforcement action.**
 - (F) **Date of decision:** **9th February 2010**
-

- 3.10**
- (A) **Enforcement ref. number:** **Enf 10/001123**
 - (B) **Complaint:** **overheight boundary wall**
 - (C) **Site:** 28 Knoll Rise, Orpington
 - (D) **Ward:** **Petts Wood and Knoll**
 - (E) **Further recommendation:** Authority be given for a enforcement action.
 - (F) **Date of decision:** **08/02/10**
-

- 3.11**
- (A) **Enforcement ref. number:** **ENF 09/00772**
 - (B) **Complaint:** **car repairs in yard behind shop**
 - (C) **Site:** 85A (also known as 85b), Beckenham Lane. Bromley
 - (D) **Ward:** **Bromley Town**
 - (E) **Further recommendation:** Authority be given for enforcement action.
 - (F) **Date of decision:** **22/02/10**
-

- 3.12**
- (A) **Enforcement ref. number:** **ENF 09/00774**
 - (B) **Complaint:** **subdivision into four flats**
 - (C) **Site:** 167 Kent House Road, Beckenham
 - (D) **Ward:** **Penge and Cator**

(E) Further recommendation: Authority be given for enforcement action.

(F) Date of decision: 22nd February 2010

3.13 (A) Enforcement ref. number: ENF 09/00712

(B) Complaint: Unauthorised earth moving works.

(C) Site: Langley Park School for Boys, Hawksbrook Lane, Beckenham,

(D) Ward: Kelsey and Eden Park

(E) Further recommendation: Authority be given for enforcement action.

(F) Date of decision: 22nd February 2010

3.14 (A) Enforcement ref. number: ENF 09/00632

(B) Complaint: erection of large wooden shed adjacent to the road

(C) Site: 6 Layhams Road, West Wickham

(D) Ward: Hayes and Coney Hall

(E) Further recommendation: Authority be given for enforcement action.

(F) Date of decision: 22nd February 2010

3.15 (A) Enforcement ref. number: Enf 10/00285

(B) Complaint: unauthorised commercial activity (cattery)

(C) Site: Romany, Luxted Road, Orpington

(D) Ward: Darwin

(F) Further recommendation: Authority be given for a enforcement action.

(F) Date of decision: 8th January 2010

3.16 (A) Enforcement ref. number: ENF 09/00863

(B) Complaint: unauthorised hardstanding

(C) Site: 78 Oakdene Road, Orpington.

(D) Ward: Cray Valley West

(E) **Further recommendation:** Authority be given for enforcement action.

(F) **Date of decision:** 9th February 2010

3.17 (A) **Enforcement ref. number:** ENF 09/00852

(B) **Complaint:** unauthorised gantry sign and lighting.

(C) **Site:** 1-3 Station Approach, Hayes

(D) **Ward:** Hayes and Coney Hall

(E) **Further recommendation:** Authority be given for advert proceedings.

(F) **Date of decision:** 19th February 2010

3.18 (A) **Enforcement ref. number:** ENF 09/00923

(B) **Complaint:** Unauthorised skip storage.

(C) **Site:** Land east of Sheepshed Cottage, Tatsfield Lane, Westerham

(D) **Ward:** Darwin

(E) **Further recommendation:** Authority be given for enforcement action.

(F) **Date of decision:** 3rd March 2010

3.19 (A) **Enforcement ref. number:** ENF 09/00812

(B) **Complaint:** Unauthorised extension.

(C) **Site:** 352 Blandford Road Beckenham

(D) **Ward:** Clock House

(E) **Further recommendation:** Authority be given for enforcement action.

(F) **Date of decision:** 16th March 2010

4. **WARD MEMBERS VIEWS** [IF AVAILABLE]

5. **POLICY/CORPORATE PLAN/SERVICE PLAN CONSIDERATIONS**

5.1 Service Plan consideration: This report is in accordance with number 2 of the Environment and Leis

4. WARD MEMBERS VIEWS [IF AVAILABLE]

5. POLICY/CORPORATE PLAN/SERVICE PLAN CONSIDERATIONS

- 5.1** Service Plan consideration: This report is in accordance with number 2 of the Environment and Leisure Portfolio 2007/2010 for the protection o the environment..

6. FINANCIAL CONSIDERATIONS

- 6.1** Not yet known.

7. PERSONNEL CONSIDERATIONS

- 7.1** None.

8. LEGAL CONSIDERATIONS

- 8.1** There are none other than those referred to in the report.

9. CONCLUSION

- 9.1** Enforcement action or advertisement proceedings will now proceed in respect of the unauthorised development at the above sites.

Background papers referred to during production of this report comprise details on files, reference numbers as stated on each individual report.

HDC\COMMITTEE\PSC\ 20th May 2010