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To: **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. 4 at Bromley Civic Centre on **THURSDAY 26 MAY 2011 AT 7.00 PM**

MARK BOWEN  
Director of Resources

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

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

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

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

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

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

*Copies of the documents referred to below can be obtained from*  
[www.bromley.gov.uk/meetings](http://www.bromley.gov.uk/meetings)

## A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 31 MARCH 2011**  
(Pages 1-10)
- 4 **PLANNING APPLICATIONS**

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

| Report No. | Ward       | Page No. | Application Number and Address |
|------------|------------|----------|--------------------------------|
|            | NO REPORTS |          |                                |

### SECTION 2 (Applications meriting special consideration)

| Report No. | Ward                 | Page No. | Application Number and Address   |
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| 4.1        | Bromley Town         | 11-16    | (10/00210/FULL2) - Unit 4, 21 Waldo Road, Bromley.                                       |
| 4.2        | Penge and Cator      | 17-22    | (10/02819/FULL2) - 46 Green Lane, Penge, London SE20.                                    |
| 4.3        | West Wickham         | 23-26    | (10/02959/TPO) - Chez Nous, 7A Acacia Gardens, West Wickham.                             |
| 4.4        | Hayes and Coney Hall | 27-30    | (10/03218/TPO) - 11 Sedgewood Close, Hayes.  |
| 4.5        | Crystal Palace       | 31-42    | (10/03465/FULL1) - 193 Anerley Road, Penge, London SE20.                                 |
| 4.6        | Kelsey and Eden Park | 43-48    | (11/00167/FULL1) - Elmer Lodge, 11 Dunbar Avenue, Beckenham.                             |
| 4.7        | Darwin               | 49-56    | (11/00259/FULL1) - Land known as Blue Field, Berrys Green Road, Berrys Green, Westerham. |

|      |                         |       |   |
|------|-------------------------|-------|---|
| 4.8  | Clock House             | 57-64 | (11/00265/EXTEND) - Broadwater Cottage, Blakeney Road, Beckenham.                             |
| 4.9  | Cray Valley East        | 65-72 | (11/00426/FULL1) - Land rear of 7 to 10 Crays Parade, Main Road, Chalk Pit Avenue, Orpington. |
| 4.10 | Farnborough and Crofton | 73-78 | (11/00540/FULL1) - The Spinney, 31 Park Avenue, Farnborough, Orpington.                       |
| 4.11 | Bickley                 | 79-84 | (11/00691/FULL6) - 70 Hill Brow, Bromley.   |

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

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| 4.12       | Bickley                        | 85-92    | (11/00327/FULL1) - 4 Mount Close, Bromley.   |
| 4.13       | Orpington                      | 93-98    | (11/00411/FULL1) - Rowan House, 64 Sevenoaks Road, Orpington.                                |
| 4.14       | West Wickham                   | 99-106   | (11/00441/FULL1) - 138 Hayes Chase, West Wickham.  |
| 4.15       | Cray Valley East               | 107-114  | (11/00517/FULL1) - Land adjacent to Kevington County Primary School, Sweeps Lane, Orpington. |
| 4.16       | Bromley Town Conservation Area | 115-120  | (11/00532/FULL3) - Bank Chambers, 143 High Street, Bromley.                                  |
| 4.17       | Darwin                         | 121-126  | (11/00661/FULL1) - 9 Moselle Road, Biggin Hill.  |
| 4.18       | West Wickham                   | 127-134  | (11/00802/FULL1) - 65 Grosvenor Road, West Wickham.  |
| 4.19       | Bickley                        | 135-140  | (11/00880/FULL1) - The Birches, Westbury Road, Bromley.                                      |
| 4.20       | Chislehurst                    | 141-144  | (11/00918/FULL6) - 75 Holmdale Road, Chislehurst.  |

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

| Report No. | Ward                                     | Page No. | Application Number and Address              |
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| 4.21       | Plaistow and Sundridge Conservation Area | 145-148  | (11/00409/FULL) - 63 Widmore Road, Bromley. |

**5 CONTRAVENTIONS AND OTHER ISSUES**

| Report No. | Ward       | Page No. | Application Number and Address |
|------------|------------|----------|--------------------------------|
|            | NO REPORTS |          |                                |

**6 TREE PRESERVATION ORDERS**

| Report No. | Ward       | Page No. | Application Number and Address |
|------------|------------|----------|--------------------------------|
|            | NO REPORTS |          |                                |

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

NO REPORTS

## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 31 March 2011

### Present:

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

### 28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

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

### 29 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 30 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 FEBRUARY 2011

**RESOLVED** that the Minutes of the meeting held on 3 February 2011 be confirmed and signed as a correct record.

### 31 PLANNING APPLICATIONS

#### SECTION 2

(Applications meriting special consideration)

#### 31.1 PETTS WOOD AND KNOLL CONSERVATION AREA

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

Description of application - New shopfront.

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

#### 31.2 PENGE AND CATOR

**(10/02786/FULL1) - 23 Genoa Road, Penge, London SE20.**

Description of application - Canopy at rear of building.  
RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, in order for the

applicant to submit adequate plans of development, including canopy to external staircase and more information to assess the works that have been constructed.

**31.3  
PENGE AND CATOR**

**(10/02819/FULL2) - 46 Green Lane, Penge, London SE20.**

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

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to enable Members to visit the site and to be considered at a future Plans Sub-Committee. The applicant to be requested to clarify the overall capacity of the building, the hours of operation and to look into the possibility of soundproofing.

**31.4  
FARNBOROUGH AND CROFTON**

**(10/03098/FULL6) - 229 Crofton Road, Orpington.**

Description amended to read, 'Replacement two storey building with roofspace accommodation comprising 1 one bedroom flat and 1 two bedroom flats and two bedroom dwelling at No 227-229 Crofton Road (amendment to permission granted under ref. 09/01005 to provide roof alterations incorporating 3 velux windows to provide accommodation in the roof).'

Members having considered the report and objections, **RESOLVED that PERMISSION BE PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of a further 6 conditions to read:-

"2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or

plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

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

3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

4 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.

5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the building hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

6 Before the development hereby permitted is first occupied the proposed window(s) along the first floor flank elevation shall be obscure glazed in accordance with details 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 any openings should be at high level.

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

7 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 or alteration permitted by Class A, B, C, or E of Part 1 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 H7 of the Unitary Development Plan and in order to ensure a satisfactory standard of residential amenity and to prevent an overdevelopment of this site."

**31.5  
KELSEY AND EDEN PARK**

**(10/03175/FULL1) - 109 Monks Orchard Road, Beckenham.**

Description of application - Two storey side extension to no. 109 to form 1 three bedroom dwelling with associated parking at the rear and residential curtilage.

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

It was reported that the application had been amended by documents received on 31 March 2011. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposal would result in an overintensive use and overdevelopment of the site, out of character with the surrounding area and thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**31.6  
BROMLEY TOWN  
CONSERVATION AREA**

**(10/03298/FULL1) - 219 High Street, Bromley.**

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

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**31.7  
PLAISTOW AND  
SUNDRIDGE**

**(10/03672/FULL6) - 16 Wharton Road, Bromley.**

Description of application - Single storey rear extension. RETROSPECTIVE APPLICATION.



Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that THE CONTINUATION OF ENFORCEMENT ACTION BE AUTHORISED.**

**31.8  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(11/00014/FULL6) - 34 Beaconsfield Road,  
Mottingham.**

Description of application - Single storey rear extension. RETROSPECTIVE APPLICATION.

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.

**31.9  
BICKLEY**

**(11/00025/FULL1) - Bickley Railway Station Yard,  
Southborough Road, Bickley, Bromley.**

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

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

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

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

1 In the absence of satisfactory information/evidence to the contrary, the proposal constitutes an overintensive use of the site and would be likely to be harmful to the amenities currently enjoyed by adjoining residents, by reason of the noise, general disturbance and light pollution resulting from the use, contrary to Policies BE1 and EMP6 of the Unitary Development Plan.

2 In the absence of satisfactory information/evidence to the contrary, the traffic generated by the proposal would be likely to be prejudicial to highway safety and the amenities of adjoining residential occupiers, contrary to Policies T3 and BE1 of the Unitary Development Plan.

3 In the absence of satisfactory information/evidence to the contrary, the nature of the storage use and site management/security arrangements would be likely to cause harm to the amenities of adjoining residents by

reason of noise and activity during unsocial hours, contrary to Policies BE1 of the Unitary Development Plan.

**31.10  
KELSEY AND EDEN PARK**

**(11/00278/FULL1) - 109 Monks Orchard Road, Beckenham.**

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

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 reasons set out in the report of the Chief Planner with reason 1 amended to read:-

“1 The proposed development by reason of its size, bulk, height and prominence, would result in a cramped overdevelopment of the site, out of character with the existing pattern of development thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.”

**31.11  
BICKLEY**

**(11/00279/FULL6) - Oakend, 16A Page Heath Lane, Bickley.**

Description of application - First floor rear extension and elevational alterations.

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

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

**31.12  
CRAY VALLEY EAST**

**(11/00426/FULL1) - Invicta Works, Chalk Pit Avenue, Orpington.**

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

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

consideration, to report the application to Development Control Committee with application ref. 10/03086 on 19 April 2011 and for the applicant to provide a street scene drawing.

**31.13  
FARNBOROUGH AND  
CROFTON**

**(11/00496/FULL1) - 227A Crofton Road, Orpington.**

Description amended to read: 'Replacement two storey building with roof space accommodation comprising 1 one bedroom flat and 1 two bedroom flats and two bedroom dwelling at No 227-229 Crofton Road (amendment to permission granted under ref. 09/01005 to provide roof alterations incorporating 3 additional velux windows to front and side elevation together with internal alterations).'

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of a further 6 conditions to read:-

"2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

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

3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

4 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.

5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the building hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

6 Before the development hereby permitted is first occupied the proposed window(s) along the first floor flank elevation shall be obscure glazed in accordance with details 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 any openings should be at high level.

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

7 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 or alteration permitted by Class A, B, C, or E of Part 1 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 H7 of the Unitary Development Plan and in order to ensure a satisfactory standard of residential amenity and to prevent an overdevelopment of this site.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**31.14  
CHISLEHURST**

**(11/00203/FULL1) - Babington House School,  
Grange Drive, Chislehurst.**

Description amended to read: '2.3m tall gates and railings to Grange Drive frontage.'

The application was amended by documents received on 2 March 2011 and 14 March 2011.

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.

The Meeting ended at 8.15 pm

Chairman

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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/00210/FULL2

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

**Address :** Unit 4 21 Waldo Road Bromley BR1 2QX

**OS Grid Ref:** E: 541583 N: 168664

**Applicant :** Mr N Thompson

**Objections :** YES

### **Description of Development:**

Change of use from food preparation (sui generis) to music rehearsal training centre (Class D1).

Key designations:

Flood Zone 2  
Flood Zone 3

This application was originally reported to Members of the Plans Sub-Committee at the meeting held on 12th August 2010, with a recommendation that planning permission be granted on the basis of all information available at the time. Members deferred the application in order that the applicant could consult with Environmental Health and consider any further proposals for additional noise and vibration attenuation.

At the meeting, it is understood that Members were concerned that the noise survey initially undertaken did not address ground borne noise or vibration. In response to this point, the applicant submitted additional comments (dated 6th September 2010) from 'Sound Analysis Ltd.' who had prepared the noise survey in support of the application, which stated that in their professional opinion there is no possibility of music recording or rehearsals at the premises creating ground vibration that would effect the nearest residential properties in any way.

However more recently and in light of on-going complaints from local residents, Environmental Health have continued to monitor the use of the premises with regard to noise and disturbance. Following a number of visits to the site and neighbouring residential properties, Environmental Health has advised the following:

"The specification for sound-proofing, which was submitted as part of the application is acceptable. The work has now been completed and approved by the consultant who drew up the specification but complaints have been

received from a number of neighbouring residents alleging noise break-out. Visits by several Officers of EHTS have found these complaints to be justified, and have confirmed that there is a loss of amenity resulting from noise associated with the use. It is evident that much of the work has been carried out to a poor standard and this would explain why the structure does not provide the predicted level of sound insulation. After negotiations with the applicant a number of improvements were made; however these have resulted in no appreciable increase in sound insulation.”

On the basis of the above, Environmental Health have recommended that planning permission be refused on the grounds of loss of amenity to neighbouring residents.

Since the application was previously reported, further representations have been received from local residents which can be summarised as follows:

- level of noise unbearable (bass sounds and continuous thud)and can be heard through double-glazed windows
- concern as spring and summer months approach affecting enjoyment of gardens
- unfair on local residents
- hours of operation are unreasonable

An updated report is set out below, although Members should be aware that the recommendation has been amended to reflect the most recent Environmental Health comments.

## **Proposal**

Planning permission is sought for the change of use of the premises from food preparation (sui generis) to music rehearsal training centre (Class D1). This use has already commenced.

A design and access statement has been submitted in support of the application, the main points of which can be summarised as follows:

- there is strong demand for rehearsal space in Bromley
- site chosen for its size and location away from residential properties yet still close to transport links
- expected traffic concentrated around 6.30pm – 8.00pm weekdays and Sundays
- at these times the Waldo Road Council depot is shut, ensuring that there would be no adverse impact on local traffic
- premises heavily soundproofed
- no external changes proposed
- opening hours 10.00am to 11.00pm Monday to Sunday
- estimated that 8 jobs would be created
- lack of similar facilities in the borough



In addition, further information has been submitted concerning the details of sound attenuation measures that have been incorporated into the construction of the rehearsal rooms, and the results of independent acoustic testing which was carried out to measure sound levels outside the premises.

## **Location**

The application site is located on the northern side of Waldo Road, Bromley, and comprises an industrial unit forming part of a group of 4 units at No. 21. The immediate surrounding area is predominantly industrial/commercial; although there are residential properties located approx. 50m to the south on Mornington Avenue, and approx. 52m to the north on Homesdale Road (beyond the adjacent railway lines).

## **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
- exacerbates existing noise and disturbance issues which arise from nearby Waldo Road refuse site
- concerns regarding hours of operation and fact that premises proposed to operate 7 days a week

## **Comments from Consultees**

Environmental Health (pollution) advises that planning permission should be refused on the basis of noise and disturbance arising from the use.

From the technical Highways perspective, no objections are raised.

## **Planning Considerations**

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

Unitary Development Plan

BE1 Design of New Development  
C1 Community Facilities  
EMP6 Development Outside Business Areas  
T18 Road Safety

The London Plan

4A.20 Reducing Noise and Enhancing Soundscapes

National Planning Policy

PPG 24 Planning and Noise

## **Planning History**

Under ref. 04/01605, planning permission was granted for the change of use of the premises from light industry (Class B1) to use of premises for food production, packaging and delivery to customers.

## **Conclusions**

The main issues for consideration in this case will be the acceptability of the change of use in principle, having regard to the submission that it would meet a community need and since it would appear to be a non-conforming business use (having regard to the Council's Business and Regeneration Policies); the impact of the use to the character of the area and the amenities of neighbouring residential properties (with particular regard to noise and disturbance); and the impact to conditions of road safety.

Members may agree that the proposed use, which the Applicant indicates would meet a community need (in view of the lack of similar facilities in the borough) may be acceptable as a community facility on the basis that it would be accessible by means other than the car and would be accessible to the members of the community it is intended to serve.

With regard to the principle of the use which would fall within Class D1 (assembly and leisure) of the Use Classes Order, Members will be aware that it would not constitute a 'conforming' business use. However, Policy EMP6 provides that where outside of the designated business areas (as is the case here) non-conforming business uses may be acceptable provided there is no significant adverse impact on the amenity of the surrounding properties. In this case, it is not considered that the surrounding industrial/commercial units would be significantly affected by the use. Indeed Members will note that no adverse comments have been received from these properties.

Turning to the second issue, it is not considered that the use of the premises would result in significant harm to the character of the area. Although primarily industrial/commercial in nature, the use of the premises would in spite of its Class D1 classification involve the provision of service (i.e. rehearsal rooms for hire) and may not be significantly dissimilar in its nature to adjacent uses.

With regard to the impact to the amenities of neighbouring residential properties, Members will note that many local residents (primarily from Mornington Avenue to the south) have objected on the grounds of noise and disturbance. Environmental Health have continued to monitor the use of the premises, and following visits by several officers have found the complaints from residents to be justified, and have confirmed that there is a loss of amenity resulting from noise associated with the use. Environmental Health consider that much of the sound insulation work has been carried out to a poor standard, which may explain why the structure does not provide the predicted level of sound insulation. Recent negotiations had led to a number of improvements being made inside the building, however these do not appear to have resulted in any appreciable increase in sound insulation.

Finally, with regard to the impact of the use to conditions of road safety, Members may agree that in view of the technical Highways comments received, a significant impact may not arise.

In light of the above Members will need to carefully consider the acceptability of the proposed use in view of the technical advice of Environmental Health and the nature and extent of objections received locally. However, may agree that in the circumstances, planning permission should be refused on amenity grounds. In addition, in view of the fact that the use has already commenced, Members may wish to consider the expediency of enforcement action.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00210 and 04/01605, excluding exempt information.

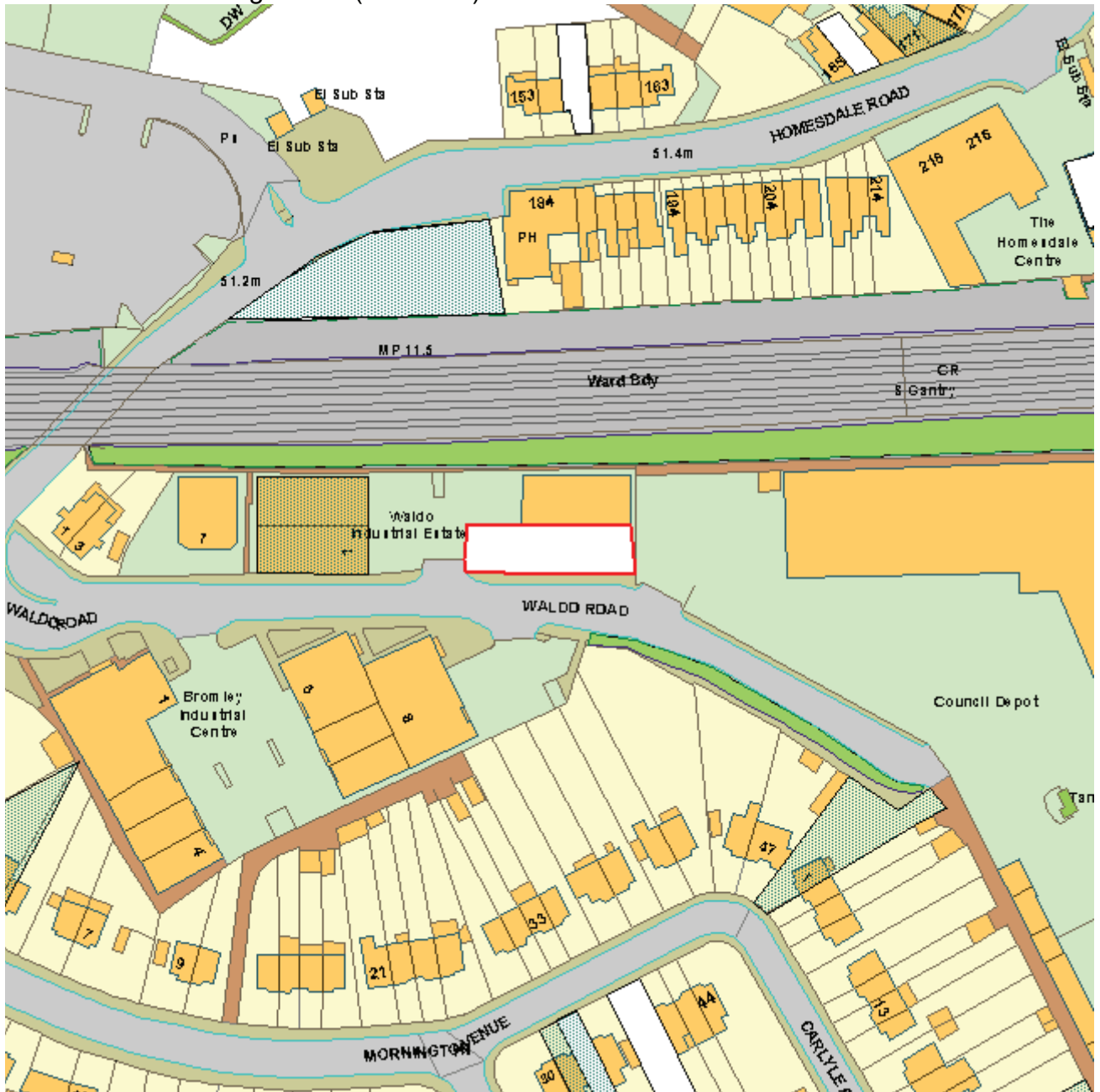
as amended by documents received on 07.07.2010

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The continued use of the premises as a music rehearsal training centre would give rise to an unacceptable loss of amenity to nearby residential properties by reason of amplified music which is audible outside of the premises resulting in noise and disturbance, contrary to Policies BE1 of the Unitary Development Plan and 4A.20 of the London Plan.

Reference: 10/00210/FULL2  
Address: Unit 4 21 Waldo Road Bromley BR1 2QX  
Proposal: Change of use from food preparation (sui generis) to music rehearsal training centre (Class D1).



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## SECTION '2' – Applications meriting special consideration

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

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

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

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

**Applicant :** New Congregation Of Cherubim

**Objections :** YES

### **Description of Development:**

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

### **Proposal**

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

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

This appears to be a retrospective application.

Members may recall that this application was deferred from the Plans Sub Committee held on the 31st March 2011 with out prejudice for a Members site visit, and to clarify the overall capacity of the building, the hours of operation and soundproofing arrangements. This member's site meeting is proposed to take place on the 21<sup>st</sup> May 2011. The previous report is repeated below.

### **Location**

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

### **Comments from Local Residents**

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

- parking in Cottingham Road has been a major problem for some time with customers for Lidl, the Penge Food Centre and Sainsburys being open 7 days a week, there is no respite for the residents.
- Sunday parking is already difficult
- trying to parking in at the weekend in Cottingham Road is virtually impossible, the church congregation parking as well will add to the congestion
- the building has always been a retail unit and is not appropriate for a place of worship
- since the church arrived at the beginning of the year the parking in Cottingham Road became more chaotic, it is almost impossible to park on our own road
- there is now a lot more noise on the road with deliveries to nearby shops and noise from the church on Sundays
- I am happy that the building is being put to good use, but the parking situation needs to be addressed
- parking is already difficult on Cottingham Road, since the church congregation arrived there has been parking over the pavement forcing pedestrians to use the roadway
- the noise impact assessment fails to include the groups of church goers congregating outside, talking amongst themselves, laughing and the voices of young children.

### **Comments from Consultees**

From a Highways perspective:

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

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

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

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

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

### **Planning Considerations**

The following planning Policies are of relevance to this application:

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

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

### **Planning History**

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

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

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

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

### **Conclusions**

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

The site falls within the Penge Town Centre and is accessible by means of transport other than the car, there are also bus and rail service. Members may note that a Transport Statement was submitted with the application. The highways engineers have considered the Statement and has commented that the site can pragmatically accommodate 3 to 4 vehicles, this means that any overspill of cars would be parked on the surrounding streets, and there is also a car park in Evelina Road which is within walking distance, however the parking for the church would maybe short term, mainly on Sundays during the service. It could be considered that the use is acceptable regarding the requirements of Policy C1 (Community Facilities).

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

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

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

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

as amended by documents received on 14.02.2011

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

- 0      D00002      If Members are minded to grant planning permission the following conditions are suggested:
- 1      ACH03      Satisfactory parking - full application  
ACH03R      Reason H03
- 2      ACH22      Bicycle Parking  
ACH22R      Reason H22
- 3      ACH30      Travel Plan  
ACH30R      Reason H30
- 4      The premises shall be used for a Place of Worship, meetings and Bible reading and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).  
**Reason:** To ensure that the proposed use does not prejudice the amenities enjoyed by occupiers of the properties in the vicinity.
- 5      No more than 80 people shall attend the church services at any one time.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby properties.



6 The use shall not operate before 18.00 and after 21.00 on Wednesday, Thursday and Fridays and not before 12.30 and after 16.00 on Sundays.

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

7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

C1 Community Facilities

S2 Secondary Frontages

T3 Parking

T18 Road Safety

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

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

Reference: 10/02819/FULL2

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

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



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/02959/TPO

**Ward:**  
**West Wickham**

**Address :** Chez Nous 7A Acacia Gardens West  
Wickham BR4 9LD

**OS Grid Ref:** E: 538169 N: 165521

**Applicant :** Mr G Coleman Smith

**Objections :** YES

### **Description of Development:**

Fell 1 Cedar and 1 Cypress in back garden  
SUBJECT TO TPO 2115

Key designations:

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

### **Proposal**

Fell one cedar and one cypress in back garden Subject to TPO 2115

### **Location**

Back garden of 7A Acacia Gardens.

### **Comments from Local Residents**

- three letters of objection, all concerned about the loss of visual amenities in the street if the trees were to be removed.
- three letters of support have been received from the immediate neighbours
- one E Mail from the Ward Councillor who has visited the applicants and supports their proposal

### **Planning Considerations**

This application was deferred from a meeting of Plans Sub Committee No.2 on 3rd March for further consideration. The application has been made by the owners of the property because they are concerned about the proximity of the trees to their

house, they are concerned that the trees dominate the house and the trees move considerably in high wind. One of the trees almost touches the house and fear that the house could be damaged or that their neighbours property (No.7) could be damaged. The root system of the cypress was damaged by the builder when the conservatory was built and they fear that the stability of the tree has been compromised. The trees shade the back of the house and drop sap damaging the adjoining patio. They consider that the trees are of limited visual amenity value as their property is at the head of a small cul de sac and that the trees are neither rare nor scarce. They have planted 10 new trees in their garden – 2 cherries, 2 bays, 2 acer griseum, 2 pines, 1 hawthorn and 1 olive. Additionally the cypress lost some branches in the recent heavy snows and the adjoining owner has sent several photos of the damage.

The house was built 3 years ago in part of the garden of No.7. and it is a detached 2/3 storey 4 bedroom house with a reasonable sized back garden. While the house was under construction a single story side extension was built at No. 7. The two trees which are the subject of this application are a cypress and a cedar, both in the back garden of 7A but close to the rear of the house and close to the boundary with No.7. They are young mature trees which have grown up as a pair, both trees have limited canopy spread where the two canopies have grown together. They are in a reasonable condition, the lower canopy of the cedar is somewhat sparse and the roots of the cypress were damaged during construction work. At that time a report was provided by an arboricultural consultant and it concluded that the damage was not so severe as to compromise the long term health and stability of the tree.

The cypress is about 17 metres in height and is about 4 metres from the house. The cedar is slightly taller and is growing about 4 metres behind the cypress, so is 8 metres from the house. The trees are to the east of the house so will be shading it during the mornings. There are two other protected trees in the garden, an ash and a beech, both on the eastern boundary of the garden. The two trees which are the subject of this application are to the south of No.7 and do shade that garden for most of the day.

The snow damage to the cypress relates to the loss of 5 lower limbs. The damage is not so severe as to warrant the complete removal of the tree.

### **Planning History**

None relevant.

### **Conclusions**

The trees are visible from the surrounding roads, Woodland Way and Highfield Drive, although views are obscured by deciduous trees. They are clearly visible in Acacia Gardens and do make a contribution to the visual amenities of the area. Both trees are in a reasonable condition and the reasons given for the felling of the trees do not outweigh the amenity value of the trees.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02959, excluding exempt information.

**RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- 0      D00002      If Members are minded to grant planning permission the following conditions are suggested:
  - 1      ACB09      Tree consent - commencement
  - ACB09R      Reason B09
  - 2      ACB06      Replacement tree(s)
  - ACB06R      Reason B06
  
- D00003      If Members are minded to refuse planning permission the following grounds are suggested:
  - 1      The cedar and cypress tree are considered to make an important contribution to the visual amenities of the street scene and the proposed felling would be detrimental to the amenities of the area

Reference: 10/02959/TPO  
Address: Chez Nous 7A Acacia Gardens West Wickham BR4 9LD  
Proposal: Fell 1 Cedar and 1 Cypress in back garden  
SUBJECT TO TPO 2115



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/03218/TPO

**Ward:**  
Hayes And Coney Hall

**Address :** 11 Sedgewood Close Hayes Bromley  
BR2 7QL

**OS Grid Ref:** E: 539788 N: 166909

**Applicant :** Ms K Fackrell

**Objections :** NO

### **Description of Development:**

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

Key designations:

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

### **Proposal**

Reduce height by 30%, crown reduce by 30% and crown thin by 30% one oak tree.

### **Location**

In back garden of 11 Sedgewood Close, Hayes.

### **Comments from Local Residents**

None

### **Planning Considerations**

This application was deferred from a Plans Sub Committee No.2 meeting on 3rd March for further consideration. The application has been made by the owner of the property because she is concerned about health and safety issues in respect of her neighbours gardens and houses. She considers that the tree has reached a size where it has an overbearing presence and it is not in proportion with its surroundings. She considers that the proposed work would reduce the likelihood of limb failure.

The tree is about 20 metres in height and is in a healthy condition, with no evidence of any increased risk of branch failure. Leaf and acorn loss are not hazardous and whilst inconvenient their clearing is part of normal garden maintenance. The tree stands in the north eastern corner of the back garden and is 9 metres from the house, which is a semi detached house built in the 1970's. The tree although tall does not have a particularly wide spreading canopy. It is of good form and is a very visible feature in Sedgewood Close and Malling Way and is of high visual amenity value.

The proposed works are extensive and both height and crown reduction are major operations, which harm the health of a tree by creating large wounds which act as entry points for decay causing organisms, as well as disrupting the trees internal systems of transportation and growth control. The overall effects of the proposed height and crown reduction and thinning would be to reduce the trees natural vigour and health and increase the risk of developing problems such as decay as a consequence and the work would have a significant adverse effect on the health of the tree. The regrowth from the cut points would be dense and would cause more shade than currently exists as well as increasing the risks of branch failure. In addition the proposed work would give an unnatural managed appearance which would harm the amenity value of the tree, which although dominating the applicants and surrounding gardens is not overly oppressive. Some minor work such as crown thinning would alleviate the problems without the drawbacks of heavy reduction.

### **Planning History**

02/00578 Reduce height by one third and crown thin by 25% one oak tree – Refused.

06/02907 – Reduce height by 25% and reduce lateral spread by 25% of one oak tree – Refused and a subsequent appeal was dismissed.

### **Conclusions**

The oak tree is a significant feature in the locality and the proposed work would harm the health and appearance of the tree. Alternative, lesser work would be more appropriate and can be consented under this application.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03218, excluding exempt information.

### **RECOMMENDATION: SPLIT DECISION**

#### **CONSENT – Crown thinning by no more than 20%**

Subject to the following conditions

- |   |        |                   |
|---|--------|-------------------|
| 1 | ACB09  | Tree Commencement |
|   | ACB09R | B09 Reason        |
| 2 | ACB07  | Tree Surgery      |

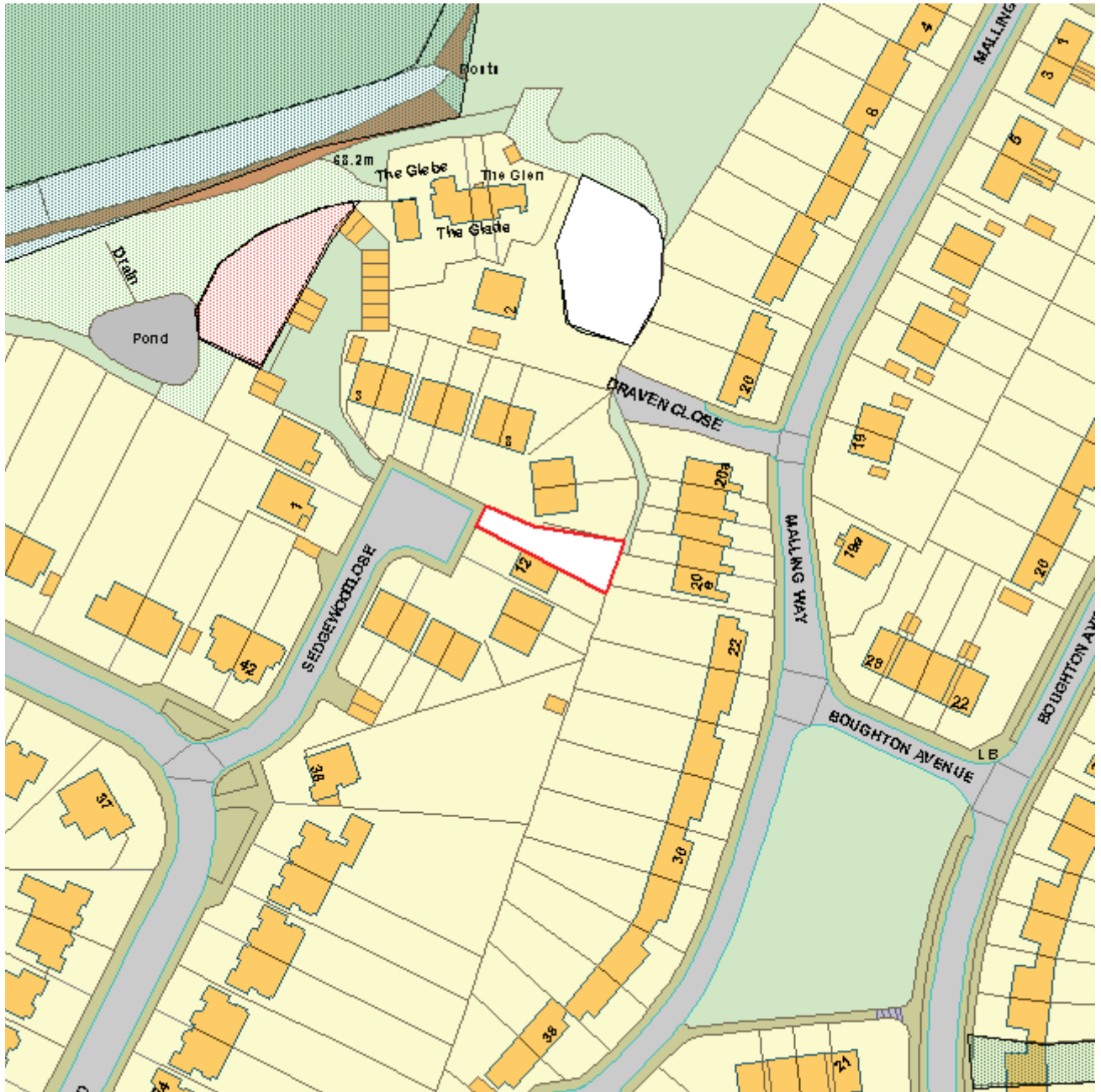


**REFUSAL - Reduce height by 30%, crown reduce by 30% and crown thin by 30% one oak tree.**

The reasons for refusal are:

- 1 The oak tree is considered to make an important contribution to the visual amenities of the street scene and the proposed reduction and thinning would be harmful to the future health of the tree. The proposed reduction would also be detrimental to the appearance of the tree and thereby detrimental to the visual amenities of the street scene.

Reference: 10/03218/TPO  
Address: 11 Sedgewood Close Hayes Bromley BR2 7QL  
Proposal: Reduce height by 30%, crown reduce 30% and crown thin by 30% 1 oak tree in back garden  
SUBJECT TO TPO 671



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## SECTION '2' – Applications meriting special consideration

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

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

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

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

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

**Objections :** YES

### **Description of Development:**

Elevational alterations and four storey side/rear, first floor front and roof extensions (including dormers), and conversion to 13 two bedroom flats, demolition of the existing 8 garages and provision of 21 car parking spaces, bicycle parking, refuse/recycling storage and landscaping

Key designations:

London Distributor Roads

### Update

The application was deferred by Plans Sub Committee 2 on 28/04/11 to seek to increase the number of car parking spaces and consider the parking situation in the surrounding area, to reduce the number of units, remove Juliet balconies and consider the use of CCTV. To this end the applicant has revised the current scheme to address Councillor's concerns:

- An increase in the number of car parking spaces to be provided at the site from 13 to a total of 21, 4 of which will service Mayfield Close leaving 13 spaces provided for the proposed development and an additional 4 visitor car parking spaces, no objections were raised by the Highways Division in relation to this revised scheme.
- Given the increase in the number of car parking spaces was satisfactorily achieved, the applicant felt there was no need to reduce the number of units.
- The installation of CCTV was considered to be acceptable by the applicant and following additional consultation with the Metropolitan Police Crime Prevention Design Advisor it was considered that this could be achieved by way of a Secure By Design condition.
- The proposed Juliet balconies have been removed and replaced with windows with the bottom section fixed shut and the upper section outwards

opening casement windows. The 1.2m high obscure glazed panel is proposed to be retained as a design feature. From a planning perspective, these windows are not considered to result in a significant loss of privacy or sense of overlooking for the occupants of the neighbouring properties.

## **Proposal**

This proposal can be divided into the following elements:

- The property is proposed to be extended approximately 4.9m to the side which shall be 10.15m in length and 5.55m to the rear which shall be 13.3m in width at a four storey level (including the lower ground floor).
- The ridgeline of the property is also proposed to be raised by 1.2m to provide additional accommodation in the roofspace. A dormer window extension with a pitched roof would be inserted in the front elevation with a rear dormer window extension to the rear, part of which projects over the 4 storey rear extension, is also proposed. The flat roof of the third floor rear extension would act as a roof terrace for the occupants of the two bedroom flat in the roofspace which would be enclosed by a 1.8m high obscure glazed panel.
- A bay window is also to be constructed above an existing bay window on the first floor front elevation.
- Additional landscaping measures are also proposed including the removal of the 8 existing garages, provision of 21 on-site car parking spaces, 4 of which will service Mayfield Close and 13 of which are to be provided for the future occupants of the application site with 4 visitor parking spaces, bicycle storage and covered bin and recycling stores.
- In total the proposal would provide an additional 8 two bedroom flats and include substantial alterations to the existing 5 flats to provide a total of 13 two bedroom flats.

## **Location**

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

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

## **Comments from Local Residents**

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

- the proposal will affect the amount of light to the garden area and will invade the privacy of Nos. 191 Anerley Road.
- the rear extension will be over 3 storeys and will block out natural daylight for those flats to the immediate right of the main entrance of Dover House especially Flats 8, 14 and 19.
- the proposal will result in a lack of privacy caused by overshadowing and overlooking for Dover House.
- the use of the balcony to the rear of the property will be used on warm evenings which will lead to noise and nuisance for the bedrooms to the rear of Dover House. The balcony will also result in overlooking.
- creating car parking spaces will affect residents of Dover House which have bedrooms to the rear. This will result in noise and nuisance.
- there have been similar applications in the past, one such application was submitted in 1988 and was refused and subsequently dismissed at appeal.
- there is at present noise pollution generated by the existing 5 flats.
- the proposal will result in noise generated by the construction process.
- the roof terrace will result in additional noise pollution.
- the proposal will devalue neighbouring properties.
- the applicants have stated in the Design and Access Statement that Dover House will
- be approximately one third smaller than the proposal site. This constitutes an overdevelopment of the site.
- the area is already heavily populated.
- the proposal will result in a loss of prospect for the residents of No. 193, where the view is currently unobstructed.
- the proposal will be detrimental to the enjoyment of the garden area of No. 193 particularly during summer months.
- concerns that a number of Juliet balconies are also proposed to the rear of the building which will impact on the privacy and enjoyment of the garden of No. 193.
- concerns that the number of people occupying the flat already results in severe disturbance for the occupants of No. 193 at present and as such there are concerns as to the increase to a total of 13 flats will result in an increased level of disturbance.

## **Comments from Consultees**

The Metropolitan Police Crime Prevention Design Advisor was consulted and stated no record could be found that the applicant or agent consulted the Metropolitan Police in connection with the application prior to submission of the application. The application for a substantial extension and refurbishment to add an additional eight flats to the existing five which would mean further security measures would be required for the communal entrance. However, the application should be able to achieve full Secure by Design (SBD) accreditation in respect of

design and layout and part 2, with the guidance 'SBD New Homes 2010' and incorporating accredited, tested and certificated products. Were permission to be granted a SBD condition should be attached to address the points raised above. Following deferral of the application by Plans Sub Committee 2 to consider the use of CCTV, the Metropolitan Police Crime Prevention Design Advisor was consulted who stated that this could be satisfactorily achieved by way of a Secure By Design condition.

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

Highways Planning were consulted who stated Anerley Road (A214) is a London Distributor Road (LDR). The development is located in an area with moderate Public Transport Accessibility Level (PTAL) rate of 4 (on a scale of 1 – 6, where 6 is the most accessible). Vehicular access for the proposal will be via two access points from Anerley Road. A total of 13 car parking spaces exclusive of 4 garages (belonging to Mayfield Close) would be provided which is acceptable. Cycle stands are to be provided which is satisfactory. Pedestrian access is from Anerley Road. Following deferral of the application by Plans Sub Committee the Highways Division were consulted on the revised scheme and raised from a highways perspective, subject to conditions.

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

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

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

### **Planning Considerations**

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

- BE1 Design of New Development
- H1 Housing Supply
- H8 Residential Extensions
- H9 Side Space
- H11 Residents Conversions
- T3 Parking
- T18 Road Safety

### **Planning History**

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

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

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

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

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

## **Conclusions**

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

Impact on the residential amenity of neighbouring properties:

While a large roof terrace is proposed to the rear of the site this is to be screened by obscure glazed panels of 1.8m in height (5 ft 9 inches) which would be above the eye level of an average adult and as such the impact in terms of loss of privacy as a result of this element of the proposal is not considered to be significantly detrimental. In addition, were permission granted a condition could be attached to ensure the panels were obscure glazed and a minimum of 1.8m in height and shall be permanently retained thereafter. A number of windows are proposed to be inserted in the rear elevation of the property. While these windows proposed are to be somewhat larger than the existing windows in the rear elevation, the bottom section of this is to be fixed shut and only the upper casement windows will be opening. In addition, the bottom section will be screened from view by an obscure glazed panel which would be 1.2m in height and does not result in a raised platform on which to stand and as such this is not anticipated to result in any additional loss of privacy or sense of overlooking and are considered to be acceptable.

Dover House to the east of the application site is angled away from the application site with an approximate distance of 8.6m from the flank wall of the side extension to the flank wall of Dover House where the windows in this elevation appear to be either servicing a bathroom or secondary windows to a habitable room. There is a distance of approximately 16m from the proposed rear extension to the main section of Dover House where there are a number of windows serving habitable rooms located. At present these habitable rooms and balconies at Dover House receive a restricted level of light due to their North West facing orientation, and

given the distance from the proposal to the application site this is not anticipated to result in any additional loss of light or significant loss of prospect for the occupants of Dover House. In terms of loss of light for No. 191, no part of the development is located within 45 degrees of the middle of the window cill at a first floor level or above. Given the approximately 6.8m distance from the proposed rear extension to the flank wall of No. 191 and the orientation of the site, the potential loss of light or prospect is not anticipated to be of such an extent as to warrant refusal.

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

#### Potential Overdevelopment of the Site

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

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

The current Unitary Development Plan does not specify a specific calculation for the amount of amenity space to be provided per property. The revised drawings submitted indicate an area of approximately 65 square metres is to be provided as a 'grassed area' on site with Betts Park being adjacent to the application site. The demand for amenity space by the occupants of the two bedroom flats is likely to be less than those of a single family dwellinghouse. Therefore, the level of amenity space provided given the proximity to the designated Urban Open Space of Betts Park and other public parks such as Cator Park and Crystal Palace Park is considered to be sufficient to meet the needs of the future occupants of the proposed development. In addition, were permission to be granted a condition could be attached to ensure details of landscaping were submitted to and approved by the Local Planning Authority to ensure the quality of landscaping in the curtilage of the property is of a satisfactory standard.

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

#### Highways and Parking

The revised scheme would include a total of 21 car parking spaces, 4 of which are to service Mayfield Close, thus providing 13 car parking spaces for the proposed flats and 4 visitor car parking spaces. The previous application which proposed to provide 13 car parking spaces was deemed satisfactory from a highways perspective as it adhered to the Council's requirements in respect of parking. No



objections were raised by the Council's Highways Department in relation to the revised scheme and as such the proposal is considered acceptable.

There are no restrictions in terms of car parking to the section of the highway in front of the application site. As previously stated the application site is located in an area with moderate Public Transport Accessibility Level (PTAL) rate of 4 (on a scale of 1 – 6, where 6 is the most accessible). The applicant's accompanying Design and Access Statement outlines the availability of public transport links with a bus stop with frequent services located 25-50 metres from the application site serving routes 157 Crystal Palace to Morden, 354 Crystal Palace to Bromley North, 358 Crystal Palace to Orpington and N3 Bromley North to Oxford Circus. In addition, the Design and Access Statement outlines that there are further buses available from Croydon Road within an estimated 3 minute walk, including 75 Croydon to Lewisham, 197 Croydon to Peckham and 356 Shirley to Upper Sydenham. Anerley Station is an estimated 5 minutes walk from which there are mainline train services available to London Bridge, Charing Cross, Croydon. Birbeck Station is also in relatively close proximity to the application site (approximately 10-15 minutes walk) with mainline services to Victoria and the South East and Tramlink services to Beckenham, Croydon and Wimbledon.

#### Increase in Level of Activity at Site

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

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

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

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

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

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

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

as amended by documents received on 26.01.2011 31.01.2011 05.05.2011 10.05.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

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

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

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

15 The premises shall have an approved, effective and well managed CCTV system installed by an NSI - Nacoss Gold Standard / SSAIB registered installer in accordance with NACP 20 and shall be capable of supplying images in all lighting conditions. The installed system shall be compliant with the requirements of the Data Protection Act 1998 and the licensee shall be the data controller for any images caught on the system and register and notify the ICO. The system installed shall be subject to a regular maintenance contract as stipulated by the installer, have the capability to download images on request of a lawful, relevant authority by a responsible staff member. A responsible staff member must be present at all times to be able to provide to any relevant authority on request images necessary for investigating or preventing crime or apprehending or prosecuting an offender. All images shall be kept on a secure data base for a minimum of 31 days.

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

16 Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved lighting shall be implemented before the development is first occupied, and once installed written confirmation shall be submitted to the Authority that it accords with BS5489-1:2003. The lighting shall be permanently retained thereafter.

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

17 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

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

18 Before any work of demolition or construction commences, a method statement detailing the measures to be undertaken to mitigate the noise and dust effects of the works shall be submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

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

19 Detailed drawings (including sections) of the light wells and windows for the lower ground floor flats 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 interests of the amenities of the occupiers of the development.

**Reasons for granting planning permission:**

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

- BE1 Design of New Development
- H1 Housing Supply
- H8 Residential Extensions
- H9 Side Space
- H11 Residents Conversions
- T3 Parking
- T18 Road Safety

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

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

and having regard to all other matters raised.

**INFORMATIVE(S)**

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

Reference: 10/03465/FULL1

Address: 193 Anerley Road Penge London SE20 8EL

Proposal: Elevational alterations and four storey side/rear, first floor front and roof extensions (including dormers), and conversion to 13 two bedroom flats, demolition of the existing 8 garages and provision of 21 car parking spaces, bicycle parking, refuse/recycling storage and landscaping



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00167/FULL1

**Ward:**  
Kelsey And Eden Park

**Address :** Elmer Lodge 11 Dunbar Avenue  
Beckenham BR3 3RG

**OS Grid Ref:** E: 536385 N: 168426

**Applicant :** St Johns Coptic Orthodox Church

**Objections :** YES

### **Description of Development:**

Construction of shed with canopy for storage purposes  
RETROSPECTIVE APPLICATION

Key designations:

Locally Listed Building

### **Proposal**

This retrospective application relates to the construction of shed with canopy for storage purposes to be located to the rear of the grounds of Elmer Lodge. The wooden shed is 6.05m in width, 7.5m in depth and 2.4m in height. An additional canopy with a 2.05m overhang projects to the side of the shed. All dimensions are scaled from the plans.

### **Location**

The application site is located on the eastern side of Dunbar Avenue in close proximity to the junction with Croydon Road and Eden Park Avenue. The property is a detached Georgian era, Grecian revival style locally listed building which was built prior to 1838 on the site of the former Elm Lodge which was thought to date back to 1610. The building is set within a large site which is currently being used for ecclesiastical purposes.

### **Comments from Local Residents**

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

- the shed has been erected without permission.

- the shed is bigger and taller than a double garage approx 9 – 10 feet in height.
- it is 3 feet from the boundary wall with No. 20 and 20a Eden Park which will allow rubbish and weeds to collect un-checked.
- the shed is much taller than the fence of No. 20 and 20a and has been left in a natural rough state.
- loss of prospect for the occupants of No. 20 and No. 20a which used to view the trees and gardens of the opposite houses.
- the shed has result in a loss of natural light to the end of the gardens of No. 20 and 20a making it difficult to grow plants to disguise it.
- in constructing the shed there has been a loss of car parking spaces. The change of use for Elmer Lodge it is assumed was granted because of the parking area, to loose more parking spaces is unacceptable and will result in an extra strain on parking.

### **Comments from Consultees**

The Highways Division were consulted who required the applicant to provide additional information including a scaled plan incorporating the proposed shed and car parking spaces and survey indicating the current travel modes of existing congregations of the Church which was received on 14.04.11. On the basis of the additional information provided it was considered that the number of car parking spaces would not be affected by the development and therefore no objections were raised from a highways perspective, subject to conditions.

### **Planning Considerations**

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

BE1 Design of New Development  
BE10 Locally Listed Buildings

### **Planning History**

The property has a substantial planning history.

In 1984 under planning ref. 84/02258, planning permission was granted for a single storey rear conservatory extension.

In 1990 under planning ref. 90/02895, advertising consent was granted for externally illuminated fascia signs.

In 1994 under planning ref. 94/01886, planning permission was refused for a beer garden in the car park, children's play area and installation of floodlights.

In 1994 under planning ref. 94/02972, planning permission was refused for the use of the building and land as a public house with ancillary car park beer garden, children's play area and operations to layout hardstanding and to provide a landscaped beer garden.



In 1998 under planning ref. 98/02869, planning permission was granted for externally illuminated fascia and wall signs.

In 1998 under planning ref. 98/02887, planning permission was refused for the construction of a raised patio area at the front of the property and a slate roof to be installed on the single storey rear conservatory and elevational alterations.

In 1999 under planning ref. 99/00074, planning permission was granted for a slate roof to be installed on the single storey rear conservatory.

In 2004 under planning ref. 03/04174, planning permission was granted for the installation of a disabled access ramp to the rear of the property.

In 2007 under planning ref. 07/02632, planning permission was withdrawn for the construction of a shelter at rear for customers use.

In 2008 under planning ref. 08/01176, planning permission was refused for decking at rear with smoking shelter and erection of fencing within car park to provided new garden / patio area.

In 2008 under planning ref. 08/02130, planning permission was refused for a child's play area at rear with timber rope bridge and play shed and associated hard and soft landscaping.

In 2010 under planning ref. 10/00971, planning permission was granted for a change of use from public house (Class A4) to community hall, meeting rooms and chapel (Class D1).

In 2010 under planning ref. 10/01839, permission was refused for the erection of wall, railings and gates to front. Planning permission was subsequently granted at appeal.

## **Conclusions**

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

The proposed shed which would be 2.3m in height and would be located a minimum of 11m from the rear elevation of No. 28 Eden Park Avenue and a minimum of 12m from the rear elevation of No. 30. While these properties are located to the north of the application site given the modest scale of the proposal and distance from the rear elevation of neighbouring properties the proposed outbuilding is not considered to result in a significant loss of light or prospect for the neighbouring properties. No windows are to be located in the side elevations facing onto the neighbouring properties and as such the impact in terms of loss of privacy or sense of overlooking is anticipated to be minimal.

The proposal is set within the curtilage of a locally listed building, however, as it is located to the rear of the site and would be set back approximately 49m from the

front boundary and given that permission has recently been granted on appeal for front boundary walls and railings up to a maximum height of 1.95m the outbuilding will not be highly visible in the streetscene and is not anticipated to detrimentally affect the overall appearance of this locally listed building.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area or the locally listed building Elmer Lodge.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00167, excluding exempt information.

as amended by documents received on 14.04.11.

### **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      ACJ01      Restriction on use (2 inserts)                      storage

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

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

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

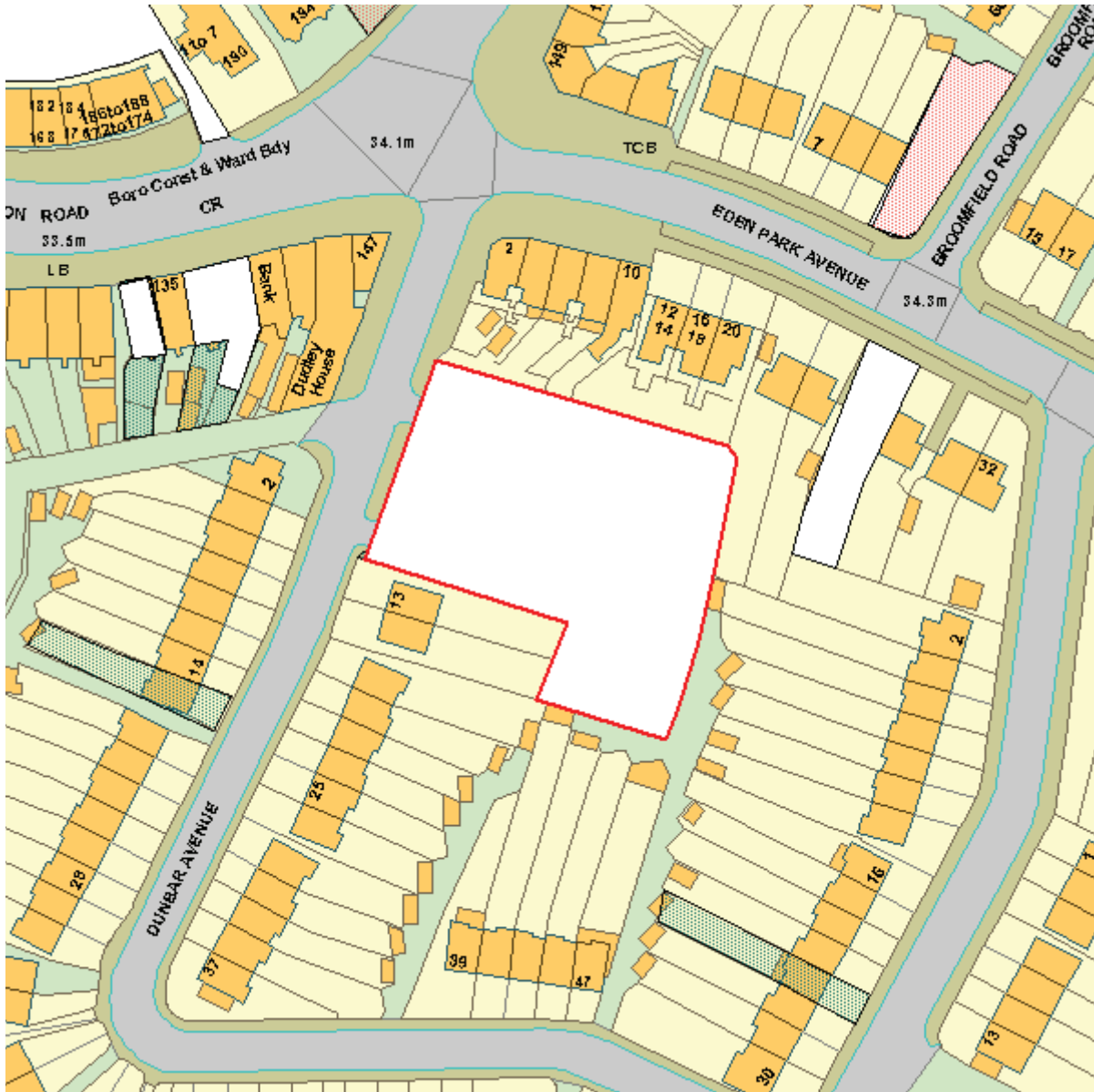
BE1 Design of New Development  
BE10 Locally Listed Buildings

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

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

and having regard to all other matters raised.

Reference: 11/00167/FULL1  
Address: Elmer Lodge 11 Dunbar Avenue Beckenham BR3 3RG  
Proposal: Construction of shed with canopy for storage purposes  
RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00259/FULL1

**Ward:**  
Darwin

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

**OS Grid Ref:** E: 544015 N: 158519

**Applicant :** Mrs C Slater

**Objections :** YES

### **Description of Development:**

2 single storey buildings comprising 3 stables, feed store and tack room  
RETROSPECTIVE APPLICATION

Key designations:

Special Advertisement Control Area  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
Sites of Interest for Nat. Conservation  
Tree Preservation Order

### **Proposal**

Retrospective permission is sought for the following:

- stable building comprising 3 stables and an additional room for the storage of hay/bedding/feed. It is constructed of brown painted wood panels with a monopitch corrugated roof
- the stable building measures approximately 14m long x 3.5m wide x 2.7m high
- tool shed constructed of green metal with a shallow pitch roof and measures approximately 2.3m x 3m in area with a 2.1m high dual-pitched roof.

The field included in this application is used for grazing and there is a post and rail fence on the southern boundary and a stock fence on the northern and eastern boundaries. The applicant has submitted information to support the application as follows:

- land has always been used for grazing of animals

- grazing area is within the guidelines of the British Horse Society, that is to provide 0.4 – 0.6 ha per horse
- use is for private use only
- proposal is an 'appropriate use' in line with PPG2
- many examples of similar development and land use exist in the locality
- bulk, footprint and location of stable block do not detract from the openness of the Green Belt
- dense hedge provides a natural screening for most the year
- horses need stabling on veterinary advice
- internal division of the field is with green electric tape to reduce visual impact
- the site was purchased in June 2006 and stables were erected in August 2006. These were stolen in March 2007 and replaced in summer 2007 with the current stables.

### **Location**

The application site is approximately 4.2 acres in area and is located approximately 250m north of the junction of Berry's Green Road on the eastern side of this road.

The stable building and tool shed are located close to Berry's Green Road, well-screened with shrubbery. There is an existing single access to the field which is immediately adjacent to the vehicular access to the adjoining field, which is also used for grazing by a separate party.

### **Comments from Local Residents**

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

#### Objections:

- worried about further development without planning permission
- surface water running onto road causing flooding
- land was acquired as grazing land
- over-development of green belt land
- small plots not suitable for many horses to be homed or liveryes to operate.

#### Support:

- application should be permitted
- keeping of horses on land is part of countryside
- land is well kept and always tidy
- people should be allowed to enjoy more outside activities.

### **Comments from Consultees**

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

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

### **Planning Considerations**

The site lies within the Green Belt where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Furthermore, the openness and visual amenity of the Green Belt shall not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

The application site is also within a site of for nature conservation (SINC) in the Unitary Development Plan.

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

- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- G1 The Green Belt
- G10 Development Related to Farm Diversification
- L3 and L4 Horses, Stabling and Riding Facilities
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- NE9 Hedgerows and Development
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3D.8 Realising the value of open space and green infrastructure
- 3D.9 Green Belt
- 3D.14 Biodiversity and nature conservation
- 3D.18 Agriculture in London
- 4A.14 Sustainable Drainage

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

- PPS1: Delivering Sustainable Development
- PPG2: Green Belts
- PPS7: Sustainable Development in Rural Areas

### **Planning History**

Planning permission was recently refused retrospectively under ref.10/01728 at the site for the stable building and tool shed. The reason for refusal was:

The use of the land for the keeping and grazing of horses and the operational development which has taken place on site to support that use

has been resulted in an overdevelopment of the site and an unacceptable overintensive use of this sensitive Green Belt site, contrary to Policies G1 and BE1 of the Unitary Development Plan.

It should also be noted that permission has been granted for stables in the immediate vicinity as follows:

- Detached single storey stables with machine/food store and tack room. Permission was granted for this development in May 2010 (ref 09/02996) and the site lies immediately to the north of the application site. A condition restricts the number of horses to no more than 7.
- Formation of access track and use of land for keeping and grazing of horses. Permission was granted for this development in July 2008 (ref 08/00123) and this site is located at the junction of Berry's Green Road and New Barn Lane. A condition restricts the number of horses to no more than 8.
- Use of land for keeping and grazing of horses plus erection of 7 stables to include tackroom/feedroom and creation of access track. Permission was granted for this development in January 2007 (ref 06/02578) and the site lies immediately to the east of the application site. A condition restricts the number of horses to no more than 6.

## **Conclusions**

The main issues relating to the application are the impact of the proposal on the Green Belt, including whether or not the development is appropriate, and the effect that it would have on the openness and visual amenity of the Green Belt. The effect it would have on the local highways network is also an important consideration.

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".

It is considered that the stables and toolshed on this site would not in themselves be inappropriate. With regard to the impact on the openness and visual amenity of the Green Belt, the stable block and toolshed are located close the boundary with Berry's Green Road and are well screened from view by an established hedge. The materials used for the stables are discreet, although the toolshed is a green/cream metal structure. The internal field boundaries are post and tape to reduce visual impact.

With regard to the highways impacts, the access has been in existence for some time and is shared with the adjacent field, which has permission for stables for 6 horses. In terms of traffic movements the applicant advises that she visits her 2 horses twice a day, a farrier visits every 5-6 weeks and a farmer delivers hay every few weeks. Given the stables are already in situ, it is unlikely that there will be a



significant increase in traffic movements as a result of granting planning permission for the development.

In conclusion, the siting of the structures has been carefully considered to minimise the impact on open countryside and this is a modest application for stabling for 3 horses. In view of this, and in the context of recently determined applications for stabling in the immediate vicinity, Members may consider that the development would be appropriate and would not be harmful to the character and visual amenities of the Green Belt, provided it was used solely for recreational use by the owners of the site and not developed into a commercial venture. A condition is therefore recommended, should permission be granted, which restricts the use of the facilities to the owner of the buildings and permits no more than 3 horses on the site at any time.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01728 and 11/00259, excluding exempt information.

as amended by documents received on 09.03.2011

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

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACJ14 Restriction to private stables  
ACJ14R J14 reason
- 2 ACJ28 Restriction on no. of horses (1 insert) 3  
ACJ28R J28 reason
- 3 Unless otherwise agreed in writing by the Local Planning Authority there shall be no storage of vehicles, horseboxes, caravans, plant or equipment on the site.

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

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

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

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

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

BE1 Design of New Development

BE3 Buildings in Rural Areas  
G1 The Green Belt  
G10 Development Related to Farm Diversification  
L3 and L4 Horses, Stabling and Riding Facilities  
NE2 Development and Nature Conservation sites  
NE7 Development and Trees  
NE9 Hedgerows and Development  
T18 Road Safety

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

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the relationship of the development to trees to be retained
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the transport policies of the development plan
- (f) the recreational open space policies of the development plan
- (g) sustainability issues
- (h) the environmental protection policies of the development plan
- (i) the adjoining owners concerns raised during the consultation process

and having regard to all other matters raised.

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

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

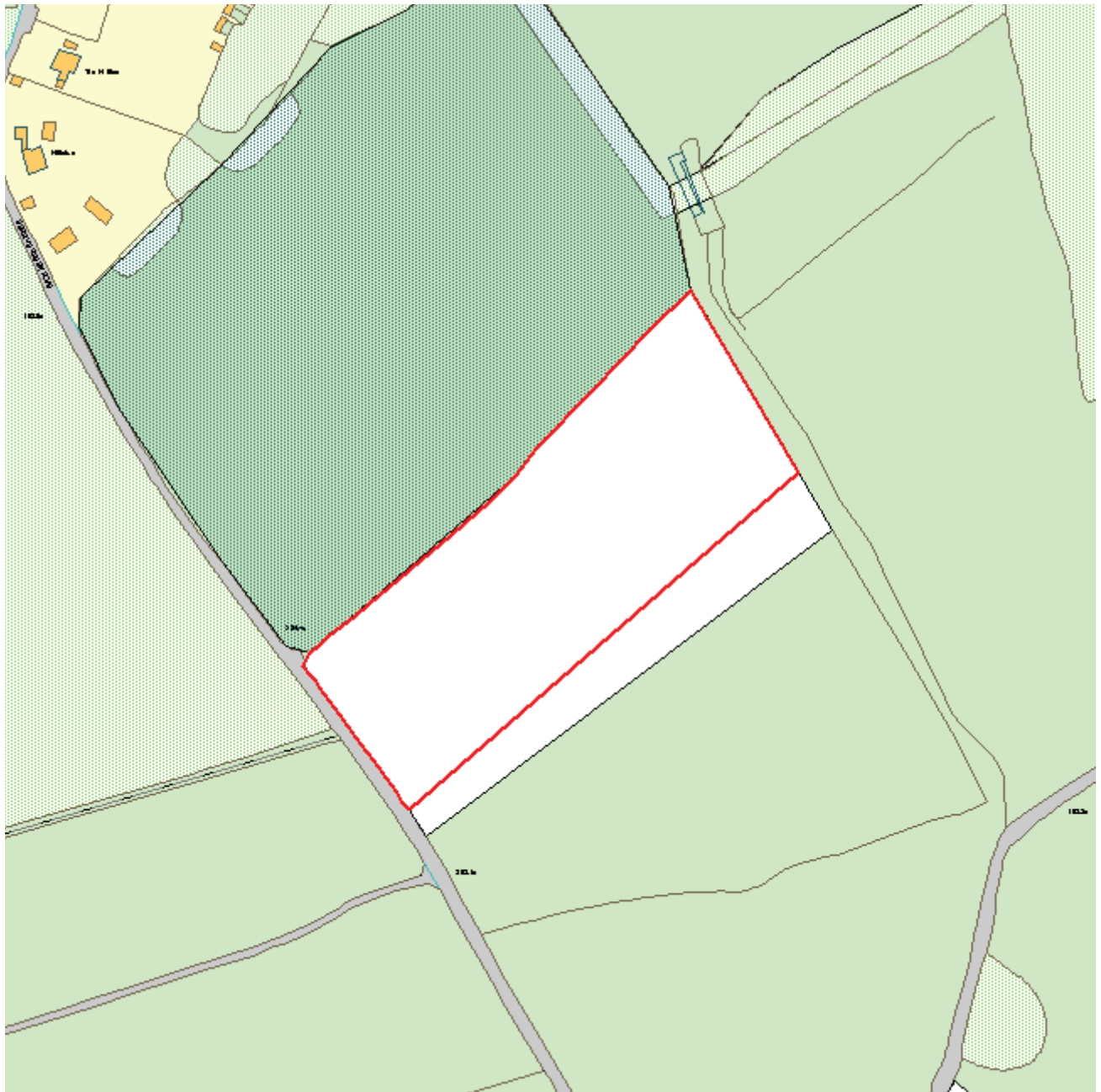
Further Recommendation:

Enforcement action be authorised to secure the removal of the unauthorised stable block and tool shed.

Reference: 11/00259/FULL1

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

Proposal: 2 single storey buildings comprising 3 stables, feed store and tack room  
RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00265/EXTEND

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

**Address :** Broadwater Cottage Blakeney Road  
Beckenham BR3 1HA

**OS Grid Ref:** E: 536797 N: 169845

**Applicant :** Mr R. Martin

**Objections :** YES

### **Description of Development:**

Extension of time limit for implementation of permission reference 06/03453 granted on appeal for demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store

### **Proposal**

Planning permission is sought for to extend the time limit for implementing planning permission ref. 11/00265. Planning permission was originally allowed on appeal for the demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store.

It is proposed to demolish the existing buildings on site and erect a four storey block comprising 6 two bedroom flats, with 2 flats on each of the first, second and third floors. The 2 flats on the first floor will be wheelchair accessible. Measurements taken from the submitted drawings show that the block will be 23.4m long (maximum) and 9.1m wide leaving about a 2.4m gap to the northern site boundary adjoining the railway embankment.

The proposed block has been designed so that the rear of the building adjoins the railway with the front of the building facing south towards the adjacent school. 2m deep south facing balconies will be provided for each flat. On the western flank elevation of the block vertical metal louvers are proposed which allow light into the flats but prevent views towards the properties fronting Turners Meadow Way. Landscaped amenity area/communal garden will be provided about the block.

The block will have a flat roof and a modern design, using timber faced cladding panels, brick and cement render finish.

9 car parking spaces and cycle store are proposed at ground floor level. The existing vehicular access to Blakeney Road, over the culvert, will be utilised. As

part of the works it is the developers intention to provide a 'build-out' at the site frontage onto Blakeney Road in order to increase visibility.

## **Location**

The application site has an area of 823 sq.m and is situated on the south-western side of Blakeney Road. It currently comprises a detached two storey house with detached garage adjacent to the northern site boundary. Triangular in shape the site has a frontage of about 4m to Blakeney Road, widening to 40m at the rear.

Immediately adjoining the site, to the north, is a railway line servicing Beckenham Junction railway station. To the south-east is Riverside School. Adjoining the south-western site boundary are the rear garages of Ashton Court fronting Hayne Road and the two storey houses fronting Turners Meadow Way. The locality is largely characterised by two storey houses and three/four storey blocks of flats of varying ages and design.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received (including from West Beckenham Residents' Association) which can be summarised as follows:

- same objections at ref. 06/03453
- access point into Blakeney Road is too close
- traffic very busy during rush hours
- blind spot for traffic coming down Blakeney Road and under Bridge
- bend is icy in winter
- emergency vehicles, large vehicles, refuse collection would have difficulty entering the site
- water course and stream could cause flooding
- 9 car parking spaces for 6 two bedroom flats would impact on-street parking
- overlooking into private gardens
- application has not changed since last application was refused by the Council
- object to demolishing existing cottage
- character of Beckenham is changing
- relationship with surrounding building and size of size should restrict development to 2 storeys
- only 22m retained to No.40 Turners Meadow Way- should be more
- impact on outlook
- impact on amenity and enjoyment
- ask Members to refuse application for same grounds as previous
- style of parking not encouraged
- scale, form, spatial standards, design and materials out of character with area
- overshadowing
- cramped overdevelopment
- very close to Tramlink

- houses on clay soil
- high-growing conifers should be planted along boundary
- change of government since Inspector's decision
- contrary to Planning Policy Statement 3 (PPS3) (June 2010)
- new administration now being more opposed to garden development to intensify housing and that family housing is needed
- very small flats
- design statement does not mention impact on Turners Meadow

A full copy of these letters are available on file ref. 11/00265. Any further comments that are received will be reported verbally at the meeting.

### **Comments from Consultees**

Thames Water: no objections raised (subject to informatives).

Drainage: no objections raised.

Waste: concerns raised regarding size of store.

Highways: no objections raised.

Network Rail: no objections.

Environmental Health (pollution): suggested that consideration of contaminated land should be assessed via condition.

Environment Agency: FRA submitted in April 2011 and as such no objections raised.

### **Planning Considerations**

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

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

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

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

Government guidance in the form of PPS3 “Housing”, while emphasises the role of good design and layout to achieve the objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas, but without compromising the quality of the environment.

There are no significant trees on the site, although there are major trees on the adjoining land at school and Turners Meadow Way.

### **Planning History**

Planning permission was allowed on appeal under ref. 06/03453 for the demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store. The application was initially refused by Committee for the following reasons:

1. The proposal would be an overdevelopment of the site, out of character with the area and contrary to Policies H7 and BE1 of the Unitary Development Plan.
2. The proposed design would be unsympathetic to the area and detrimental to its visual amenities thereby contrary to Policy BE1 of the Unitary Development Plan.
3. The proposed development would be detrimental to the amenities now enjoyed by the residents of occupiers adjoining the site by reason of loss of light, prospect and privacy, thereby contrary to Policy BE1 of the Unitary Development Plan.

However, it is noted that in allowing the appeal (decision notice dated 29th January 2008) the Inspector was satisfied that the proposal “would not detract from the character and appearance of the area or the living conditions of neighbours in terms of privacy and outlook”. The Inspector also stated that he found the proposal to be imaginative in its design.

Under ref. 06/00256 it was proposed to demolish the existing buildings and erect a part two/three/four storey block comprising 3 one bedroom and 8 two bedroom flats and 13 basement car parking spaces. This application was withdrawn.

### **Conclusions**

This application is for an extension to the time limit to a previously permitted scheme. Although the proposal must be re-assessed with regard to current national and local policies, the permission previously allowed on appeal for this scheme is a material consideration in assessing this application. At the time the application was considered in January 2008, the main issues were whether the proposed development was acceptable in terms of the size, layout, design, highway safety and the impact on the adjoining residents. Therefore, consideration must be given as to whether there has been a significant change in circumstances to warrant taking a different view for the current application.



Since planning permission was allowed on appeal under ref. 06/03453 (decision notice dated 29th January 2008) there has been no significant change in local planning policy that would impact upon the assessment of this proposal, nor has there been any significant change to the local environment that could affect the impact of the proposed development within its surroundings. Although central government guidance in the form of 'Planning Policy Statement 3: Housing' has been amended since the original application was determined (to remove the minimum density figure and to remove garden land from the definition of previously developed land) the thrust of the guidance otherwise remains the same and is considered that the site would continue to be suitable for residential development treating the proposal on its own merits with regard to the character, appearance and amenities of the area. The change in status of such land introduce no presumption against its development but rather reduces that might in some circumstances be accorded to its development so as to outweigh other considerations.

It is noted that there have been a large number of objections received with regard to the current application and they have been taken into account whilst assessing the application. However, Members will note that the comments raised in the Inspectors comments raised in the most recent appeal decision are a significant material planning consideration.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00265, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
ACA01R        A01 Reason 3 years
- 2     ACA04        Landscaping Scheme - full app no details  
ACA04R        Reason A04
- 3     ACA07        Boundary enclosure - no detail submitted  
ACA07R        Reason A07
- 4     ACC01        Satisfactory materials (ext'nl surfaces)  
ACC01R        Reason C01
- 5     ACD02        Surface water drainage - no det. submitt  
ADD02R        Reason D02
- 6     ACD04        Foul water drainage - no details submitt  
ADD04R        Reason D04
- 7     ACH03        Satisfactory parking - full application  
ACH03R        Reason H03
- 8     The building shall not be occupied until the vehicular access, including the widening of the bridge over the watercourse, has been constructed in accordance with details submitted to and approved in writing by the local planning authority.

**Reason:** In order to comply with Policy T18 of the Unitary Development Plan.

- 9     ACH29        Construction Management Plan  
ACH29R        Reason H29

10 The building shall not be occupied until there has been submitted to the local planning authority certification that the access, parking area and ramp have been lit in accordance with BS 5489-1:2033 and the lighting shall be maintained as such.

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

11 No development shall take place until details of the privacy screens on the balconies, including their materials and height, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, completes before the building is occupies and maintained thereafter.

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

12 ACH18 Refuse storage - no details submitted

ACH18R Reason H18

13 ACH22 Bicycle Parking

ACH22R Reason H22

14 ACK05 Slab levels - no details submitted

ACK05R K05 reason

15 ACK09 Soil survey - contaminated land

ACK09R K09 reason

16 No development shall take place until details of a scheme indicating the provision to be made for disabled people to gain access to the development has been submitted to and approved in writing by the local planning authority. The agrees scheme shall be implemented before the development hereby permitted is brought into use and shall be maintained thereafter.

**Reason:** In order to comply with Policies 3A.5 and 4B.5 of the London Plan.

17 No structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or external walls without the prior approval in writing of the local planning authority.

**Reason:** In the interest of the amenities of nearby properties.

18 The west facing bedroom windows shall be fitted with obscure glazing or have sills at least 1.7m above floor level and shall be retained in that condition.

**Reason:** In the interest of the amenities of nearby properties 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:

H1 Housing Supply

H7 Housing Density and Design

BE1 Design of New Development

T3 Parking

T18 Road Safety

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

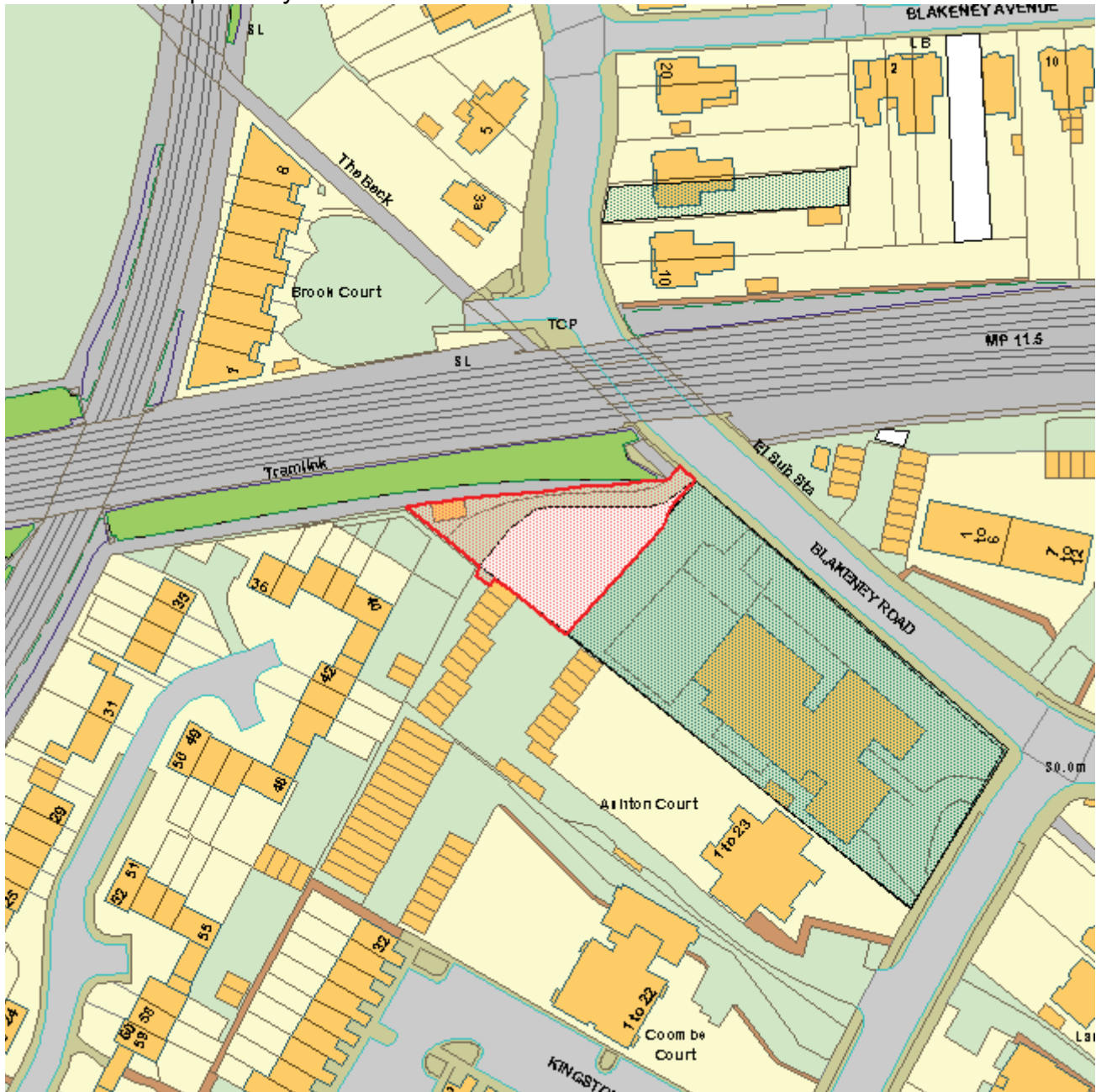
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook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

and having regard to all other matters raised.

Reference: 11/00265/EXTEND

Address: Broadwater Cottage Blakeney Road Beckenham BR3 1HA

Proposal: Extension of time limit for implementation of permission reference 06/03453 granted on appeal for demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store



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## SECTION '2' – Applications meriting special consideration

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

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

**Address :** Land Rear Of 7 To 10 Crays Parade  
Main Road Chalk Pit Avenue Orpington

**OS Grid Ref:** E: 547368 N: 169004

**Applicant :** Chatsworth Trustees

**Objections :** YES

### **Description of Development:**

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

Key designations:

Areas of Archaeological Significance

The application was deferred from Plans Sub-Committee on the 31/03/11 in order for the case to be considered at Development Control Committee. A street scene elevational drawing was also requested from the applicant and this was submitted.

The application was deferred at Development Control Committee on the 19th April 2011 in order to seek a reduction in number of houses and increase in number of car parking spaces, however Members should be aware that the Inspector dismissed a similar scheme on the basis of excessive height alone. Members clarified that the application could be reconsidered by Plans Sub-Committee. The applicant has not submitted amended plans and confirms that they wish for the application to be determined as submitted.

The previous report is repeated below.

### **Proposal**

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

Each property would have its own rear garden, ranging from approx. 8.5m to approx. 10m in depth. A 1m side space will be retained between the end units and

their respective boundary with the adjacent properties. One first floor obscure glazed flank window is proposed to each end unit. Principle windows to the kitchen, lounge and bedrooms will face front and back.

No accommodation is proposed in the roof space.

### **Location**

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

### **Comments from Local Residents**

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

- overdevelopment
- inadequate garden sizes
- out of character

### **Comments from Consultees**

No Thames Water objections are raised subject to an informative.

No technical drainage comments are made.

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

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

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

Environmental Heath comments will be reported verbally at the meeting.

### **Planning Considerations**

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

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

The London Plan (Policies)

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

PPS3 Housing (2010)

### **Planning History**

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

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

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

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

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

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

derelict, former Invicta Works building next door. However, this provides an inadequate justification for the appeal scheme's height and very bulky roof.

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

## **Conclusions**

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

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

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

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

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



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

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

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
       ACA01R      A01 Reason 3 years
- 2     ACC01        Satisfactory materials (ext'nl surfaces)  
       ACC01R      Reason C01
- 3     ACC03        Details of windows  
       ACC03R      Reason C03
- 4     ACH03        Satisfactory parking - full application  
       ACH03R      Reason H03
- 5     ACH04        Size of parking bays/garages  
       ACH04R      Reason H04
- 6     ACH09        Restriction on height to front and flank  
       ACH09R      Reason H09
- 7     ACH18        Refuse storage - no details submitted  
       ACH18R      Reason H18
- 8     ACH24        Stopping up of access  
       ACH24R      Reason H24
- 9     ACH32        Highway Drainage  
       ADH32R      Reason H32
- 10    ACI02        Rest of "pd" Rights - Class A, B,C and E  
**Reason:** In order to prevent overdevelopment of the site.
- 11    ACI12        Obscure glazing (1 insert)    on the first floor flank elevations  
       ACI12R      I12 reason (1 insert)    BE1
- 12    ACI17        No additional windows (2 inserts)    flank    development  
       ACI17R      I17 reason (1 insert)    BE1
- 13    ACI21        Secured By Design  
       ACI21R      I21 reason
- 14    ACK05        Slab levels - no details submitted  
       ACK05R      K05 reason

**Reasons for granting permission**

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

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

H9 Side Space  
T3 Parking  
T18 Road Safety

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

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

and having regard to all other matters raised.

#### INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 11/00426/FULL1

Address: Land Rear Of 7 To 10 Crays Parade Main Road Chalk Pit Avenue Orpington

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



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00540/FULL1

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

**Address :** The Spinney 31 Park Avenue  
Farnborough Orpington BR6 8LH

**OS Grid Ref:** E: 543250 N: 165734

**Applicant :**

**Objections : NO**

### **Description of Development:**

Detached two storey 7 bedroom dwelling including accommodation in roof space with attached triple garage with accommodation above and attached single storey building for swimming pool/gym with associated parking and access road (Plot 1).

Key designations:

Green Belt

### **Proposal**

- Plot 1 is located in the far north-eastern part of The Spinney site, adjacent to the rear boundaries of properties in Wood Way, and it is proposed to erect a revised design for a detached 7 bedroom dwelling which would include an attached triple garage with accommodation above, and an attached swimming pool building
- The main dwelling would be set further forward in the plot and would be re-aligned to greater reflect the orientation of the adjacent dwelling permitted on Plot 2 (which has not yet been built)
- The garage building would be moved from the eastern part of the site to the western side adjacent to the proposed garage building on Plot 2
- The cypress hedge adjacent to the north-eastern boundary with properties in Wood Way would be removed as part of the proposals, and replaced with a hornbeam hedge with an initial height of 2m, increasing to 4m when fully grown.

### **Location**

The site of The Spinney is located to the rear of properties in Sunnydale and Wood Way, and is accessed via a long driveway from Park Avenue. The site lies immediately adjacent to Farnborough Park Conservation Area, whilst the north-

western half, which is heavily wooded, lies within the Green Belt and is covered by a woodland Tree Preservation Order.

### **Comments from Local Residents**

No local objections have been received to the proposals to date.

### **Comments from Consultees**

The Council's highway engineer has no concerns regarding the application.

No objections are raised by the Advisory Panel for Conservation Areas, subject to the use of quality materials.

Environmental Health recommend the inclusion of a standard condition restricting the noise level from the pool plant room, and informatives regarding compliance with the Control of Pollution Act.

There are no technical objections raised by the Council's Building Control Surveyor, while the Drainage Engineer comments that if a connection is required to the public surface water sewer, it should be restricted to a 100mm diameter pipe.

### **Planning Considerations**

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

- BE1 Design of New Development
- BE13 Development Adjacent to a Conservation Area
- H7 Housing Density and Design
- NE7 Development and Trees
- NE9 Hedgerows and Development

### **Planning History**

Permission was granted for 3 dwellings on the site of The Spinney in 2006 (ref.06/02875), but to date, work has only been undertaken on Plot 3 (which is nearing completion).

The current application relates to Plot 1, for which a later application (ref.07/04640) granted permission for second floor accommodation within the roof space, resulting in a 6 bedroom dwelling with an additional "granny annexe" over the garage.

More recently, permission was refused in March 2011 (ref.10/03005) for amendments to the landscaping scheme which entailed the removal of the cypress hedge adjacent to the eastern boundary of Plot 1, and which was originally shown to be retained on the landscaping plan approved under refs.06/02875 and 07/04640. The refusal grounds were as follows:

The removal of the cypress hedging would be premature without adequate replacement screening having been established, which would be detrimental to the amenities of neighbouring residents by reason of loss of privacy and outlook, thereby contrary to Policies BE1 and NE9 of the Unitary Development Plan.

No appeal has been lodged to date.

## **Conclusions**

The main issues in this case are the impact of the revisions to the house proposed for Plot 1 on the amenities of nearby residents (and future residents of Plots 2 and 3) and on the character and appearance of the adjacent conservation area, and whether the removal of the existing cypress hedging would be ameliorated by the proposed replacement hedging and fence.

The changes to the design and position of the dwelling within the plot are considered to be an improvement over the permitted scheme, which would reduce the impact on neighbouring properties. The main two storey element of the dwelling would be set further forward and would thus be better aligned with the proposed dwelling on Plot 2. It would maintain the same height as the permitted scheme, and the main ridgeline would be approximately 0.8m lower than the adjacent dwelling on Plot 2.

With regard to the impact on properties in Wood Way which back onto the site, the mass of the building adjacent to the north-eastern boundary has been reduced by the relocation of the garage building to the western boundary with Plot 2 (adjacent to their garage annexe), and the rear swimming pool building has been designed with a curved roof which slopes down towards the boundary.

The eastern part of the dwelling would lie closer to the north-eastern flank boundary with Wood Way, which would necessitate the removal of the cypress hedging, and Members should bear in mind that permission was recently refused (under ref.10/03005) for the removal of this hedge on grounds of prematurity in the absence of adequate replacement screening having been established.

The current application includes a detailed landscaping scheme which proposes the planting of a hornbeam hedge closer to the boundary with Wood Way that would have an initial height of 2m, increasing to 4m when fully grown. It would grow slowly initially, but once established would grow faster (about 30-60cm a year). This type of hedging is deciduous, but the copper leaves stay on the branches throughout the winter, and would thereby maintain a visual screen throughout the year. A new timber fence with trellis above (giving a total height of 2.1m) would also be erected along the north-eastern boundary to give further privacy.

The revisions to the dwelling itself are considered acceptable, but Members will need to consider whether the proposed replacement hedging would provide an adequate screen to neighbouring properties, both in the short and long-term.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02875, 07/04640, 10/03005 and 11/00540, excluding exempt information.

as amended by documents received on 10.03.2011

### **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      ACA05      Landscaping scheme - implementation  
ACA05R      Reason A05
- 3      ACA08      Boundary enclosures - implementation  
ACA08R      Reason A08
- 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     ACD03      Restricted 100mm outlet (drainage)  
ADD03R      Reason D03
- 11     ACH03      Satisfactory parking - full application  
ACH03R      Reason H03
- 12     ACH16      Hardstanding for wash-down facilities  
ACH16R      Reason H16
- 13     ACI01      Restriction of all "pd" rights  
ACI03R      Reason I03
- 14     The noise level from the pool plant room in terms of dB(A) must remain at all times 5 decibels below the relevant minimum background noise level (LA90(15 mins)) measured at the curtilage of the property. Should the plant have a distinctive tonal or intermittent nature, the predicted noise of the plant shall be increased by a further 5dBA.

**Reason:** In order to safeguard the residential amenities of adjoining properties 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  
BE13 Development Adjacent to a Conservation Area  
H7 Housing Density and Design  
NE7 Development and Trees  
NE9 Hedgerows and Development

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

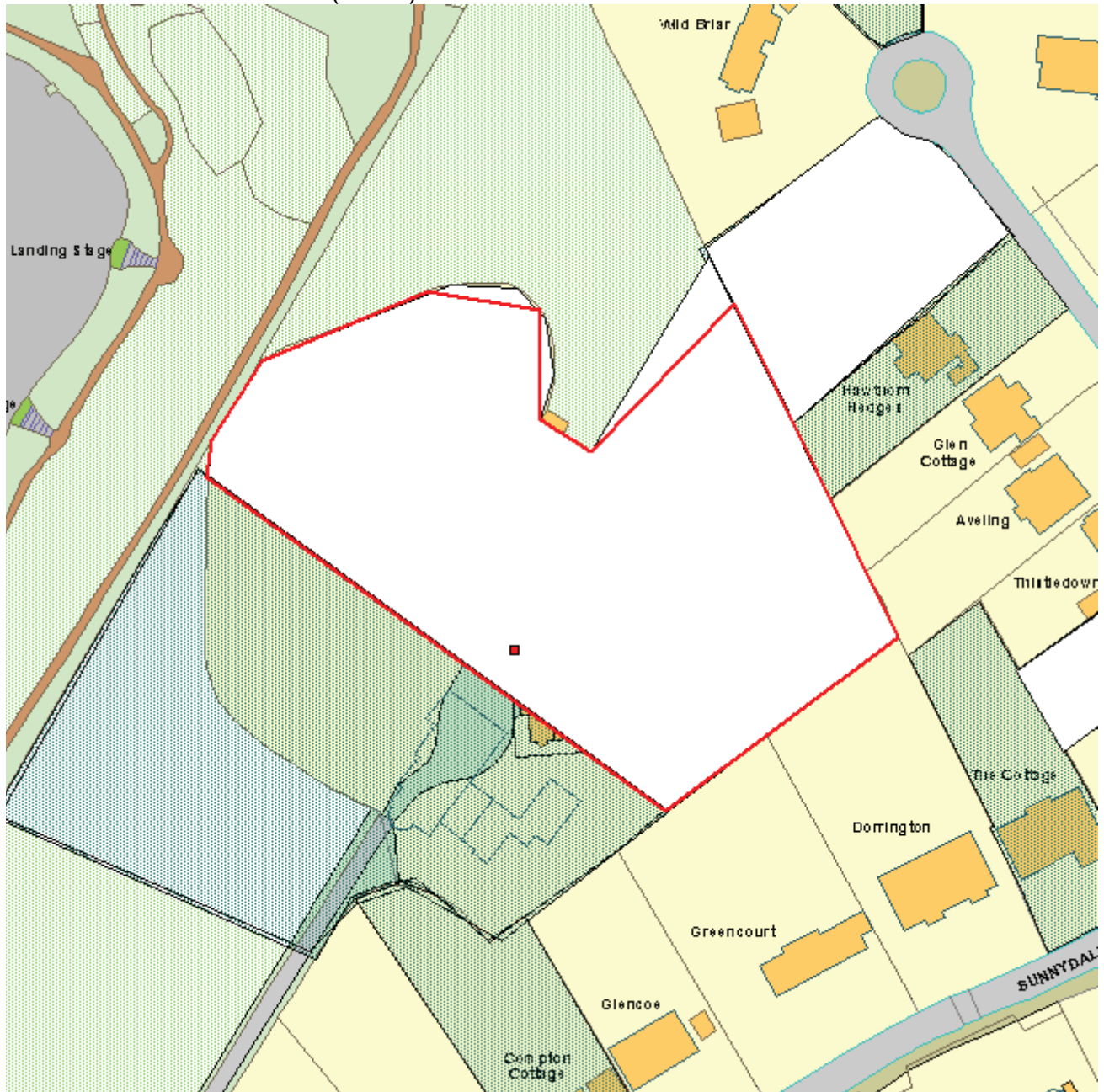
- (a) the visual impact on the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the relationship of the development to trees
- (d) the conservation policies of the development plan

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

Reference: 11/00540/FULL1

Address: The Spinney 31 Park Avenue Farnborough Orpington BR6 8LH

Proposal: Detached two storey 7 bedroom dwelling including accommodation in roof space with attached triple garage with accommodation above and attached single storey building for swimming pool/gym with associated parking and access road (Plot 1).



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00691/FULL6

**Ward:**  
**Bickley**

**Address :** 70 Hill Brow Bromley BR1 2PQ

**OS Grid Ref:** E: 541963 N: 169827

**Applicant :** Mr Crisp

**Objections :** YES

### **Description of Development:**

One/two storey side and rear extension

Key designations:

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

### **Proposal**

- The proposed extension is two stories in height and will project approximately 3.5 metres in depth from the rear façade of the dwelling at ground level and by up to 3.75 metres at the first floor level.
- The width of the extension at the rear elevation of the dwelling will be approximately 5.05 metres at the ground floor level extending over the existing kitchen to be approximately 8.5m wide at the first floor level.
- The proposed extension will have a pitched roof which will sit approximately 7.2 metres above ground level.

### **Location**

The application site is on the eastern side of Hill Brow, close to the junction with Mavelstone Road. The site comprises a detached two storey family dwelling in an area characterised by similar detached houses. The house possesses extensions built following previous planning permissions. The site is near to the Chislehurst conservation Area.

### **Comments from Local Residents**

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

- no objection raised to the renewal of previous permission

The Sundridge Residents' association has objected on the basis that the proposal would be contrary to side space policy and would represent an overdevelopment, harmful to amenity.

### **Comments from Consultees**

None.

### **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE13 (Development Adjacent to a Conservation Area), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

### **Planning History**

DC/01/02492/FULL1; Planning permission was granted by the Council for a "single storey rear extension" which forms the new kitchen of the current dwelling projecting approximately 3.6m from the rear façade of the original dwelling. This approval has been implemented with the extension established.

DC/01/02492/FULL1; Planning permission was granted by the Council for a "part one/two storey front, side and rear extension" which created the northern flank of the current dwelling comprising a garage and family room at ground floor level (approximately 13.5m in length) and an additional bedroom at the first floor level (approximately 8m in length).

DC/07/02915/FULL6; Planning permission was refused by the Council for a "two storey rear extension" due to:

The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the prospect and privacy to the adjoining houses which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy H8 and BE1 of the Unitary Development Plan.

DC07/04388/FULL6 Planning permission was granted for a two storey rear extension. This extension was proposed to be constructed 0.2m from the flank boundary with No. 68 at ground floor level and set in 1.5m at first floor level.

### **Conclusions**

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

The proposed extension was originally identical to that previously permitted under ref. 07/04388, which has now expired however it has transpired that the location of the site boundary was inaccurately plotted on the approved plans for the previous permission and that in fact only 0.3m side space would have been provided and not the 1.5m suggested. The current plans now accurately show the flank boundary, which brings the flank wall of the extension within a 0.3m proximity to this boundary. However amended plans have been submitted dated 04/05/11 showing a reduction of the first floor side extension to provide a 1m side space to the boundary in order for the proposal to comply with side space policy. The previous application indicated a 1.5m side space and therefore it appears that this flank boundary has been moved during this period.

Given that the ground floor element is behind an existing single storey element which is approximately 0.3m from the boundary, this element is not considered objectionable. The set back and distance from the boundary for the first floor now provides a suitable gap between the buildings, projecting only slightly closer to the flank boundary than the existing first floor.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04388 and 11/00691, excluding exempt information.

as amended by documents received on 04.05.2011

## **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 | ACI10  | Side space (1 insert)                    | at least 1.0m        | first floor |
|   | ACI10R | Reason I10                               |                      |             |
| 4 | ACI13  | No windows (2 inserts)                   | northern or southern | two         |
|   |        | storey rear extension                    |                      |             |
|   | ACI13R | I13 reason (1 insert)                    | BE1 and H8           |             |

## **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
- BE13 Development Adjacent to a Conservation Area
- H8 Residential Extensions

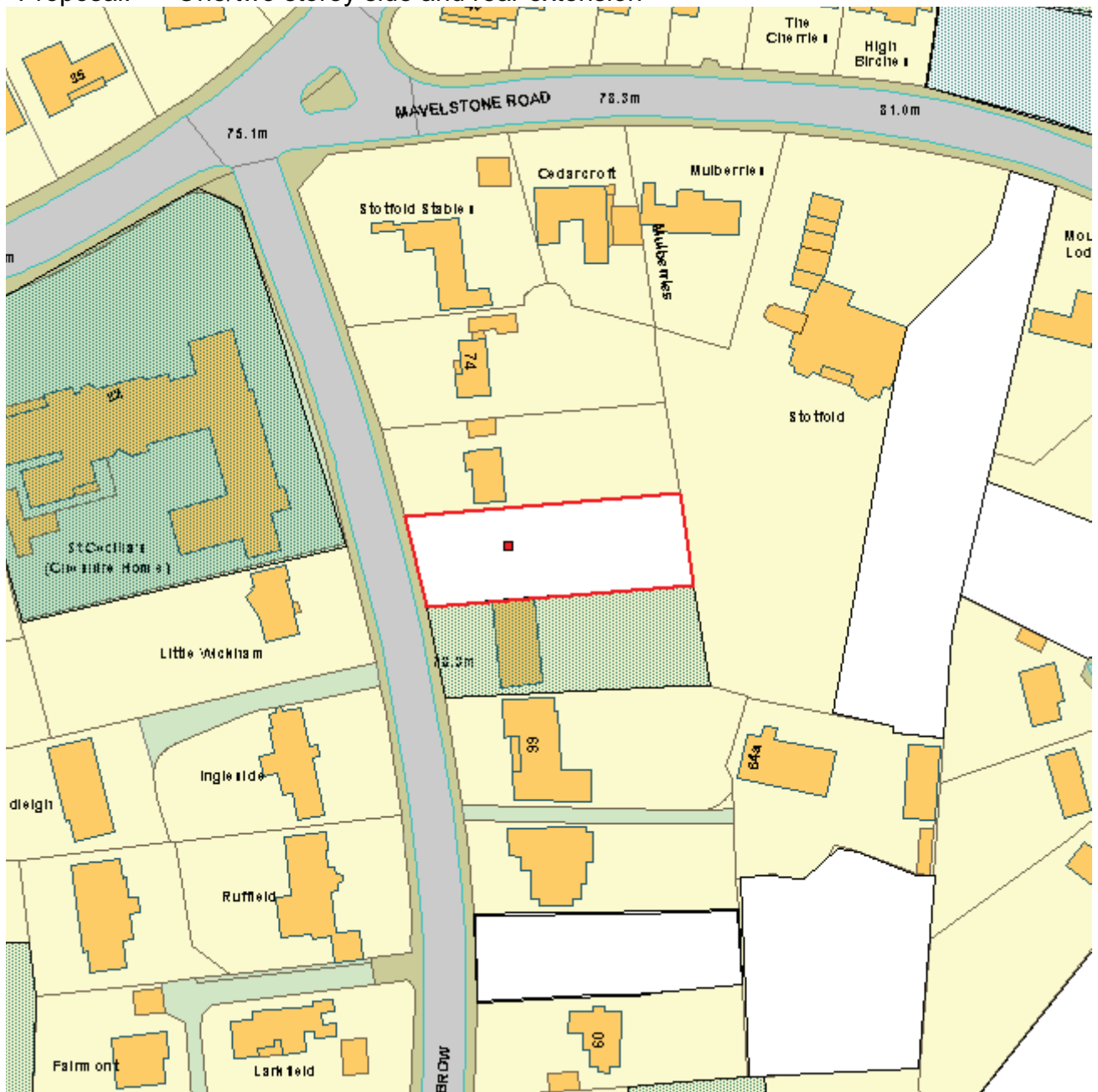
## H9 Side Space

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the impact on the adjacent conservation area.

and having regard to all other matters raised.

Reference: 11/00691/FULL6  
Address: 70 Hill Brow Bromley BR1 2PQ  
Proposal: One/two storey side and rear extension



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

**Application No :** 11/00327/FULL1

**Ward:**  
**Bickley**

**Address :** 4 Mount Close Bromley BR1 2PH

**OS Grid Ref:** E: 542076 N: 169822

**Applicant :** Mr And Mrs Gissing

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and erection of two storey five bedroom replacement dwelling with accomodation in roof space

Key designations:

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

**Proposal**

Planning permission is sought for the demolition of the existing dwelling on the site and the construction of a two storey five bedroom replacement dwelling with accommodation in roof space. The details of the proposal are as follows:

- to be sited in similar position on site as existing dwelling
- approx. 22.9m in width, 12.1m in depth and with a maximum height of approx. 8.5m
- minimum side space of 2.523m and 1.392 maintained to flank boundaries
- to feature hipped roof design, with forward facing gabled section and subservient two storey wing with integral garage and forward facing gable at first floor level
- to feature small dormer windows to rear roof slope
- to be finished with neutral render and weatherboarding and red brickwork, with a brown plain tile for the roof
- white windows and timber doors

The proposal would also involve new hard and soft landscaping works to include a new retaining wall in the rear garden. It does not appear that any trees would be removed as part of these works.

Amended plans have been received showing a reduction in the bulk of the roof of the dwelling adjacent to the south-western flank boundary (with the introduction of a catslide roof) and the setting-back of this element from the front of the dwelling and the provision of a greater separation to the flank boundary.

## **Location**

The application site is located at the end of the cul-de-sac in Mount Close, which comprises a cluster of 4 dwellings leading off Mavelstone Road. At present, the site is host to a one/two storey dwelling of little architectural merit which features white weatherboarding at first floor level. The immediate surrounding area is mixed in character. The other dwellings in Mount Close are detached and typically of two storey height and vary in form and character, while in the wider context the area comprises a mix of single dwellings set within generous plots and more substantial properties which have been sub-divided to form flatted accommodation.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application (and in addition with regard to the amended plans received) and representations were received which can be summarised as follows:

- no objection in principle provided the access roads from Logs Hill to Mount Close are repaired sufficiently to carry heavy trucks if needed during construction
- further concerns regarding construction vehicles damaging Mount Close, together with noise and disturbance as a result of demolition
- concerns regarding increase in height and width of building on site, resulting in dramatically more prominent front elevation which would be too large for the site and would dominate the road
- overdevelopment of the site
- concerns regarding height and loss of outlook
- new dwelling will be visible from neighbouring properties at Wildcroft and Woodhouse Ridge, will result in overlooking to these gardens and properties and give rise to loss of view
- swimming pool at Woodhouse Ridge will be overlooked
- shadow will be cast over rear garden to Wildcroft
- concern regarding re-positioning of eastern element of house by 2.5m
- undue noise
- question over parking on site and works traffic
- landscaping and boundary treatment should be jointly discussed

With respect to the amended plans submitted, further comments received can be summarised as follows:

- reiterate previous concerns
- plans do not properly depict the footprint of 'Wildcroft'
- side elevation of proposed dwelling should include oblique view of rear elevation as viewed from 'Wildcroft'

- loss of outlook and overshadowing
- proposal totally out of keeping with the Close
- slight reduction in height makes no difference to the elevation facing 'Wildcroft'

Comments were also received on behalf of the Sundridge Residents Association which can be summarised as follows:

- existing property already larger (footprint) than others in Mount Close
- significant overdevelopment of the site
- harmful to the amenity of the adjoining Mavelstone Road CA
- removal of boundary screening would open up unattractive vistas
- Mount Close is backland development, new development should not be permitted to dominate other housing or detract from the character of the CA
- resultant design of dwelling would be satisfactory but would urge that mass, bulk height and footprint be significantly reduced and alignment on the plot re-considered

With particular regard to the amended plans received the Sundridge RA made the following comments:

- alteration does not materially alter the excessive mass and bulk of the proposed dwelling
- offset alignment of building remains awkward
- proposal would still have an adverse effect on the amenity of adjacent properties including the adjoining Conservation Area

### **Comments from Consultees**

Highways Drainage made no comment on the application

Thames Water raised no objection to the proposal.

### **Planning Considerations**

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

BE1 Design of New Development  
 BE13 Development Adjacent to a Conservation Area  
 H7 Housing Density and Design  
 H9 Side Space

### **Planning History**

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

### **Conclusions**

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

The proposed replacement dwelling would result in a larger and more substantial building on the site in relative terms. However, the proposed dwelling is not considered to be excessive in terms of its height and scale, and incorporates a number of features (including the forward facing gable, hipped roof design and subservient two storey 'garage wing') which may be considered to break up the bulk of the built form. The palette of materials to be used would be similar to those of the existing dwelling, including the use of weatherboarding, and may be considered to soften the visual impact of the built form in this case.

The proposed replacement dwelling would be sited in a similar position to the existing dwelling, and would be of a similar width overall, although would have a greater depth and maximum height (increasing from one/two storeys to two storeys with accommodation in the roofspace). Regarding side space, the minimum provision would exceed the minimum requirement of 1m to the flank boundaries, while the maximum provision would appear to be more than adequate having regard to the character of Mount Close. In addition, the amended plans received, indicating a catslide roof to the western side of the dwelling and a greater separation to the flank boundary, provide a greater sense of space about the building to this part of the site, and may be considered to provide a more satisfactory relationship with the adjacent dwelling at No. 3 Mount Close in terms of the visual amenities of the street scene and the character of the area.

Having regard to the above, and the fact that other dwellings in Mount Close are of two storey construction, it may be considered that the proposed replacement dwelling would not unduly harm the character of the area.

The application site is bounded by the Mavelstone Road Conservation Area to the north however Mount Close appears somewhat distinct in character and is not highly visible from within Mavelstone Road itself, although views of the proposed replacement dwelling would be possible from neighbouring properties fronting Mavelstone Road. While the outlook from some of these properties would be likely to change as a result of the increase in the scale of built development on the site, this is more of a residential amenity issue, and the change is not considered to be significant enough to unduly harm or detract from views into or out of the Conservation Area in a general sense. As a result it is considered that the setting of the Conservation Area would be preserved.

Turning to the impact to the amenities of neighbouring dwellings, the property would be orientated (as the existing dwelling) at approx. 90 degrees to the adjacent dwelling at No. 3 Mount Close and is sited broadly to the north. In addition, the amended plans indicate a greater separation to No. 3, with the nearest part of the dwelling now being set slightly further back within the plot. As a result, it is not considered that a significant loss of amenity would result to this property. With regard to properties adjoining the site to the north, east and west fronting Mavelstone Road (including Wildcroft, Woodhouse Ridge and Mount Lodge), it is

considered that adequate separation would be retained to ensure that any impact as a result of the increased scale of the built development on the site and accommodation in the roofspace (with rear facing dormers) would be limited. Any views afforded would primarily be towards amenity space, while windows nearest the boundary with these properties would appear to serve non-habitable rooms and could be obscurely glazed, to prevent any direct overlooking.

Having regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, and would preserve the setting of the adjacent Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00327, excluding exempt information.

as amended by documents received on 06.04.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACA05        Landscaping scheme - implementation  
      ACA05R      Reason A05
- 3     ACC07        Materials as set out in application  
      ACC07R      Reason C07
- 4     Before the development hereby permitted is first occupied, the proposed window(s) serving the dressing rooms and bathrooms in the rear elevation of the dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
      ACI12R      I12 reason (1 insert)   BE1
- 5     ACI13        No windows (2 inserts)        first floor flank   dwelling  
      ACI13R      I13 reason (1 insert)   BE1
- 6     ACK06        Slab levels - compliance  
      ACK06R      K06 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
- BE13  Development Adjacent to a Conservation Area
- H7    Housing Density and Design
- H9    Side Space

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

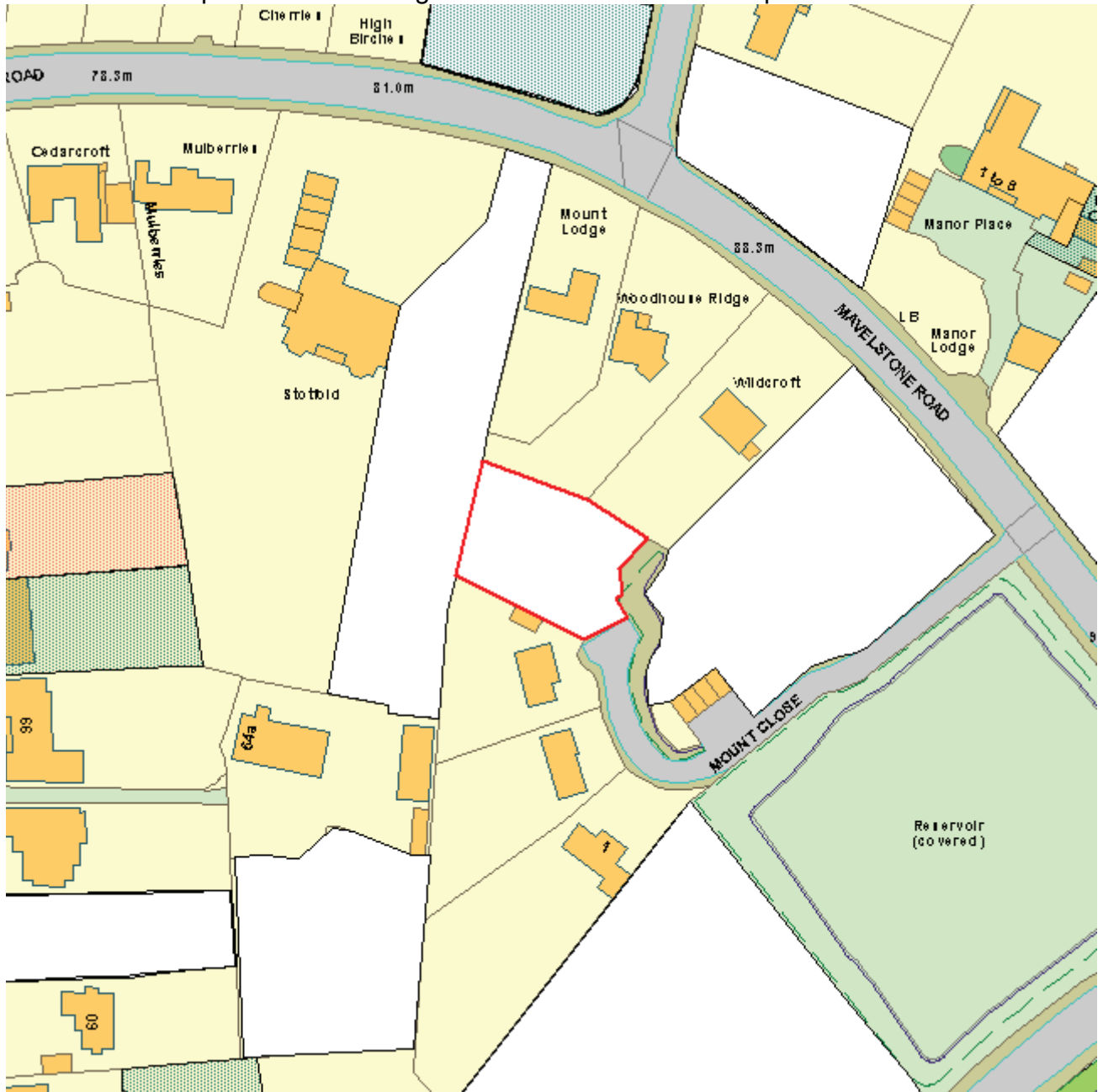
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area and its impact to the adjacent Conservation Area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan
- (h) the amended plans received during the consideration of the application

and having regard to all other matters raised.

Reference: 11/00327/FULL1

Address: 4 Mount Close Bromley BR1 2PH

Proposal: Demolition of existing dwelling and erection of two storey five bedroom replacement dwelling with accomodation in roof space



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

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

**Ward:**  
Orpington

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

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

**Applicant :** Mrs Tracy Longley

**Objections :** YES

**Description of Development:**

Replacement windows and doors with elevational alterations and replacement fencing

Key designations:

London Distributor Roads

The application was deferred at Plans Sub-Committee on the 28th April 2011 in order to seek clarification of the purpose of the kitchen use and for clarification as to the proposed use of the premises. Environmental Health comments have been sought concerning the need for ventilation. These responses will be reported verbally at the meeting. No. 47 Tower Road has also been plotted on an updated O.S. map. Conditions and informatives have been added and the report is repeated below, updated where necessary.

**Proposal**

The proposal includes the following alterations:

- Replacement of all single glazed crittal windows with double glazed aluminium (crittal style) windows.
- Replacement of second floor gable end single glazed timber casement windows with double glazed uPVC windows.
- Replacement of timber front entrance door with composite front entrance door to front elevation.
- Formation of structural opening and installation of new aluminium entrance door to right hand elevation (north). Blocking off of flank door with matching masonry bond.

- Replacement of existing fencing to both sides of the building and formation of new fenced in area of hardstanding for refuse storage. The fencing shall incorporate access.

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

## **Location**

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

## **Comments from Local Residents**

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

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

## **Comments from Consultees**

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

Environmental Health comments concerning the kitchen use will be reported verbally at the meeting.

## **Planning Considerations**

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

## **Planning History**

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

A variation of condition application for variation to condition 98 of application ref. 90/03098 to vary the hours of operation to operate Monday-Friday, 8:00am to 7:30pm (excluding bank holidays, Christmas Day and Good Friday) was approved under ref. 05/02847. This permission was temporary and expired in April 2008.

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

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

## **Conclusions**

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

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

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

The proposed side fencing will replace the existing fencing and will not be sited in advance of the existing fencing. It is considered that this fencing would not impact on the amenities of neighbours of the character of the area, as the fencing will be

only 1.9m in height (similar to the existing fencing) and will be set significantly back from the highway. The fencing incorporates a small enclosed bin store which would not impact on character or amenity. No car parking spaces will be lost and no highway safety concerns are considered to result from the proposal.

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

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

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04388 and 11/00691, excluding exempt information.

as amended by documents received on 25.03.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 3 | ACH02  | Satisfactory parking - no details submit |
|   | ACH02R | Reason H02                               |
| 4 | ACH18  | Refuse storage - no details submitted    |
|   | ACH18R | Reason H18                               |

### **Reason for granting permission:**

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other means of enclosure
- T18 Road Safety

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

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

and having regard to all other matters raised.

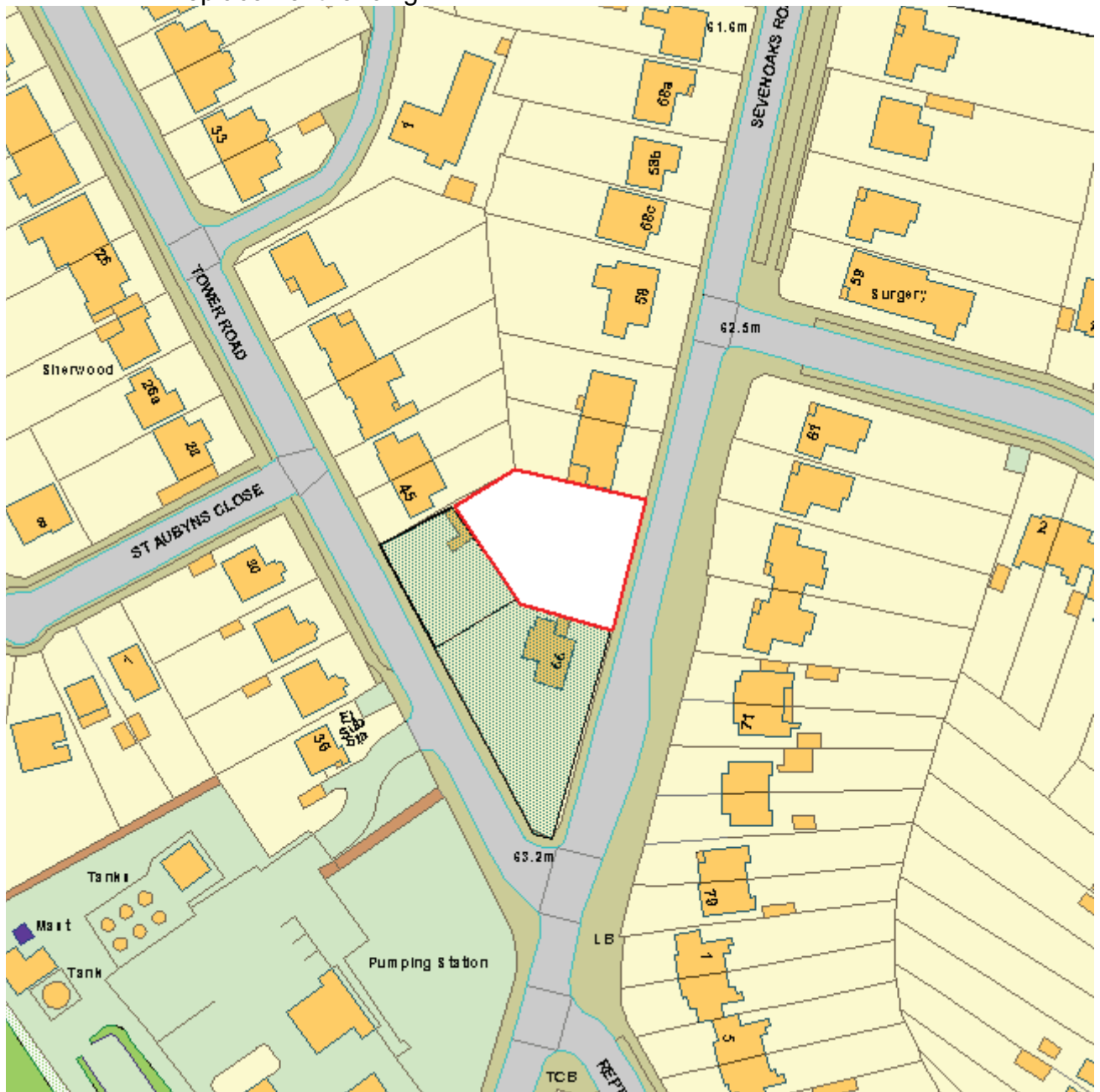
INFORMATIVE(S)

- 1 The applicant is reminded that the operating hours of the use at the premises are as permitted under ref. 90/03098. In addition, the fencing around the site at the sides and rear should be retained.

Reference: 11/00411/FULL1

Address: Rowan House 64 Sevenoaks Road Orpington BR6 9JL

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



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

**Application No :** 11/00441/FULL1

**Ward:**  
**West Wickham**

**Address :** 138 Hayes Chase West Wickham BR4  
0JE

**OS Grid Ref:** E: 538935 N: 167107

**Applicant :** P.J. Supplies Construction

**Objections :** YES

**Description of Development:**

Erection of a 6 bedroom two storey detached house including accommodation within the roof space and integral garage

Key designations:

Flood Zone 2

**Proposal**

Planning permission is sought for the erection of a detached house. The proposed property would have six bedrooms (including two bedrooms in the roofspace) and have an integral garage. A side space of 1m would be retained to the boundary with No.138 and 1.4m to the boundary with No.136. There is one window on the first floor facing No.136 which would serve the proposed bathroom. There are two solar panels proposed to the southern roof slope,

**Location**

The application site currently forms part of the garden of No.138 and at present there is a single storey double garage site. The site is located at the junction of West Way. The surrounding area is characterised by two storey semi-detached and detached properties. The lower part of this site falls within Flood Zone 2. To the rear of the site is Langley Park Golf Course.

**Comments from Local Residents**

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

- culvert underneath No.138 takes away large amount of water that flows down Water Way in heavy rain
- until Thames Water unblocked culvert in 2009 garages on this side of the road flooded
- to develop land is likely to exacerbate flooding problems
- junction of West Way and Hayes Chase is bust with restricted visibility
- will lead to more on-street parking
- highway safety issues
- land designated Flood Zone 2
- disturbance of diversion works
- impact on light and privacy to No.136
- prefabricated building on site is used for business purposes
- covenant attached restricting use of land as garden and garage
- building is too large
- impact on outlook
- concerns over when surface water drain will be diverted to
- potential of localised flooding
- no flood risk assessment has been submitted

### **Comments from Consultees**

Thames Water do not raise objections to the proposed house and an informative has been suggested.

The Council's Drainage advisor does not raise objections to the scheme.

The Council's Highways engineer no objections are raised in principle (subject to relevant conditions).

The Council's Waste advisor has stated that the refuse and recycling should be left at the edge of the cartilage.

The Environment Agency advises to look at the standing advice.

### **Planning Considerations**

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

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



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

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

Government guidance in the form of PPS3 “Housing”, while emphasises the role of good design and layout to achieve the objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas, but without compromising the quality of the environment.

## **Planning History**

Planning permission was granted under ref. 98/00551 for a double garage and for a two storey side extension under ref. 91/01597.

## **Conclusions**

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

It is not considered that the redevelopment of the site would be unacceptable in principle as planning permission has the size of the resultant plot would comparable to the surrounding sites an the local area is characterised by residential developments.

In terms of form and scale, the proposed height of the proposed house would be comparable with the properties along Hayes Chase. The proposed building would be set back from the front boundary and would be in-line with the front building lines of No.136 and No.138. Some soft landscaping could be provided to the front of the site and adequate amenity spaces are proposed at the rear. Members may consider that the site will be redeveloped in an adequate manner.

With regard to the proposed design of the building, the house would be of traditional design with a pitched roof. The building would have a slightly staggered frontage which adds visual interest to the design and breaks up the massing of the building.

The proposed dwelling does maintain a minimum separation of 1m to the southern boundary (adj. No.138), a minimum separation of 1.4m to the northern boundary (adjacent to No.136) when scaled from the submitted drawings. The application in this respect would accord with Policy H9 in that a minimum 1m separation is retained to the adjoining boundaries.

With regard to the impact of the proposed building on the residential amenity of the neighbouring properties, the proposed dwelling is set at reasonable distances

away from the adjoining properties. The window proposed on the upper northern flank is indicated to serve a bathroom and a condition may be added to ensure these windows are obscure glazed.

A number of objections have been received from local residents regarding local flooding issues and have noted that there is a Thames Water surface water drain running under the site. The applicant is aware of this and has been in consultation with Thames Water to agree the diversion of this drain. The Applicant also proposes to use soakaways at the site which is considered acceptable in this case subject to relevant testing being carried out. Part of the lower rear garden of the site is sited within an area designated as Flood Zone 2, however the proposed dwelling would not be sited within this area.

In terms of proposed parking, there are no technical highways objections regarding to the number of spaces proposed and the layout should be agreed as condition.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00441, excluding exempt information.

as amended by documents received on 07.03.2011

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |  |
|----|--------|--|
| 1  | ACA01  | Commencement of development within 3 yrs |
|    | ACA01R | A01 Reason 3 years                       |
| 2  | ACA04  | Landscaping Scheme - full app no details |
|    | ACA04R | Reason A04                               |
| 3  | ACA07  | Boundary enclosure - no detail submitted |
|    | ACA07R | Reason A07                               |
| 4  | ACC01  | Satisfactory materials (ext'nl surfaces) |
|    | ACC01R | Reason C01                               |
| 5  | ACD02  | Surface water drainage - no det. submitt |
|    | ADD02R | Reason D02                               |
| 6  | ACH01  | Details of access layout (2 insert)      |
|    | ACH01R | Reason H01                               |
| 7  | ACH02  | Satisfactory parking - no details submit |
|    | ACH02R | Reason H02                               |
| 8  | ACH05  | Size of garage                           |
|    | ACH05R | Reason H05                               |
| 9  | ACH22  | Bicycle Parking                          |
|    | ACH22R | Reason H22                               |
| 10 | ACH27  | Arrangements for construction period     |
|    | ACH27R | Reason H27                               |
| 11 | ACH32  | Highway Drainage                         |
|    | ADH32R | Reason H32                               |
| 12 | ACK05  | Slab levels - no details submitted       |
|    | ACK05R | K05 reason                               |
| 13 | ACI02  | Rest of "pd" Rights - Class A, B,C and E |

- |    |  |                                   |   |
|----|--|-----------------------------------|---|
|    | ACI03R   | Reason I03                        |   |
| 14 | ACI12  | Obscure glazing (1 insert)        | in the first floor northern flank elevation |
|    | ACI12R   | I12 reason (1 insert)             | BE1   |
| 15 | ACI17  | No additional windows (2 inserts) | first floor flank dwelling                  |
|    | ACI17R   | I17 reason (1 insert)             | BE1   |
| 16 | No loose materials shall be used for the surfacing of the parking and turning area hereby permitted. |                                   |   |

**Reason:** In the interest of highway safety.

**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
- H9 Side Space
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

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

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

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 11/00441/FULL1

Address: 138 Hayes Chase West Wickham BR4 0JE

Proposal: Erection of a 6 bedroom two storey detached house including accommodation within the roof space and integral garage



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

**Application No :** 11/00517/FULL1

**Ward:**  
Cray Valley East

**Address :** Land Adjacent To Kevington County  
Primary School Sweeps Lane Orpington

**OS Grid Ref:** E: 548104 N: 167843

**Applicant :** Mr J. Jackson

**Objections :** YES

**Description of Development:**

2 agricultural buildings, excavation and import/ deposit of material to level land and provide access track

**Proposal**

- 2 buildings for the storage of crops and associated agricultural machinery
- the main agricultural building will measure 91.44m long x 30.48m wide with a ridge height of 10.085m and eaves of 6.7m and will provide hay and straw storage
- the lean-to building will measure 67.056m x 8.84m with a sloped roof with 6.94 to the eaves on its high side and 4.877m on its low side and will provide storage for machinery, fertiliser and grain
- import of material from eastern side of the site to build up land on the western side up to 1.8m to match the existing bank
- access track
- hardstanding measuring 167.64m x 79.25m constructed from hardcore base and finished with Road planings
- 5 car parking spaces

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

- buildings will not be erected on the sewer line
- CCTV inspections of the sewer line will be carried out before and after the works take place

**Location**

- The application site has an area of 1.328 hectares
- farming activities undertaken on the site are mainly the production of forage and arable crops

- there is an existing building situated adjacent to the southern boundary of the site
- the proposed lean-to building would be sited directly east of the existing building along the southern boundary
- the main agricultural building would be sited to the north west of this approximately 38m away from the southern boundary
- it is noted that the layout is as shown by the site plan submitted with the application and not as in drawing No.AW10-06-01Rev2/GP-01 which is an illustrative dimension plan only
- the hardstanding would be sited adjacent to the eastern and southern boundaries of the site with the proposed buildings on top
- 5 car parking spaces are proposed adjacent to the lean-to building.

### **Comments from Local Residents**

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

- will see buildings from garden
- building should be erected away from boundary line
- buildings will be directly over main drain and weight will impact it.

Following a site visit and meeting of the local residents with the applicant, the following comments were submitted:

- the sewer from Kevington will run between the lean-to and the main new building
- applicant has agreed to arrange a CCTV inspection to check the route and position of the man holes
- with these assurances the residents raise no objections.

### **Comments from Consultees**

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

The Council's Drainage Planner has advised that there are no public sewers in close proximity to the site. Surface water should therefore discharge to soakaways. There is record of a 150mm diameter private foul sewer crossing the site.

### **Planning Considerations**

The site lies within the Green Belt where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

The construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless it is for agriculture and forestry (unless



permitted development rights have been withdrawn) and other “appropriate development” as set out in UDP Policy G1.

Furthermore, the openness and visual amenity of the Green Belt shall not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

Kevington County Primary School is a Locally Listed Building. Kevington Hall is a Statutory Listed Building.

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

BE1 Design of New Development  
BE3 Buildings in Rural Areas  
G1 The Green Belt  
NE7 Development and Trees  
T18 Road Safety

In strategic terms the most relevant London Plan policies are:

3D.8 Realising the value of open space and green infrastructure  
3D.9 Green Belt  
3D.18 Agriculture in London  
4A.14 Sustainable Drainage

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

PPS1: Delivering Sustainable Development  
PPG2: Green Belts  
PPS7: Sustainable Development in Rural Areas

The Council was required to make a Screening Opinion as to whether an Environmental Impact Assessment was required. Taking into account the definition and selection criteria in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and the terms of the European Directive, it is the opinion of the Local Planning Authority that the proposed development would not fall within the scope of the Regulations. The applicants were advised accordingly.

### **Planning History**

An application was approved under ref. 05/04457/AGRIC for a detached agricultural storage building (DETERMINATION IN RESPECT OF AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS).

An application was submitted under ref. 07/00715/FULL1 for an agricultural building at land next to Kevington Hall but was subsequently withdrawn.

## Conclusions

The main issues relating to the application are the impact of the proposal on the Green Belt, including whether or not the development is appropriate, and the effect that it would have on the openness and visual amenity of the Green Belt. The impact on the character, appearance and special interest of the 2 nearby Listed Buildings are also a consideration.

The proposed buildings would have a combined area of over 3,350m<sup>2</sup> which exceeds the 465m<sup>2</sup> allowed under agricultural permitted development rights (Class A of Part 6 of Schedule 2 of the General Permitted Development Order (GPDO)). The main building is required for the storage of hay and straw to enable the applicants hay and straw bailing business to continue to expand. The lean-to building would be used to store grain, large machinery and chemicals associated with the business. Currently, machinery has to be stored in the open and on other land rented by the applicant. The proposed building would allow for machinery to be stored under cover at the site, thereby minimising vandalism and prolonging its lifespan. It is considered that both buildings, at the scale proposed, are reasonably necessary for the storage needs of the agricultural enterprise to function and develop.

With regard to the impact on the openness and visual amenity of the Green Belt, the buildings will be located close the boundary with Kevington School and will be screened from views by established tree planting on the southern, western and eastern aspects. A line of cherry laurels is also proposed to screen the buildings from the northern side. The buildings will be fully clad and enclosed with green coloured sides and a grey coloured roof so as to help prevent arson attacks and vandalism. The materials to be used are considered to blend in with the surroundings.

Given the separation of the proposal from the nearby Listed Buildings, and there being other modern agricultural development in the vicinity, it is not considered that there would be any significant harm to the settings of the Listed Buildings.

The nearest residential dwellings to the proposed buildings are Kevington Cottages, Crockenhill Road. The main agricultural building will be approximately 43m from the boundary with Kevington Cottages. Whilst there inevitably will be some visual impact from the main agricultural building, in particular, given the considerable distance from the dwellings, it is not considered that any significant loss of amenity would occur.

With regard to the concerns raised by local residents over damage to the private drain running across the site, this is a private matter, however, an informative is suggested which will remind the applicant about this issue.

The proposed hardstanding would cover an area of approximately 13,285m<sup>2</sup>. Being adjacent to other built development it is not considered that the impact on the opens or visual amenity of the Green Belt would be significant. The use of sustainable urban drainage systems should be promoted for development unless there are practical reasons for not doing so. A condition is therefore recommended

that details of a surface water drainage system to manage as much run-off from the hardstanding as possible, is submitted to the Council should permission be granted.

The proposed level changes would have minimal visual impact and would not lead to any serious loss of amenity at neighbouring dwellings. However, a condition is recommended that a method statement be submitted detailing the quantity and type of materials and the existing and proposed levels be submitted should permission be given. Similarly, details of the materials for the access track should also be submitted before work commences.

The application indicates that there are 10 existing car parking spaces; however, the applicant has confirmed verbally that these are outside the scope of the current application site, and 5 new car parking spaces on site are proposed. There is an existing access to the site from the existing farmyard at Kevington Hall and it is unlikely that the proposal would lead to a significant increase in traffic movements or adversely impact on road safety.

In conclusion, the proposal is considered reasonably necessary for the storage needs of the agricultural enterprise to function and develop and would be appropriate development within the Green Belt. Furthermore, the siting of the structures and planting of trees as a means of screening the development has been carefully considered to preserve the character of the open countryside. Members may therefore consider that the proposal is acceptable in that it would not be harmful to the character and visual amenities of the Green Belt, would not lead to any significant harm to the settings of the Listed Buildings and would not have any significant adverse impact on the amenities of local residents or on road safety.

Background papers referred to during production of this report comprise all correspondence on file ref.11/00517, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACA05      Landscaping scheme - implementation  
ACA05R      Reason A05
- A      CC07R      Reason C07  
3ACC07      Materials as set out in application
- 4      ACD02      Surface water drainage - no det. submitt  
ADD02R      Reason D02
- 5      The layout of the development hereby permitted shall be carried out in accordance with the site plan approved under this planning permission and not as shown on drawing No. AW10-06-01Rev2/GP-01 unless previously agreed in writing by the Local Planning Authority.

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

6 A method statement shall be submitted detailing the quantity and type of materials and existing and proposed levels of the land on and around the buildings hereby permitted and for the access track hereby permitted, including details of the excavation, deposit and import of material.

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

**Reasons for granting permission:**

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

The relevant policies of the Unitary Development Plan are:

- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- G1 The Green Belt
- NE7 Development and Trees
- T18 Road Safety

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

- (a) the relationship of the development to adjacent 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
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the recreational open space policies of the development plan
- (f) sustainability issues
- (g) the setting of the nearby listed buildings
- (h) the adjoining owners concerns raised during the consultation process

and having regard to all other matters raised.

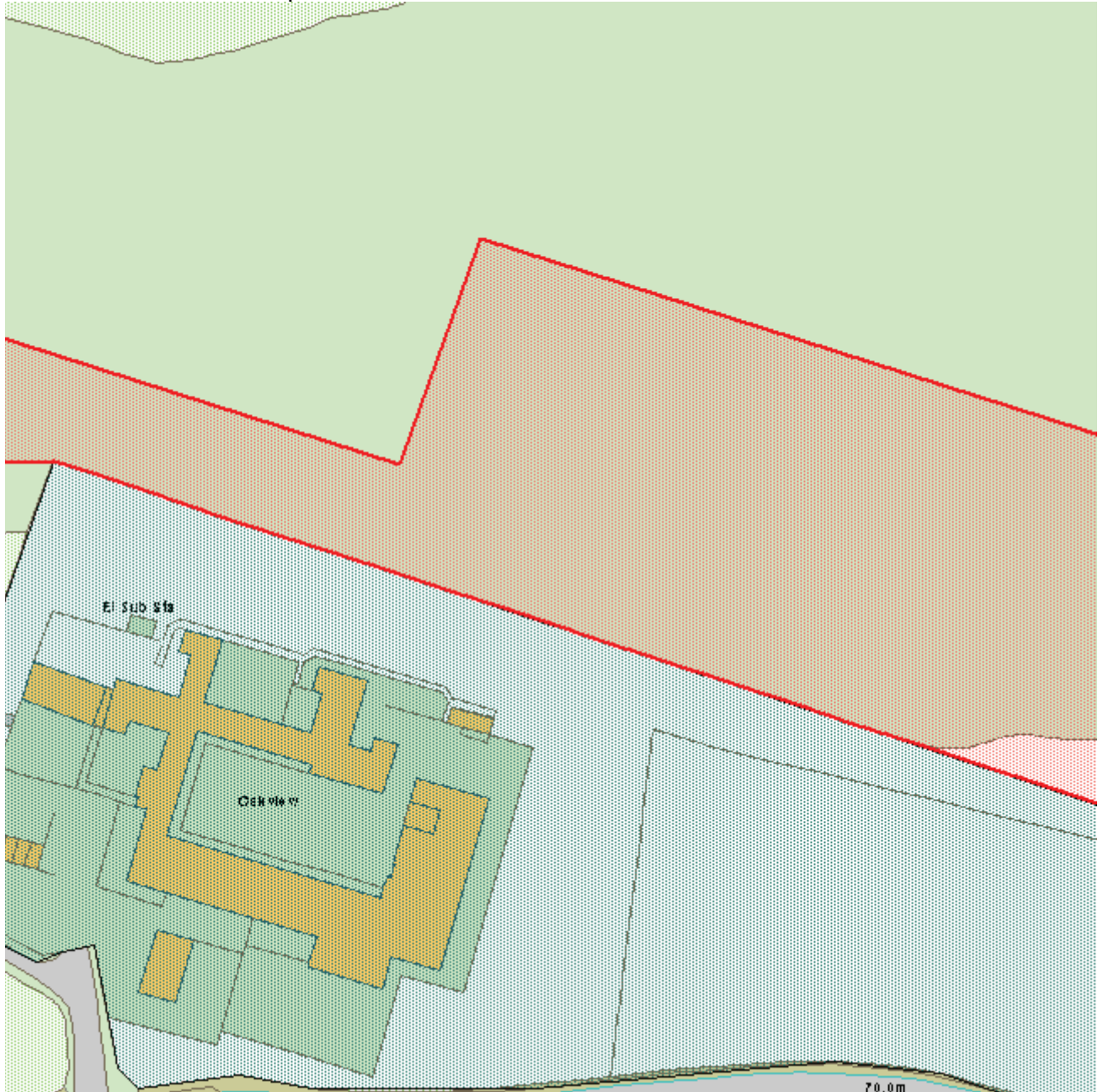
**INFORMATIVE(S)**

- 1 You should be aware of the need to contact the Environment Agency regarding its controls over deposit of material on land.
- 2 You are advised that there is record of a 150mm diameter private foul sewer crossing the site.

Reference: 11/00517/FULL1

Address: Land Adjacent To Kevington County Primary School Sweeps Lane Orpington

Proposal: 2 agricultural buildings, excavation and import/ deposit of material to level land and provide access track



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

**Application No :** 11/00532/FULL3

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

**Address :** Bank Chambers 143 High Street  
Bromley BR1 1EZ

**OS Grid Ref:** E: 540285 N: 169207

**Applicant :** Mr Matthew Samuel-Camps

**Objections :** NO

**Description of Development:**

Second floor extension, elevational alterations, balconies and roof terrace to side and rear elevations and conversion of first floor second floors into five 1 bedroom flats and one 2 bedroom flat

Key designations:

Conservation Area: Bromley Town Centre

Areas of Archeological Significance

Primary Shopping Frontage

**Proposal**

The application proposes the construction of a second floor rear extension and elevational alterations to include new windows, doors and balconies and roof terraces to the side and rear elevations.

The proposed alterations are to accommodate the conversion of the existing first and second floors from redundant office space into five 1 bedroom flats and one 2 bedroom flat.

**Location**

The application site is a three storey building located within a predominantly commercial area within the pedestrian area of Bromley High Street. Access to the flats is through a ground floor door within the pedestrian area.

The premises are located above a bank and travel agents and may originally have been used as flats when the town centre was originally being developed. The area is predominantly commercial in character and to the rear is existing fire escape accesses and rear yards for the ground floor commercial premises.

## **Comments from Local Residents**

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

## **Comments from Consultees**

With regards to highway planning considerations the site is located within the town centre which is well served by public transport and within the controlled parking zone. As such residents of the development should not be allowed to apply for a parking permit to ensure there is not increase pressure on parking demand as this is a car free development.

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

In terms of environmental health housing issues, the proposal appears to lack any provision for recreational space. The proposed first floor flats two and three look towards a wall and lack a reasonable view.

From a conservation point of view, no objections are raised.

## **Planning Considerations**

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The proposal therefore falls to be considered primarily with regard to the following policies:

- BE1 Design of New Development
- BE11 Conservation Areas
- H1 Housing Supply
- H12 Conversion of non residential buildings to residential use
- T1 Transport Demand
- T3 Parking
- EMP3 Conversion or redevelopment of offices

## **Planning History**

A number of planning applications have been submitted at this address for various alterations particularly to the ground floor commercial premises. Of particular relevance to this application is the following:

Under planning application ref. 09/0218,8 planning permission was granted for the conversion of first and second floors into one 1 bedroom flat, two 2 bedroom flats and one 3 bedroom flat. This permission was subject to the satisfactory completion of a legal agreement restricting occupiers of the flat from obtaining residents parking permits. The application was subsequently withdrawn by the applicants in March 2010 before the legal agreement was completed.



## Conclusions

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

The proposal is considered compliant to Policy BE1 and BE11 as the scale and form of the proposed extensions and alterations to the building is considered to be in keeping with the character and appearance of the area and existing building.

In terms of car parking, the development is within an area of high public transport accessibility in a town centre location. However to ensure that the development does not result in an increase in on street parking demand no resident of the development should be able to obtain a residents parking permit. This matter can be dealt with through an appropriately worded planning condition.

PPS3 and London Planning Advisory Committee (LPAC) advice suggest that buildings formerly in non residential uses, including accommodation over shops and vacant offices can be a potential important source of extra housing. Policy H12 of the Unitary Development Plan states that the Council will normally permit the conversion of genuinely redundant office buildings to other uses (particularly above shops) subject to achieving a satisfactory quality of accommodation and amenity for future occupiers.

With regards to the vacancy of the existing office space, the proposal does not result in a loss of employment as the offices appear to have been empty for some time. Policy EMP3 states that the conversion of offices for other uses will be permitted only where it can be demonstrated that there is no local shortage of office floor space and there is long term vacancy despite marketing the premises and there is no likely loss of employment resulting from the proposal. Whilst the previous application was formally withdrawn by the agent in March 2010 following a change in circumstances of the applicant, it was resolved to grant planning permission subject to the completion of a legal agreement. This previous application included details of the period of vacancy and the marketing information. The circumstances have not changed since the previous application which was considered acceptable subject to a legal agreement. It is therefore considered that the principle of the loss of this office space to some form of residential accommodation has already been established.

In terms of the standard of the proposed accommodation Members will note that the Council's Environmental Health Team raises concerns about the proposals regarding the lack of a reasonable view from two of the first floor flats and the lack of amenity space. The applicants have provided a detailed response to these concerns through amended floor plans, elevations and a statement. The revised plans provide a larger bedroom window to flat 3 and the statement with annotated plans provides further information on window sizes in relation to the levels of daylight within each room. The flats are of a substantial size and with regards to concerns raised over room layouts and natural light and amenity space, the flats are in a town centre location and it is not possible to provide any significant amenity space. The room layouts have been arranged to attempt to address

concerns over light and the flats are of a larger size than would normally be expected in a town centre location. Within town centre locations there is no requirement contained within the UDP that requires external amenity space for flats.

Members will therefore need to consider in light of the further information provided by the applicants and the technical comments of Environmental Health whether the provision of much needed residential accommodation within a town centre location is acceptable in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02188, and 11/00532, excluding exempt information.

as amended by documents received on 25.03.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACH18  | Refuse storage - no details submitted    |
|   | ACH18R | Reason H18                               |
| 3 | ACH22  | Bicycle Parking                          |
|   | ACH22R | Reason H22                               |
| 4 | ACH33  | Car Free Housing                         |
|   | ACH33R | Reason H33                               |

### **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
- H1 Housing Supply
- H12 Conversion of non residential buildings to residential use
- T1 Transport Demand
- T3 Parking
- EMP3 Conversion or redevelopment of offices

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
- (d) the privacy of occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway

- (f) accessibility to buildings
- (g) the retail vitality and viability of the shopping area

and having regard to all other matters raised.

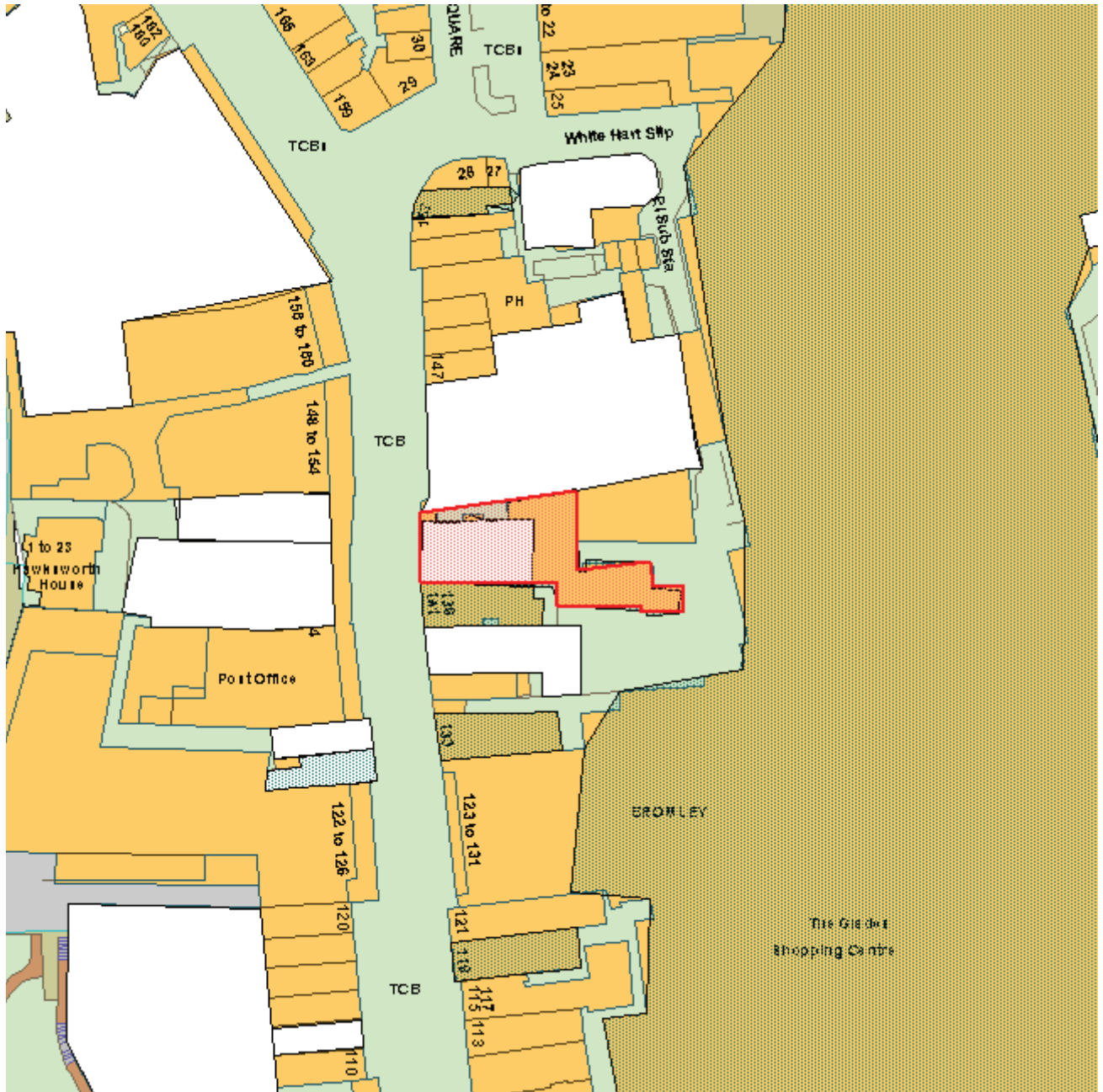
INFORMATIVE(S)

1 RDI10 Consult Land Charges/Street Numbering

Reference: 11/00532/FULL3

Address: First Second and Third Floors Bank Chambers 143 High Street Bromley  
BR1 1EZ

Proposal: Second floor extension, elevational alterations, balconies and roof terrace  
to side and rear elevations and conversion of first floor second floors into  
five 1 bedroom flats and one 2 bedroom flat



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

**Application No :** 11/00661/FULL1

**Ward:**  
Darwin

**Address :** 9 Moselle Road Biggin Hill TN16 3HS

**OS Grid Ref:** E: 542550 N: 158334

**Applicant :** Mr & Mrs D Harriott-Gayle

**Objections :** YES

### **Description of Development:**

Revision to application ref: 08/03708 allowed at appeal to incorporate two 2 storey rear extensions to both semi-detached houses

Key designations:

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

### **Proposal**

Permission is sought to add a two storey rear extension to the pair of (unimplemented) semis which were originally permitted in 2009. The extensions will be located centrally, projecting 3.0m beyond the rear elevation of the semis and projecting 2.0m either side of the central boundary (a total of 4.0m wide). The extension will rise to a height of approximately 5.7m.

### **Location**

The application site is located along the northern side of Moselle Road and is occupied by a detached bungalow. The houses along the road vary in appearance, although those either side of the application site comprises detached bungalows.

### **Comments from Local Residents**

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

- properties are too large for the plots
- development will be visually dominant
- loss of light to neighbouring houses

- extended houses will significantly exceed the size of the houses dismissed at appeal in 2008
- development will harm the character of the area
- dwellings will be extended further if this extension is approved
- development could constitute 'garden grabbing'
- attempt to by-pass earlier appeal refusal
- the Council should remove any permitted development rights concerning this property
- application adds no material benefit to the existing scheme as already approved

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

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

### **Planning History**

Planning permission was originally refused for two detached houses on this site under refs. 07/02820 and 07/04315, the latter being dismissed at appeal in 2008.

Permission was granted for a pair of two storey 3 bedroom semi detached houses with attached garages at appeal under ref. 08/03708.

More recently, under ref. 10/03385 a Certificate of Lawfulness for a Proposed Development was sought for a one/two storey rear extension to either side of the approved dwelling. However, that application remains undetermined since permitted development rights do not exist where new dwellings remain substantially incomplete (in this case no building work has commenced).

### **Conclusions**

Since the bulk and principle of the dwellings which are the subject of this application have been allowed at appeal, the key consideration relates to the two storey extensions which are sought for both the approved houses.

Taking into account its siting and overall size it is not considered that the proposed extension will adversely affect neighbouring amenity; the proposed extension will maintain a minimum 9.0m separation to the flank boundaries either side, and this will largely be obscured by the (already approved) host building.

Whilst objections have been raised by local residents at the resultant scale of the proposed development and, in particular, on the basis will be likely to be a size similar to the development which was dismissed at appeal in 2008, Member should

appreciate that each proposal should be considered on its individual merits (in this case this development relating solely to the central two storey addition) and not take into account any subsequent additions which may be constructed under permitted development rights. Member should note that whilst some permitted development rights were restricted by the Planning Inspector in the 2009 appeal, these were not withdrawn in respect of rear extensions and, as such, there will be scope for the houses to be extended under the General Permitted Development Order once completed which the Council would be unable to resist.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02820, 07/04315, 10/03385 and 11/00854, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACC01        Satisfactory materials (ext'n'l surfaces)  
      ACC01R      Reason C01
- 3     ACA04        Landscaping Scheme - full app no details  
      ACA04R      Reason A04
- 4     No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.  
      ACA07R      Reason A07
- 5     Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission (except windows which are both obscure glazed and have no openings below 1.7m above floor level) shall be constructed on the flank elevations of the dwellings hereby approved without obtaining planning permission from the local planning authority.  
      ACI14R      I14 reason (1 insert)   BE1
- 6     Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration shall be made or constructed on the flank elevations of the dwellings hereby approved without obtaining planning permission from the local planning authority.  
      ACI14R      I14 reason (1 insert)   BE1
- 7     Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargement of or alteration to the roof of the dwellings permitted by Class B or C of Part 1 of Schedule 2 to

the Order shall be carried out without obtaining planning permission from the local planning authority.

- |   |        |   |     |
|---|--------|---|-----|
|   | ACI14R | I14 reason (1 insert)                   | BE1 |
| 8 | ACH03  | Satisfactory parking - full application |     |
|   | ACH03R | Reason H03                              |     |

**Reasons for permission:**

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

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

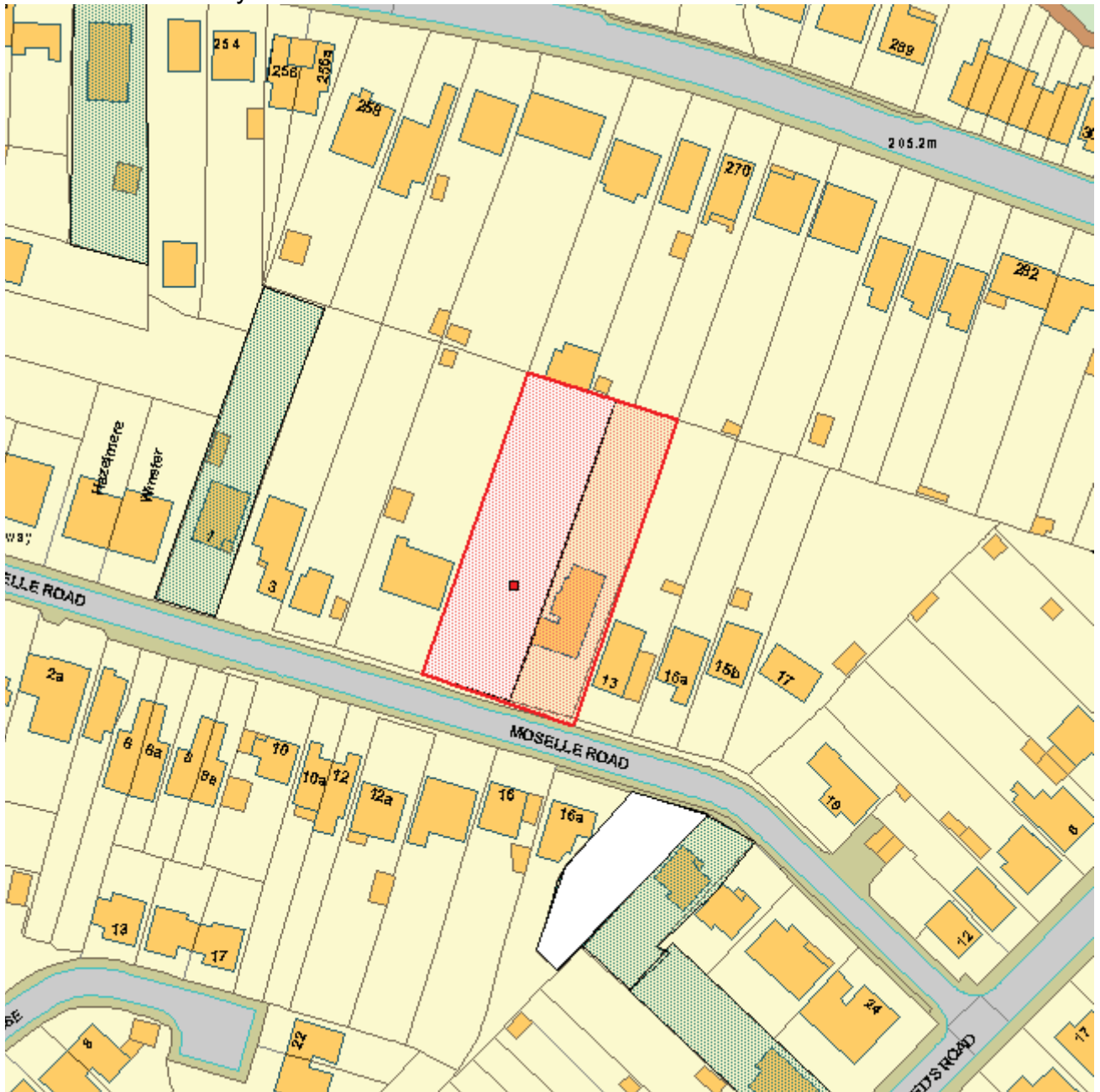
The development is considered satisfactory in relation to the following:

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

and having regard to all other matters raised.



Reference: 11/00661/FULL1  
Address: 9 Moselle Road Biggin Hill TN16 3HS  
Proposal: Revision to application ref: 08/03708 allowed at appeal to incorporate two 2 storey rear extensions to both semi-detached houses



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

**Application No :** 11/00802/FULL1

**Ward:**  
**West Wickham**

**Address :** 65 Grosvenor Road West Wickham BR4  
9PY

**OS Grid Ref:** E: 537762 N: 166026

**Applicant :** AvAkAs Holdings Ltd

**Objections :** YES

### **Description of Development:**

Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store to rear

Key designations:

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

### **Proposal**

The development proposes the demolition of the existing detached two storey residential dwelling house and the construction of a detached two storey block of flats with accommodation in the roof space.

The block comprises of 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store located off Grosvenor Road towards the rear of the block. The rear ground floor flat will have access to a private garden area to the rear of the site. The front ground floor flat will also have access to a private garden area located towards the front of the new block. All other flats will have access to a communal garden towards the rear of the site. The development is contained within a two storey building and with accommodation in the roof space.

The application site extends to an area of 0.048 hectares and the proposed density is around 104 dwellings per hectare.

### **Location**

The application site is located on a corner plot on the south western side of Grosvenor Road. The highway wraps around the sites eastern and northern boundaries and is located around 35 metres from the junction with Manor Road.

The site is located towards the south west of West Wickham town centre and currently contains an existing detached two storey dwelling which is of no specific architectural merit with two detached garage buildings to the rear adjacent to the western boundary.

The areas to the east, south and west are principally residential in character with a mixture of two storey dwellings, flats and maisonettes. Located towards the north of the site are the vehicular access for the multi storey car park and the service access to the rear of the supermarket which fronts the High Street.

### **Comments from Local Residents**

- the development results in overlooking and loss of privacy and is likely to cause more parking problems within the area.

### **Comments from Consultees**

Thames Water raises no objections in terms of drainage and sewerage infrastructure.

From a planning highways perspective, no technical objections are raised subject to conditions concerning adequate visibility splays and parking layout details.

### **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
- 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 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.

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

Regarding the proposed density and amount of development proposed (Policy H7- Housing Density and Design); the site extends to an area of around 480sq.m (0.048ha). The proposal appears to be located within a suburban area (Table 4.2 of the UDP- density/location matrix) and as such the density of the proposed development which equates to around 104 dwellings per hectare is considered appropriate for this location.

A decision on an application for this number of units cannot be made under delegated powers.

### **Planning History**

Under planning application ref. 06/03762, permission was refused and dismissed at appeal for a detached one bedroom single storey house on land to the rear of 65 Grosvenor Road.

Under planning application ref. 08/00206, permission was granted for the change of use of the existing footpath towards the northern boundary of the site at the side of the dwelling from a footway to a garden and the erection of a 1.8m high fence and vehicular gates.

Under planning application ref. 09/02476, permission was granted for the demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 3 one bedroom flats and one studio flat with new vehicular access and 3 car parking spaces to rear and one car parking space with associated bin store to front.

Under planning application ref. 10/00027, permission was granted for demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 2 studio flats and 3 one bedroom flats with new vehicular access and 4 car parking spaces to rear and one car parking space with associated bin store to front.

### **Conclusions**

The main issues in this case are whether the current amendments to the approved development 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, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of

the area and street scene in general and whether the development would result in increased on street parking detrimental to highway safety.

The proposed appearance and scale of the building is that of a two storey dwelling with a front gable feature similar to the adjacent properties located towards the south. 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 as that previously permitted with this revised scheme including a different internal layout to accommodate larger flats and an amended roof design. The recently approved scheme provided habitable accommodation across three levels and the same arrangement is again proposed.

The existing dwelling located on site is set back from the road and the proposed building is to be located in a similar position away from the existing bend in the road. The proposed building is to be sited some 1.2 metres away from the boundary with No. 63 Grosvenor Road and as such provides a greater separation than currently exists between the two properties.

The proposed development would appear to reflect more accordingly the character of the road as a whole than the existing building of a smaller domestic scale which is of no specific architectural merit. The design of the scheme provides an appropriate solution which would not overwhelm the remaining dwellings close by.

Policies H7 and BE1 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area, the area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale. The submitted plans indicate that the ridge height of the proposed building will match that of the neighbouring properties at No. 61 and 63 with certain design features such as the front gable incorporated into the development to respect the existing character and appearance of the street scene.

In terms of the amenity of the local residents, the proposal maintains adequate distances between the surrounding properties and appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

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.

Members will therefore need to consider whether the layout of the site leaves adequate separation between buildings and whether considering the changes proposed, the development is still in keeping with the character and appearance of the area or significantly harms residential amenity.

It is considered that there may be some impact on nearby properties and existing spatial standards as a result of this proposal; however, a judgement needs to be made about whether the impact is unduly harmful. Accordingly Members will need to consider, taking into account the approved development, whether this proposal is satisfactory.

On balance, Members may consider that these specific proposals in this location are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/03762, 08/00206, 09/02476, 10/00027 and 11/00802, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |  |             |                        |
|----|--------|--|-------------|------------------------|
| 1  | ACA01  | Commencement of development within 3 yrs |             |                        |
|    | ACA01R | A01 Reason 3 years                       |             |                        |
| 2  | ACA04  | Landscaping Scheme - full app no details |             |                        |
|    | ACA04R | Reason A04                               |             |                        |
| 3  | ACA07  | Boundary enclosure - no detail submitted |             |                        |
|    | ACA07R | Reason A07                               |             |                        |
| 4  | ACC01  | Satisfactory materials (ext'nl surfaces) |             |                        |
|    | ACC01R | Reason C01                               |             |                        |
| 5  | ACD02  | Surface water drainage - no det. submitt |             |                        |
|    | ADD02R | Reason D02                               |             |                        |
| 6  | ACH12  | Vis. splays (vehicular access) (2 in)    | 2.0m x 2.0m | 1m                     |
|    | ACH12R | Reason H12                               |             |                        |
| 7  | ACH22  | Bicycle Parking                          |             |                        |
|    | ACH22R | Reason H22                               |             |                        |
| 8  | ACH32  | Highway Drainage                         |             |                        |
|    | ADH32R | Reason H32                               |             |                        |
| 9  | ACI11  | Obscure glaz'g/details of opening (1 in) | in          | the southern elevation |
|    | ACI11R | Reason I11 (1 insert)                    | BE1 and H7  |                        |
| 10 | ACI17  | No additional windows (2 inserts)        | southern    | building               |
|    | ACI17R | I17 reason (1 insert)                    | BE1 and H7  |                        |

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

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

- H1 Housing Supply
- H7 Housing density and Design
- 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) 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 | RDI06 | Notify Building Control re. Demolition |
| 2 | RDI10 | Consult Land Charges/Street Numbering  |
| 3 | RDI16 | Contact Highways re. crossover         |
| 4 | RDI23 | Notification re. sewer realignment     |



Reference: 11/00802/FULL1

Address: 65 Grosvenor Road West Wickham BR4 9PY

Proposal: Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store to rear



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

**Application No :** 11/00880/FULL1

**Ward:**  
**Bickley**

**Address :** The Birches Westbury Road Bromley  
BR1 2QB

**OS Grid Ref:** E: 541804 N: 169639

**Applicant :** Mrs C Frogbrook

**Objections :** YES

**Description of Development:**

Three bedroom detached dwelling (on land rear of The Birches fronting Park Farm Road)

Key designations:

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

**Proposal**

Planning permission is sought for the erection of a three bedroom detached two storey dwelling, on land at the rear of The Birches, fronting onto Park Farm Road. The proposed dwelling would have a maximum height of approx. 9.4m, a width of approx. 13.3m and a depth of approx. 9.8m, being set approx. 6m back from the front boundary.

The proposed dwelling would be of a traditional appearance, constructed from facing brickwork with plain tiles and timber framed windows.

**Location**

The application site is located on the northern side of Park Farm Road, and comprises a portion of the existing rear garden to The Birches, Westbury Road.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application. One letter of objection was received from the Sundridge Residents Association, which can be summarised as follows:

- projection ahead of building line is harmful to residential amenities
- restricted rear garden depth inadequate for property of this size
- similar development recently refused at The Priory

### **Comments from Consultees**

Highways raise no objections to the proposal.

Highways Drainage advise that the applicant is required to consult with Thames Water regarding the capacity of the sewers.

Thames Water raise no objection to the proposal.

### **Planning Considerations**

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

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

With regard to trees no objections are raised.

### **Planning History**

Under ref. 09/01371, planning permission was granted for a detached two storey dwelling on the site at appeal. The current application seeks permission for a dwelling in a similar location, although with a larger footprint and set within a wider plot (with a greater proportion of the rear garden to 'The Birches' being given over to the development).

### **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 principle of a detached two storey dwelling at the rear of 'The Birches' was established with the grant of outline planning permission at appeal under ref. 09/01371. The current proposal seeks full planning permission for a detached two storey dwelling, set within a slightly larger site and with a greater footprint and a single storey garage attached to the side. Although the proposal would result in a

slightly smaller garden being retained at 'The Birches' than the previous scheme, this property would continue to have adequate amenity space and it is not considered that the spatial standards of the area would be compromised.

Regarding the impact of the proposed dwelling to the character and appearance of the area, good separation would be retained to the flank boundaries while the height and scale of the building would be similar to its neighbours. Accordingly it is considered that the dwelling would sit comfortably within the street scene in this part of Park Farm Road.

Turning to the impact of the proposal to the amenities of neighbouring residents, the dwelling would be sited in a similar position in relation to No. 20 Park Farm Road (being sited further forward within its plot), although would have a slightly greater depth at ground and first floor levels. As with the previous scheme however, the dwelling would have good separation to its neighbour, and indeed it is not considered that the increase in depth would result in a significant detrimental impact to the amenities of this property over and above that of the appeal scheme.

Having had regard to the above, and bearing in mind the grant of outline planning permission for a dwelling at the site under ref. 09/01371/OUT (at appeal), Members may agree that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00880 and 09/01371, 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 | ACA04  | Landscaping Scheme - full app no details |
|   | ACA04R | Reason A04                               |
| 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 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 9 | ACK06  | Slab levels - compliance                 |
|   | ACK06R | K06 reason                               |

10 ACI02 Rest of "pd" Rights - Class A, B,C and E

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

11 ACH03 Satisfactory parking - full application

ACH03R Reason H03

12 ACH26 Repair to damaged roads

ACH26R Reason H26

13 ACD03 Restricted 100mm outlet (drainage)

**Reason:** To secure a satisfactory means of surface water drainage and to accord with PPS 25.

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

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

BE1 Design of New Development

H7 Housing Density and Design

H9 Side Space

T3 Parking

T18 Road Safety

NE7 Development and Trees

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

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

(e) the light and outlook of occupiers of adjacent and nearby properties

(f) the privacy of occupiers of adjacent and nearby properties

(g) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

### INFORMATIVE(S)

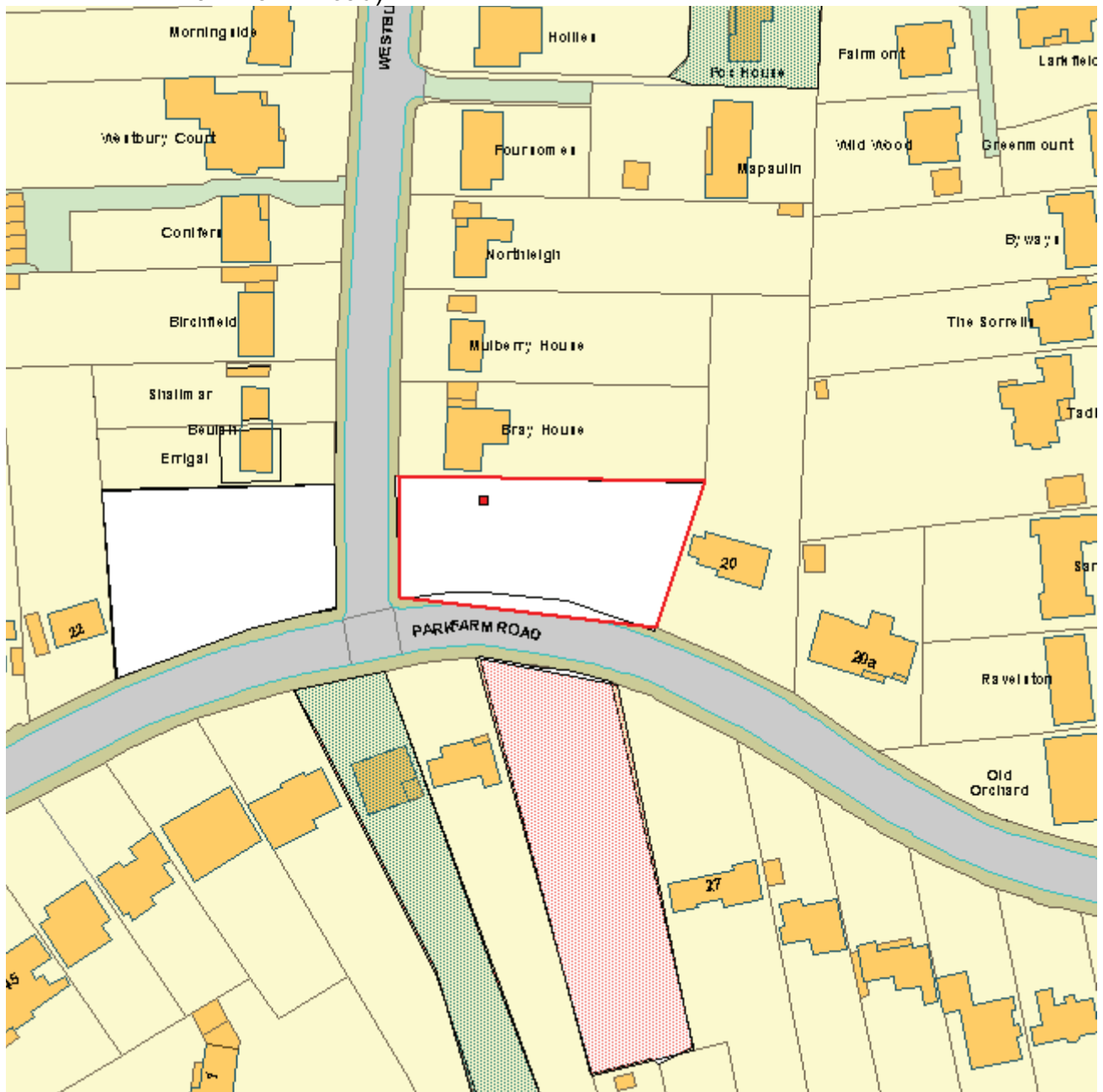
1 The applicant is advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of the development, be at least commensurate with that which existed prior to commencement of the development. The applicant should, therefore, also be advised, that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain agreement of the owner(s) of the sub-soil upon which Park Farm Road is laid out.

2 RD110 Consult Land Charges/Street Numbering

Reference: 11/00880/FULL1

Address: The Birches Westbury Road Bromley BR1 2QB

Proposal: Three bedroom detached dwelling (on land rear of The Birches fronting Park Farm Road)



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

**Application No :** 11/00918/FULL6

**Ward:**  
Chislehurst

**Address :** 75 Holmdale Road Chislehurst BR7 6BY

**OS Grid Ref:** E: 544169 N: 171323

**Applicant :** Mr And Mrs Miller

**Objections :** NO

**Description of Development:**

Single storey rear extension

Key designations:

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

**Proposal**

Permission is sought for a single storey rear extension with a rearward projection of 3.5 metres, a width of 5.25 metres and a maximum height of 3.9 metres to the ridge line of a pitched roof which features two rooflights.

Planning permission was previously granted for an extension of the same design under application ref. 10/02770. This application has been submitted due to a condition placed on the previous approval requiring that the development be undertaken within 3 months of a similar extension at 77 Holmdale Road which was granted permission at the same time; a condition that cannot now be complied with.

**Location**

The application site comprises a mid-terrace two storey dwelling located to the western edge of Holmdale Road, the surrounding properties are of a similar style and size.

**Comments from Local Residents**

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

### **Comments from Consultees**

No technical comments were sought with regard to the application.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions

### **Planning History**

Planning permission was granted for a single storey rear extension in 2010 under ref. 10/02770, this has not been implemented.

### **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.

Nos.75 and No.77 have previously been granted consent for single storey rear extensions of the same design as the current proposal, application refs. 10/02769 and 10/02770 respectively. Both decisions contained a condition requiring that works be undertaken within 3 months of each other in order to avoid the development at No.77 resulting in unacceptable tunnelling should the development at No.75 not be undertaken.

The neighbouring property at No.73 currently benefits from an existing single storey rear extension of approximately the same dimensions as the proposal and therefore it is not considered that any detrimental impact upon that properties residential amenity would result from the proposal.

No.77 is an end of terrace dwelling with an alleyway located to the flank elevation. The property has not been extended to the rear and due to the orientation of the application site, the proposed development would have an impact upon the amenity currently enjoyed. However, the proposed rear extension is not considered to be excessive in depth or height and no tunnelling would result due to the relationship between the two dwellings and the presence of an alleyway to the north of No.77. As such it is considered that the impact upon the neighbouring property at No.77 would be acceptable.

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

is therefore recommended that Members' grant planning permission for the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00918 and 10/02770, excluding exempt information.

as amended by documents received on 10.03.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |                    |
|---|--------|--|--------------------|
| 1 | ACA01  | Commencement of development within 3 yrs |                    |
|   | ACA01R | A01 Reason 3 years                       |                    |
| 2 | ACC04  | Matching materials                       |                    |
|   | ACC04R | Reason C04                               |                    |
| 3 | ACI13  | No windows (2 inserts)                   | northern extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1                |

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

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

- BE1 Design of New Development
- H8 Residential Extensions

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

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

and having regard to all other matters raised.

### **INFORMATIVE(S)**

- 1 Thames Water advises that there are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of or would come within 3 metres of a public sewer. Thames Water advises that you should contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Reference: 11/00918/FULL6  
Address: 75 Holmdale Road Chislehurst BR7 6BY  
Proposal: Single storey rear extension



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

**Application No :** 11/00409/FULL

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

**Address :** 63 Widmore Road Bromley BR1 3AA

**OS Grid Ref:** E: 540571 N: 169458

**Applicant :** RICHARD LEAHY

**Objections :** NO

### **Description of Development:**

Erection of detached single storey building for use as office (class B1).  
RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Bromley Town Centre  
London Distributor Roads

### **Proposal**

This application seeks retrospective permission for a detached single storey building used as an office (Class B1).

### **Location**

The application site is situated to the rear of 63 and 65 Widmore Road which comprises of 4 storey semi detached properties having a rear access from Park Road. The property also falls within the Bromley Town Conservation Area.

### **Comments from Local Residents**

- no objection to the offices.
- it is good to have a mix of residential and office property around this Bromley North area.

### **Comments from Consultees**

From a Highways perspective: the site is situated within Bromley Town Centre (Inner Zone) of Controlled Parking Zone (CPZ) and an area with high PTAL rate.

As the transport accessibility is good, a reduction in the parking requirement may be justified. No objection is raised.

The Environmental Health Officer has no objections to the application.

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

Heritage and Urban design have concerns that the building would compromise the spatial standards of the conservation area.

Highways Drainage Section has no comments on the proposal

Thames Water advises that with regard to the sewerage infrastructure there is no objection to the application.

### **Planning Considerations**

The application falls to be determined in accordance with Policies BE1 Design of New Development, BE11 Conservation Areas, EMP6 Development outside Business Areas of the Unitary Development Plan

### **Planning History**

Retrospective planning permission was granted under ref. 03/034131 for a front and rear boundary wall, railings and gates and side boundary fence and security fencing above garage at 63 and 65 Widmore Road, Bromley.

Ref. 03/04236 was granted for single storey side and rear extensions at 63 and 65 Widmore Road.

Certificate of Lawfulness was granted under ref. 10/02954 for security gates and railings to rear of property.

Retrospective planning permission was granted under ref. 10/03243 for a single storey rear extension.

### **Conclusions**

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

This proposal is for a retrospective application for single storey building which is currently used as offices. The building is situated at the rear of Nos. 63 and 65 Widmore Road and is sited away from the boundary of No. 67 Widmore Road and an average of between 3metres and 5.5 metres from the back edge of the foot path on Park Road (as measured from the drawing), this area provides parking for three vehicles in front. The building replaced a more modest block of 3 domestic garages.

Given the previous more modest domestic garages which occupied this part of 63-65 Widmore Road, and the residential uses already at the site, it is could be considered that the single storey building for use as offices has created an over

intensive use and overdevelopment of the site and is out of character with the street scene in Widmore Road and Park Road which is a predominately residential area and falls within Bromley Town Centre Conservation Area.

Members may consider that detached building could be considered as an over development of the site and likely to have a harmful impact on the character and appearance of this predominately residential area within the Bromley Town Conservation Area and the proposal should therefore be refused.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00409, excluding exempt information.

Amended documents received 26.04.2011

### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

1. The office building, by reason of its overall size, design and siting, forms a harmful and intrusive form of development, out of character with this predominantly residential area and harmful to the character and appearance of the Bromley Town Centre Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.
2. The office building and use constitutes an overintensive use and overdevelopment of the site, out of character with the area and harmful to the character of the Bromley Town Centre Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

Further Recommendation:

Enforcement Action authorised to seek removal of the building and use.

Reference: 11/00409/FULL  
Address: 63 Widmore Road Bromley BR1 3AA  
Proposal: Erection of detached single storey building for use as office (class B1).  
RETROSPECTIVE APPLICATION



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