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To: Members of the
PLANS SUB-COMMITTEE NO. 4

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

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on
THURSDAY 21 JULY 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**

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

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

*Copies of the documents referred to below can be obtained from
www.bromley.gov.uk/meetings*

A G E N D A

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

2 DECLARATIONS OF INTEREST

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 MAY 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
4.1	Penge and Cator	11-18	(11/01730/FULL1) - Royston Primary School, High Street, Penge, London SE20.
4.2	Plaistow and Sundridge	19-26	(11/01731/FULL1) - Parish School, 79 London Lane, Bromley.
4.3	Bromley Town	27-32	(11/01732/FULL1) - Valley Primary School, Beckenham Lane, Bromley.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.4	Farnborough and Crofton	33-40	(10/03474/FULL1) - 132 Crofton Road, Orpington.
4.5	Farnborough and Crofton Conservation Area	41-44	(11/00148/CAC) - Fiddlers Furze, Sunnydale, Orpington.
4.6	Farnborough and Crofton Conservation Area	45-50	(11/00149/FULL1) - Fiddlers Furze, Sunnydale, Orpington.
4.7	Orpington	51-56	(11/01123/DET) - Ramsden Estate (Residential Development), Tintagel Road, Orpington.

4.8	Copers Cope	57-62	(11/01372/FULL6) - 84 Copers Cope Road, Beckenham.
4.9	Bickley	63-68	(11/01484/FULL1) - 15 Ringmer Way, Bickley, Bromley.

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

Report No.	Ward	Page No.	Application Number and Address
4.10	Kelsey and Eden Park	69-74	(11/00167/FULL1) - Elmer Lodge, 11 Dunbar Avenue, Beckenham.
4.11	West Wickham	75-82	(11/00441/FULL1) - 138 Hayes Chase, West Wickham.
4.12	Penge and Cator	83-88	(11/00614/FULL1) - 17 Wordsworth Road, Penge, London SE20.
4.13	Farnborough and Crofton Conservation Area	89-94	(11/01107/FULL6) - 3 Park Avenue, Farnborough, Orpington.
4.14	Petts Wood and Knoll	95-98	(11/01209/FULL6) - 240 Crescent Drive, Petts Wood, Orpington.
4.15	Chelsfield and Pratts Bottom	99-102	(11/01266/FULL6) - 9 Ashbourne Rise, Orpington.
4.16	Chislehurst	103-110	(11/01408/FULL1) - 2 Berens Way, Chislehurst.
4.17	Biggin Hill	111-118	(11/01412/FULL1) - 49 Sunningvale Avenue, Biggin Hill.
4.18	Bromley Common and Keston	119-124	(11/01440/FULL6) - 7 Poulters Wood, Keston.
4.19	Kelsey and Eden Park	125-130	(11/01531/FULL6) - 7 Whitstone Lane, Beckenham.

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

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

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

Agenda Item 3

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 26 May 2011

Present:

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

Also Present:

Councillors Jane Beckley, Lydia Buttinger and Nick Milner

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 MARCH 2011

RESOLVED that the Minutes of the meeting held on 31 March 2011 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 BROMLEY TOWN

(10/00210/FULL2) - Unit 4, 21 Waldo Road, Bromley.

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

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** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO CEASE USE AT THE SITE.**

**4.2
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.

RESOLVED that PERMISSION BE REFUSED for the reason set out in the report of the Chief Planner with the addition of a further reason to read:-

2 The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and if permitted would place an unacceptable strain on the existing on-street parking in surrounding roads and is therefore contrary to policy T3 of the Unitary Development Plan. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO CEASE USE AT THE SITE.**

**4.3
WEST WICKHAM**

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

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

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Jane Beckley 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, for a specialist tree report submitted by the Applicant to be included in the report and circulated to Members.

**4.4
HAYES AND CONEY HALL**

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

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

Comments from Ward Member, Councillor Mrs Anne Manning were reported at the meeting.

Members having considered the report, **RESOLVED**

that the split decision as recommended in the report of the Chief Planner BE AGREED.

**4.5
CRYSTAL PALACE**

(10/03465/FULL1) - 193 Anerley Road, Penge, London SE20.

Description of application - 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.

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

**4.6
KELSEY AND EDEN PARK**

(11/00167/FULL1) - Elmer Lodge, 11 Dunbar Avenue, Beckenham.

Description of application - Construction of shed with canopy for storage purposes.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek a reduction in the height of the building.

**4.7
DARWIN**

(11/00259/FULL1) - Land known as Blue Field, Berrys Green Road, Berrys Green, Westerham.

Description of application - 2 single storey buildings comprising 3 stables, feed store and tack room
RETROSPECTIVE APPLICATION.

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

1 The use of the land for the keeping and grazing of horses and the operational development which has taken place on site to support that use has resulted in an overdevelopment of the site and an unacceptable overintensive use which is inappropriate in this sensitive Green Belt site, contrary to policies G1 and

BE1 of the Unitary Development Plan. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE UNAUTHORISED STABLE BLOCK AND TOOL SHED.**

**4.8
CLOCK HOUSE**

**(11/00265/EXTEND) - Broadwater Cottage,
Blakeney Road, Beckenham.**

Description of application - 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.

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

Planning permission had been granted on appeal by the Planning Inspectorate in 2008. Councillor Simon Fawthrop commented that PPS3 had come into effect since that time, recognising a long necessary change of emphasis. In addition, the Draft London Plan also highlighted the importance of gardens. Taking the above into account, there had been a material change since the Planning Inspector had made his decision. Councillor Fawthrop therefore moved that the application be refused.

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. Councillor Simon Fawthrop's vote against permission was noted.

**4.9
CRAY VALLEY EAST**

**(11/00426/FULL1) - Land rear of 7 to 10 Crays
Parade, Main Road, 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.

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

Councillor Simon Fawthrop commented that since the application had been granted by the Planning

Inspectorate, there had been a material change in circumstances as Invicta Works had been granted permission to build a large number of houses with on-street parking which would have a material effect on density and parking issues relating to this application. Taking the above into account, Councillor Fawthrop moved that the application be refused on the grounds of overdevelopment and parking issues.

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

Councillor Fawthrop's vote against permission was noted.

**4.10
FARNBOROUGH AND
CROFTON**

**(11/00540/FULL1) - The Spinney, 31 Park Avenue,
Farnborough, Orpington.**

Description of application - 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).

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

Comments from Ward Member, Councillor Charles Joel were reported.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the

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

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

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

**4.11
BICKLEY**

(11/00691/FULL6) - 70 Hill Brow, Bromley.

Description of application - One/two storey side and rear extension.

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

1 The proposal would result in a cramped overdevelopment of the site, lacking in adequate side space which would be detrimental to the spatial standards of the area and thereby contrary to Policies BE1 and H9 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

4.12 BICKLEY

(11/00327/FULL1) - 4 Mount Close, Bromley.

Description of application - Demolition of existing dwelling and erection of two storey five bedroom replacement dwelling with accommodation in roof space.

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

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

1. The proposed development by reason of its excessive footprint, bulk and height, 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.

4.13 ORPINGTON

(11/00411/FULL1) - Rowan House, 64 Sevenoaks Road, Orpington.

Description of application - Replacement windows and doors with elevational alterations and replacement fencing.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Lydia Buttinger were received at the meeting.

It was reported that no objections to the application had been received from Environmental Health.

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

“1 The applicant is advised that the boundary enclosures should be retained as existing and any proposed changes should be discussed with the Local Planning Authority.

2 The applicant is advised that the lawful use of the site, as permitted under ref. 90/03098 is for a community mental health day care centre (Class D1). If any change to the use is proposed then advice should be sought from the Local Planning Authority.

3 The applicant is advised that the use shall not operate on any Saturday, Sunday or Bank Holiday, Christmas Day or Good Friday nor before 0900 hrs or after 1700 hrs on any other day with the exception of a maximum of two evening sessions per week to operate only between 1800 hrs and 1930 hrs, Monday to Friday as outlined in Condition 98 of ref 90/03098. Deliveries shall take place between 0900 hrs and 1700 hrs, Mondays to Fridays in order to safeguard residential amenities.”

**4.14
WEST WICKHAM**

(11/00441/FULL1) - 138 Hayes Chase, West Wickham.

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

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Jane Beckley in objection to 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 seek more detailed drainage comments, Environment Agency comments and to look at London Plan policies.

**4.15
CRAY VALLEY EAST**

(11/00517/FULL1) - Land adjacent to Kevington County Primary School, Sweeps Lane, Orpington.

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

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the

conditions and informatives set out in the report of the Chief Planner with the addition of a further three conditions to read:-

“7 Details of the proposed materials and means of drainage to be used on the hardstanding shall be submitted to the Council for approval before the commencement of the development hereby permitted and shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory means of surface water drainage and to comply with the Unitary Development Plan.

8 The two detached buildings hereby permitted shall be sited in accordance with the layout plan received 18 January 2011 and the elevational treatment shall be as drawing ref AW10-06-01Rev2/GP-02.

Reason: In order to safeguard the visual amenities of the Green Belt.

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

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

**4.16
BROMLEY TOWN
CONSERVATION AREA**

(11/00532/FULL3) - Bank Chambers, 143 High Street, Bromley.

Description of application - 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.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of Condition 4 (H33).

**4.17
DARWIN**

(11/00661/FULL1) - 9 Moselle Road, Biggin Hill.

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

Oral representations in objection to the application were received at the meeting.
It was reported that further objections to the application had been received.
It was reported that a further letter from the applicant had been received.
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.

**4.18
WEST WICKHAM**

(11/00802/FULL1) - 65 Grosvenor Road, West Wickham.

Description of application - 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.

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 seek an increase in the number of car parking spaces.

**4.19
BICKLEY**

(11/00880/FULL1) - The Birches, Westbury Road, Bromley.

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

Oral representations in support of the application were received at the meeting.
Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-
1 The proposal would result in an overdevelopment of the site, out of character with the surrounding area and thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**4.20
CHISLEHURST**

(11/00918/FULL6) - 75 Holmdale Road, Chislehurst.

Description of application - Single storey rear extension.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.21
PLAISTOW AND
SUNDRIDGE
CONSERVATION AREA**

(11/00409/FULL) - 63 Widmore Road, Bromley.

Description of application - Erection of detached single storey building for use as office (class B1).
RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SEEK REMOVAL OF THE BUILDING AND USE.**

The Meeting ended at 9.10 pm

Chairman

Agenda Item 4.1

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

Application No : 11/01730/FULL1

Ward:
Penge And Cator

Address : Royston Primary School High Street
Penge London SE20 7QR

OS Grid Ref: E: 535805 N: 169952

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Single storey classroom building including canopy and ramp

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building
London Distributor Roads
Urban Open Space

Proposal

- Single storey building containing classroom, WCs, lobby and store room
- 12.8m long x 7.4m wide x approx. 3.5m high with a flat roof
- canopy, decking and railings attached to northern side of building (canopy no higher than the proposed building)

The applicant has submitted the following information to support the proposal:

- accommodation required to accommodate an additional 30 pupils to be admitted in September 2011
- places will be offered to local children who would otherwise have been without the offer of a school within a reasonable distance of their home
- proposed classroom will provide capacity for the school to accommodate the additional pupils
- additional pupils will increase the number on the roll from 427 in January 2011 to around 470 in January 2012 and subsequent years.

Location

- The application site is located within an urban locality with medium – high density development surrounding the site.
- The nearest highway is Kent House Road, the building will be 20m from it.
- Bordering the site to the north-west is Kingsdale Road, to the south-west is High Street, to the south-east is Kent House Road and to the north-east is a railway line.
- The proposed building would be located to south-west of main school building, replacing an existing toilet block and canopy/planters.
- The proposed building would be located to the north-east of the main school building adjacent to the day nursery and an existing canopy structure.

Comments from Local Residents

Nearby owners/occupiers were consulted and comments were received relating to the siting of the building which can be summarised as follows:

- application does not give specific indication as to where the classroom is to be sited
- will building only effect Kingsdale Road residents or will it be situated elsewhere in extensive grounds which have been afforded to the school and Adult Education Centre?
- is building proposed to be on the Kingsdale House (Kentwood Centre) site which has had extensive upgrades to its adjoining garden?

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

Thames Water have advised that 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. There are no objections with regard to sewerage or water infrastructure.

Planning Considerations

The Barnmead Road Conservation Area lies on the opposite side of Kent House Road. Two of the existing school buildings are Locally Listed.

The site is designated Urban Open Space and permission will only be given for new built development on the premise that it is related to the existing use and is small scale. Furthermore, the scale, siting and size of the proposal should not unduly impair the open nature of the site.

High Street is a London Distributor Road. The site is located within a high Public Transport Accessibility Level (PTAL) area.

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE10 Locally Listed Buildings
BE13 Development Adjacent to a Conservation Area
C7 Educational and Pre-School Facilities
G8 Urban Open Space
NE7 Development and Trees
T1 Transport Demand
T2 Assessment of Transport Effects
T18 Road Safety

In strategic terms the most relevant London Plan policies are:

3A.24 Education facilities
4A.3 Sustainable design and construction

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

PPS1: Delivering Sustainable Development
PPG13: Transport

From an arboricultural perspective, no significant trees would be directly affected by the proposal.

Planning History

99/02339/FULL1 Single storey covered way extension and part one/two storey extension comprising classrooms library, dining room and kitchen - permitted

01/01065/FULL1 - Childrens play equipment area with safety surface; 2 metre high boundary fence - Royston Playgroup – permitted

01/04146/FULL1 - Playground shelter – permitted

06/01169/DEEM3 - Triangular canopy to cover part of playground - permitted

07/01311/FULL1 - Cycle sheds - permitted

07/02124/FULL1 - Single storey building fronting Kent House Road for parents and childrens centre - permitted

10/00865/FULL1 - Construction of disabled access ramp to playgroup building and covered pergola - permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character and visual amenities of the area, the impact it would have on the setting of the Locally Listed buildings and the effects that it would have on the amenities of

the occupants of surrounding residential properties. The impact on the local highway network is also a consideration.

The building will be adjacent to an existing wall on the site and as such well screened from the highway and public views. It is considered that the proposal would appear in keeping with the scale of the existing school buildings and surrounding development and its siting would allow for adequate daylight and sunlight to penetrate between buildings and provide opportunities for landscaping around the development. With regard to the adjacent Conservation Area and the Locally Listed Buildings, the proposed building would be well-separated from the Conservation Area, would be modest in scale and would be finished in cedar cladding. Overall it is therefore considered that it would respect the setting of the Locally Listed Buildings and would preserve the appearance of the adjacent Conservation Area. Given its scale, materials and proximity to existing development it is also unlikely to impair the open nature of the site.

With regard to the impact on the amenities of occupiers of neighbouring dwellings, the proposed building would be well-separated from nearby dwellings in Kent House Road and, given its single storey height and siting adjacent to the wall, would not result in any significant impact on the prospect or outlook of the occupiers of nearby dwellings. Furthermore, the proposal is unlikely to give rise to any significant additional noise or disturbance as the site of the building is already used as playground space.

From a highways perspective, although no additional off-street parking is proposed, the school has good transport links and a school Travel Plan is in operation. As such, the development is unlikely to have a significant impact on the parking demand and traffic generation within the surrounding road network.

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. Overall, Members may agree that the proposal is of a high standard of design, would complement the scale, form and materials of adjacent buildings and areas, would preserve the setting of the Locally Listed Buildings and the open nature of the site, and would not result in any conditions prejudicial to highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01730, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 3 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |

4 ACH03 Satisfactory parking - full application
ACH03R Reason H03

5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan.

6 ACK05 Slab levels - no details submitted
ACK05R K05 reason

Reasons for granting permission:

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE10 Locally Listed Buildings
BE13 Development Adjacent to a Conservation Area
C7 Educational and Pre-School Facilities
NE7 Development and Trees
T1 Transport Demand
T2 Assessment of Transport Effects
T18 Road Safety

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

- (a) the appearance of the development in the 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 relationship of the development to trees to be retained
- (g) accessibility to buildings
- (h) the setting of the nearby listed building
- (i) the recreational open space policies of the development plan
- (j) the transport policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matter raised.

INFORMATIVE(S)

1 RDI12 Disability Legislation

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

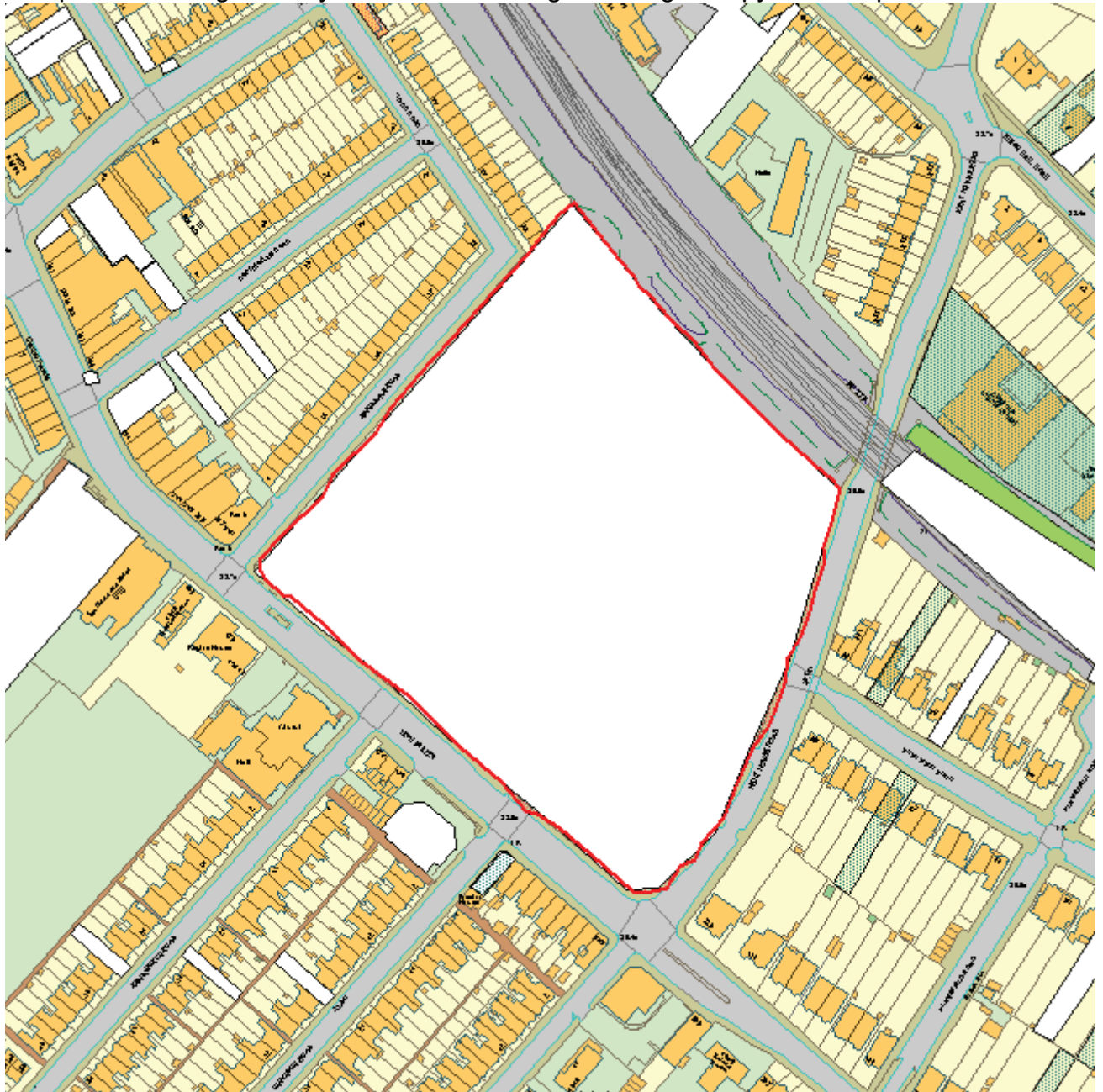
Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 11/01730/FULL1

Address: Royston Primary School High Street Penge London SE20 7QR

Proposal: Single storey classroom building including canopy and ramp



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Agenda Item 4.2

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

Application No : 11/01731/FULL1

Ward:
Plaistow And Sundridge

Address : Parish School 79 London Lane Bromley
BR1 4FH

OS Grid Ref: E: 540189 N: 170454

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Single storey detached building comprising 2 classrooms with decking, ramp and canopy

Key designations:

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

Proposal

- Single storey building containing 2 classrooms, Breakout room, WCs, lobby and store rooms
- 19.2m long x 9.8m wide x approx. 3.5m high with a flat roof
- canopy and 3m wide decking with railings attached to eastern side of building (canopy no higher than the proposed building)

The applicant has submitted the following information to support the proposal:

- accommodation required to accommodate an additional 30 pupils to be admitted in September 2011
- all pupils offered a place in the reception class live less than 0.6 miles from the school
- proposed classroom will provide capacity for the school to accommodate the additional pupils and will allow for a further 30 pupils next year
- additional pupils will increase the number of roll from 432 in January 2011 to around 460 in January 2012 and subsequent years.

Location

The application site is located within a suburban/urban locality to the north of London Lane with residential development bordering the site on all sides.

On the west side of the site is a playing field.

The proposed building would be located on the eastern side of the site at the edge of the playground.

Comments from Local Residents

Nearby owners/occupiers were consulted and comments were received which can be summarised as follows:

- would like clarification on the siting of the building – Headmaster has assured that it will be 15m from the boundary of property
- there is no indication of the materials to be used for the building and the roof, would like to know as will affect my views.

The Headteacher of the school has responded to the above comments as follows:

- at no time did he state that the building would be 15m from the perimeter fence.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

The Council's Drainage Planner has advised that the applicant check the underlain ground conditions to ensure that adequate soakage can be achieved before installing a soakaway.

Thames Water has raised no objections with regard to sewerage or water infrastructure.

Planning Considerations

The main school building is Grade II Statutory Listed.

The playing field on the west side of the site is designated Urban Open Space and permission will only be given for new built development on the premise that it is related to the existing use and is small scale. Furthermore, the scale, siting and size of the proposal should not unduly impair the open nature of the site.

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE8 Statutory Listed Buildings
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- NE7 Development and Trees

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.24 Education facilities
- 3D.8 Realising the value of open space and green infrastructure
- 4A.3 Sustainable design and construction

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

- PPS1: Delivering Sustainable Development
- PPG13: Transport

From an arboricultural perspective the proposal impacts slightly on the root protection areas of 3 robins but there would not be any significant damage.

Planning History

99/03218/DEEM3 - Detached portable building for class room - Permitted

00/01282/DEEM3 - Single storey extension to gymnasium for toilets and store room – No Objections

01/00076/DEEM3 - Detached single storey building for class room - Permitted

02/04217/FULL1 - Installation of railings and gates adjacent to school building - Permitted

08/01220/FULL1 - Provision of new external fire escape to provide secondary means of escape from first floor classroom - Permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character and visual amenities of the area and open nature of the site, the impact it would have on the setting of the Listed building, and the effects that it would have on the amenities of the occupants of surrounding residential properties. The impact on the local highway network is also a consideration.

The flat-roofed building would be located at the edge of the existing playground on the eastern side of the site so would be well-separated and screened from the area of urban open space to the west by existing buildings. As such the effect on the open nature of the site is unlikely to be significant. The proposed building would be located around 70m away from the Statutory Listed main school building, would be modest in scale and would be finished in cedar cladding. Overall it is therefore considered that it would respect the setting of the Listed Building and would appear

in keeping with the overall scale of the existing development at the site and would not unduly impair its open nature.

With regard to the impact on the amenities of occupiers of neighbouring dwellings, the proposed building would be located approximately 10.5m from the boundary with No.17 Nash Green. The decking on the eastern side of the building would finish around 8m from this boundary. With regard to the prospect and outlook from this neighbouring house, there is fairly extensive tree screening along the boundary of the two sites and, given the single storey height of the building, it is not considered that the occupiers visual amenities would be unduly impaired. The covered decked area, which is to be used for outdoor learning and play space, would be in fairly close proximity to the boundary with No.17. The applicant has provided the following information regarding the proposed canopy and decking location:

- area of land, next to the nursery playground, would create a natural progression of play space
- would have remained unused
- excessive amounts of noise would not result as same degree of noise is already produced from the current nursery play area next to the proposed building
- would not be preferable on the front of the building as would use up more tarmac play area
- making good use of available space on site
- decked area provides integrated ramp to meet DDA compliance and area to rear is more conducive to minimising the length of this ramp due to differences in levels.

It is considered that the use of the decking for outdoor learning and play would result in there being additional noise at more frequent intervals throughout the day, compared with the current playground use. However, on balance it is not considered that the noise and disturbance caused, compared with the existing situation, would be significantly detrimental to the amenities of the occupiers of neighbouring dwellings to warrant the application being refused.

From a highways perspective, although no additional off-street parking is proposed, the school has good transport links and a school Travel Plan is in operation. As such, the development is unlikely to have a significant impact on the parking demand and traffic generation within the surrounding road network.

With regard to drainage matters, the applicant has confirmed that the 'proposed soakaway location' shown on the plans is actually an existing storm manhole and has submitted revised drawings to this effect.

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. Overall, Members may agree that the proposal is of a high standard of design, would complement the scale, form and materials of adjacent buildings and areas, would preserve

openness of the Urban Open Space and setting of the Listed Building, and would not result in any conditions prejudicial to highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01731, excluding exempt information.

as amended by documents received on 21.06.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|----------------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 3 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 4 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 5 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 6 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACK01 | Compliance with submitted plan |
| | Reason: | In order to comply with Policy BE1 of the Unitary Development Plan. |
| 9 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |

Reasons for granting permission:

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE8 Statutory Listed Buildings
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

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

- (a) the appearance of the development in the 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 relationship of the development to trees to be retained
- (g) accessibility to buildings
- (h) the setting of the nearby listed building
- (i) the recreational open space policies of the development plan
- (j) the transport policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matter raised.

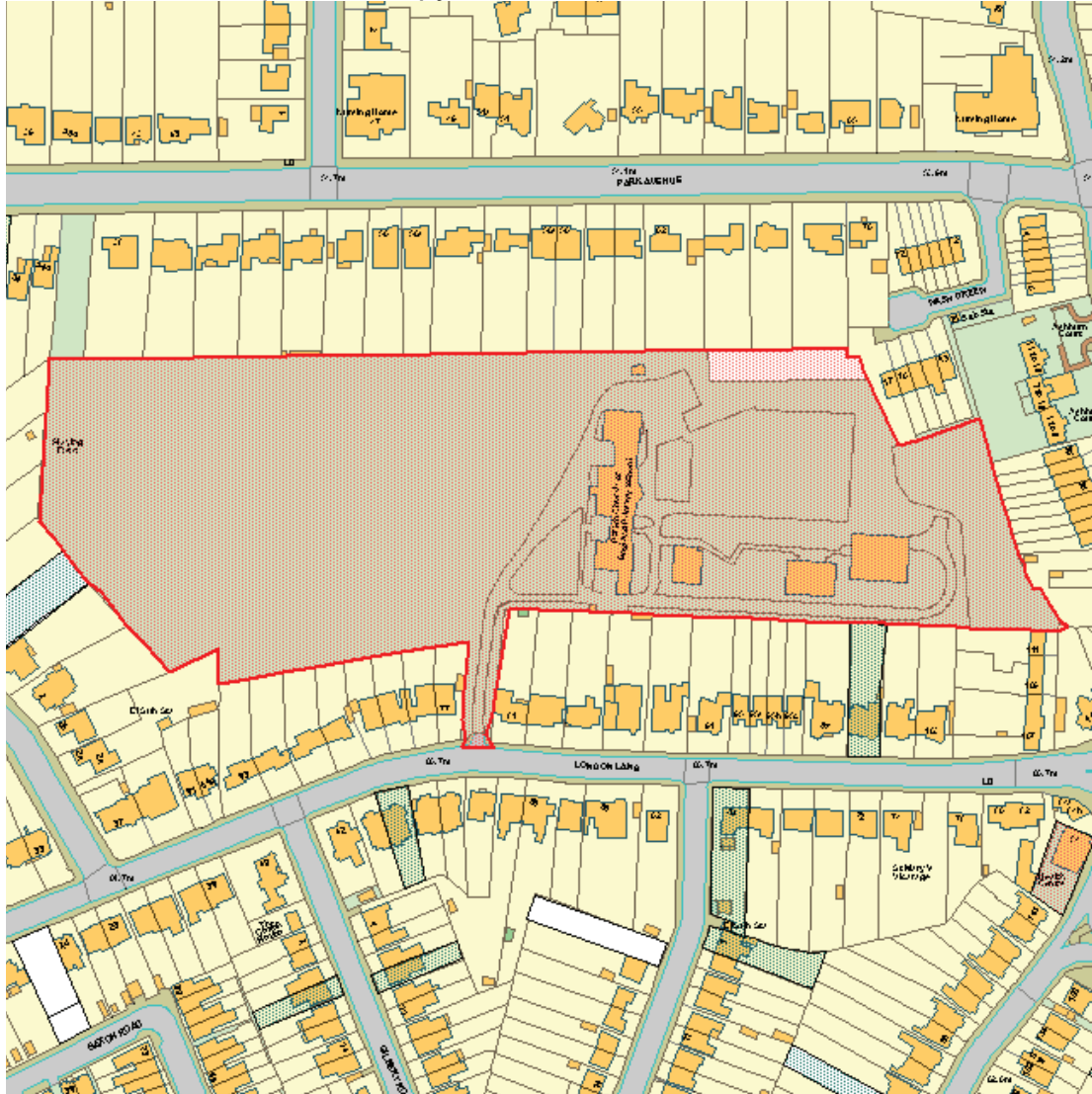
INFORMATIVE(S)

1 RDI12 Disability Legislation

Reference: 11/01731/FULL1

Address: Parish School 79 London Lane Bromley BR1 4FH

Proposal: Single storey detached building comprising 2 classrooms with decking, ramp and canopy



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Agenda Item 4.3

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

Application No : 11/01732/FULL1

Ward:
Bromley Town

Address : Valley Primary School Beckenham Lane
Bromley BR2 0DA

OS Grid Ref: E: 539599 N: 169471

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Demolition of wall and toilet block and construction of single storey building comprising 2 classrooms including canopy, decking and covered walkway link to main school building

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building
London Distributor Roads
Urban Open Space

Proposal

- Demolition of wall and toilet block
- single storey building containing 2 classrooms, breakout room, WCs and lobby
- 19.2m long x 9.8m wide x approx. 4m high with a flat roof
- covered walkway attached to southern side of building and linking to main school building (no higher than the proposed building)
- decking and railings underneath canopy

The applicant has submitted the following information to support the proposal:

- accommodation required to accommodate an additional 30 pupils to be admitted in September 2011
- proposed classrooms will provide capacity for the school to accommodate the additional pupils through moving both year 6 classrooms out to the new building and allowing the additional reception class to be located within the main school building

- additional pupils will increase the number of roll at the school from 422 in January 2011 to around 450 in January 2012 and subsequent years.

Location

- The application site is a Primary School located on the southern side of Beckenham Lane.
- The surrounding area is urban character with medium – high density development surrounding the site.
- Residential development surrounds the site and a large playing field lies to the south-east.
- The proposed building would be located to south-west of main school building, replacing an existing toilet block and canopy/planters.

Comments from Local Residents

No comments from nearby owners/occupiers have been received to date; any subsequent comments will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

Thames Water has raised no objections with regard to sewerage or water infrastructure.

Planning Considerations

The Bromley Town Centre conservation area borders the site to the east. The existing school buildings are Locally Listed.

The site is designated Urban Open Space and permission will only be given for new built development on the premise that it is related to the existing use and is small scale. Furthermore, the scale, siting and size of the proposal should not unduly impair the open nature of the site.

Beckenham Lane is a London Distributor Road. The site is within the Bromley Town Centre's controlled parking zone and is located within a moderate Public Transport Accessibility Level (PTAL) area.

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- BE13 Development Adjacent to a Conservation Area
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space

NE7 Development and Trees
T1 Transport Demand
T2 Assessment of Transport Effects
T18 Road Safety

In strategic terms the most relevant London Plan policies are:

3A.24 Education facilities
4A.3 Sustainable design and construction

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

PPS1: Delivering Sustainable Development
PPG13: Transport

From an arboricultural perspective no significant trees would be directly affected by the proposal.

Planning History

The most recent planning applications relating to the site are as follows:

09/00639 - Erection of 2 canopies (1x reception and parent waiting area, 1 x pre-school) - permitted

07/04341 - Erection of cycle shelter in play ground - permitted

06/04361 - Construction of surface sports area with 4m high perimeter fence and 4 - 6.7 metre high floodlighting columns – permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character and visual amenities of the area and open nature of the site, the impact it would have on the setting of the Locally Listed buildings and the effects that it would have on the amenities of the occupants of surrounding residential properties. The impact on the local highway network is also a consideration.

The flat-roofed building would be set towards the rear of the site, obscured from views from Beckenham Lane by existing school buildings. It is considered that the proposal would appear in keeping with the scale of the existing school buildings and surrounding development and its siting would allow for adequate daylight and sunlight to penetrate between buildings and provide opportunities for landscaping around the development. Given its scale, materials and proximity to existing development it is also unlikely to impair the open nature of the site.

With regard to the adjacent conservation area and the Locally Listed Building, the proposed building would be well-separated from the Conservation Area, would be modest in scale and would be finished in cedar cladding. Overall it is therefore

considered that it would respect the setting of the Locally Listed Building and would preserve the appearance of the adjacent Conservation Area.

With regard to the impact on the amenities of occupiers of neighbouring dwellings, the proposed building would be located a minimum of 11.5 metres (approx.) from the rear boundaries of the nearest dwelling-houses in Recreation Road. It is considered that this separation combined with the single storey height of the building would not result in any significant impact on the prospect and outlook of the occupiers of adjacent dwellings. Furthermore, the proposal is unlikely to give rise to any significant additional noise or disturbance as the playground boundary already extends to the rear of these properties.

From a highways perspective, although no additional off-street parking is proposed, the school is considered moderately accessible to public transport links and in close proximity to local bus routes. Furthermore a school Travel Plan is in operation and, as such, the development unlikely to have a significant impact on the parking demand and traffic generation within the surrounding road network.

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. Overall, Members may agree that the proposal is of a high standard of design, would complement the scale, form and materials of adjacent buildings and areas, would preserve the openness of the site and the setting of the Locally Listed Building, and would not result in any conditions prejudicial to highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01732, excluding exempt information.

as amended by documents received on 15.06.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 3 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACK01 | Compliance with submitted plan |
| | Reason: In order to comply with Policy BE1 of the Unitary Development Plan. | |
| 6 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |

Reasons for granting permission:

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- BE13 Development Adjacent to a Conservation Area
- C7 Educational and Pre-School Facilities
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

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

- (a) the appearance of the development in the 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 relationship of the development to trees to be retained
- (g) accessibility to buildings
- (h) the setting of the nearby listed building
- (i) the recreational open space policies of the development plan
- (j) the transport policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matter raised.

INFORMATIVE(S)

- 1 RDI12 Disability Legislation

Reference: 11/01732/FULL1

Address: Valley Primary School Beckenham Lane Bromley BR2 0DA

Proposal: Demolition of wall and toilet block and construction of single storey building comprising 2 classrooms including canopy, decking and covered walkway link to main school building



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SECTION '2' – Applications meriting special consideration

Application No : 10/03474/FULL1

Ward:
Farnborough And Crofton

Address : 132 Crofton Road Orpington BR6 8JD

OS Grid Ref: E: 544562 N: 165881

Applicant : Mr M Lynch

Objections : YES

Description of Development:

Demolition of existing house and erection of three 4 bedroom detached houses with integral garages and access on to Crofton Lane

Key designations:

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

Proposal

- The proposal comprises of the demolition of the existing dwelling and the erection of 3 two storey dwellings.
- The dwellings will be 8.2m in height will hipped side roofs and gabled front and rear roof sections.
- The dwellings will be 8.1m in width and 10.2m in depth.
- A 1m side space will be retained to all flank boundaries, including the spaces between the dwellings. To the eastern corner of the site, a side space of 15m will be retained to the junction of Crofton Road and Crofton Lane.
- Access to the site will be via the existing access on Crofton Lane. 6 car parking spaces will be provided on the front hardstanding, with each dwelling possessing an integral garage. A gated entrance is proposed, with the gate sited 5m back from the highway.
- Landscaping to the scheme will include rear gardens of between 5m and 23m in length, with the smallest garden including a 15m side garden in addition.

Location

The application site is adjacent to the junction of Crofton Road and Crofton Lane. The site currently comprises a large detached two storey dwelling. The area is characterised by a mix of housing, including detached and semi-detached

dwellings, with a mix of plot sizes. The current dwelling is served by a vehicular access from Crofton Lane.

Comments from Local Residents

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

- excessive height
- overshadowing and loss of light
- loss of privacy/overlooking
- visual impact and loss of outlook
- highway safety compromised
- overcrowding of local infrastructure/schools
- existing hedging is excessively tall and the building will match this height
- noise and disturbance
- overdevelopment of the site, out of context with surroundings

The Crofton Residents Association has objected on the grounds of overdevelopment, loss of trees and traffic congestion.

Comments from Consultees

Technical highways comments have been received stating that a suitable sightline and car parking arrangement that would possess better manoeuvring space should be requested. Amended plans have been requested and any additional highways comments will be reported verbally at the meeting.

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

No technical drainage comments have been made.

At the time of writing the report, no Crime Prevention Officer or Waste Services comments had been received. Further comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H7 (Housing Density And Design), H9 (Side Space), NE7 (Development And Trees), T3 (Parking) and T18 Road Safety of the adopted Unitary Development Plan.

London Plan Policy 4A. 14 and PPS25 (Development And Flood Risk) are also considerations.

Planning History

Planning permission was refused under ref 07/03870 for the demolition of existing house and erection of a building comprising ground, first and part second floor to provide 6 two bedroom and 2 one bedroom flats.

Conclusions

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

The proposal will replace the existing dwelling with three smaller detached houses on this prominent corner site. The current house has a height of 7m and a width of over 25m. This prominent dwelling is sited in a position that makes it clearly visible when approaching from Crofton Lane. The proposed development sets the dwellings back from the Crofton Lane frontage to an extent that is considered to reduce the visual impact. Although the easterly most dwelling will be sited on currently open garden space, an ample side space to the corner is retained and suitable landscaping will not result in this dwelling appearing overly conspicuous or intrusive within the street scene. The height of the dwellings at 8.2m will be approximately 1.2m taller than the existing dwelling. It is acknowledged that there are bungalows on both sides of Crofton Lane near to the junction, however the height and bulk of the proposed houses are not considered to be out of character or inconsistent with the prevailing residential character in the area, and two storey development is very common in the locality. A height of 8.2m is not considered to be excessive for two storey houses which do not have proposed accommodation within the roof space. A minimum 1m side space will be retained between the dwellings, however this is considered to be consistent with the suburban nature of the vicinity and the staggered layout of the three houses will follow the curve of the road to prevent the dwellings from standing out or appearing too cramped. Although the rear of the houses will face Crofton Road, which is unusual, the established building line of Crofton Road will not be broken significantly and the rear gardens will be provided with 2m boundary fencing facing Crofton Road to replace the existing hedging. This can be considered to improve the openness of the site.

It is considered that the layout of the dwellings provides an open buffer to both frontages, and provided that no outbuildings or extensions are constructed in the future, these areas will remain undeveloped in order to set the development away from the roads. A condition removing permitted development rights can be imposed to ensure this.

The sub-division of the plot into three houses will intensify the use of the site. It is considered that although the plot is currently generous in size, the area is comprised by a mix of housing types and plot sizes. The proposal will provide a suitable area of amenity for future occupants and will not be out of character in respect to the area, with a resulting housing density that is similar to that opposite on the southern side of Crofton Road.

When considering the application in respect to PPS3, underutilised land is potentially capable of being developed at a higher density, even if this land is currently a residential garden. PPS3 however also states that this can enhance the character and quality of an area when well designed and crucially, when built in the right locations. It is considered that building in this location would, for the reasons given above, respect the character of the area and would be consistent with the density and spatial standards that are established in the area.

With respect to the amenities of neighbouring properties, the most affected property will be No. 1 Crofton Lane. The outlook from the side of this property currently looks onto the rear of No. 132. It is considered that the layout of the proposal, although bringing one dwelling closer to the flank boundary, would reduce the visual impact and mass of development currently viewed. On balance, this relationship is not considered to be worse than the current arrangement and subject to boundary landscaping and obscure flank windows, no serious loss of amenity would result. Indeed, the resulting development would remove first floor clear glazed windows facing No. 1 Crofton Lane. The nearest dwelling to No. 1 Crofton Lane would be approximately 18m from the side wall of No. 1 Crofton Lane. This separation is considered to be large enough to prevent any serious visual impact although windows at No. 1 Crofton Lane face the site. Some loss of light to the garden will be experienced, however this is also not considered to be worse than the current arrangement, with very tall trees along this boundary and a public footpath providing further separation. These trees are proposed to be removed and this may result in a less oppressive outlook for No. 1 Crofton Lane. It is noted that this hedging may be considered tall, however the replacement of this with the dwellings proposed would have an acceptable relationship for these reasons and no objection is raised from the Council's Tree Officer. A suitable landscaping scheme to this boundary would ensure that the amenities of this neighbouring dwelling are protected.

The western proposed dwelling will also be closer to No. 132A Crofton Road than the current dwelling. This dwelling will retain a 15m separation and will only be obliquely visible from the front windows. As No. 132A is sited to the west, loss of light and overshadowing is not considered to be prolonged or to a serious degree as a result of the siting of the dwellings.

The site currently comprises a dense screen of coniferous trees which surrounds the site. An arboricultural survey has been submitted and this concludes that much of the rear hedging and prominent front hedging will be removed as part of the development. The trees at the junction of the two roads will be retained and these are considered to soften the visual impact of the development. No objection is raised to the removal of the hedging, however a suitable replacement landscaping should be put in place in the interest of the visual amenities of the neighbouring properties and this can be conditioned accordingly.

Vehicular access will be provided using the existing access on Crofton Lane. This access will be used at a significantly higher density than the existing situation, however it is considered that this access is suitably distanced from the busy junction in order to provide a safe entry and exit point. Visibility at this access was considered unsuitable on the original plans and amended plans have been

requested. Further highways views will be reported verbally at the meeting. There is sufficient turning area on site to facilities forward exit from the site and car parking spaces are considered to be suitable in this location. Vehicles accessing the site will be able to enter and stop off the road when using the proposed front gate, the details of which may be covered by a boundary condition.

From a drainage point of view, the large area of hardstanding to the front will be constructed with brick on top of sand and this can be easily made permeable to water. A landscaping condition can also be used to control these materials in order to ensure that the large area at the front is adequately drained.

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. No serious harm to trees would result and the proposal would not impact on highway safety in the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03474, 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 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACB16 | Trees - no excavation |
| | ACB16R | Reason B16 |
| 9 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 10 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | Reason: | In order to prevent the overdevelopment of the site. |
| 11 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 and H7 |
| 12 | ACI17 | No additional windows (2 inserts) first floor flank dwellings |
| | ACI17R | I17 reason (1 insert) BE1 and H7 |

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
- NE7 Development and Trees
- 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 standard of accommodation and the housing policies of the UDP
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the spatial standards to which the area is at present developed
- (e) the impact on highway safety and the transport policies of the UDP
- (f) the impact on trees

and having regard to all other matters raised.

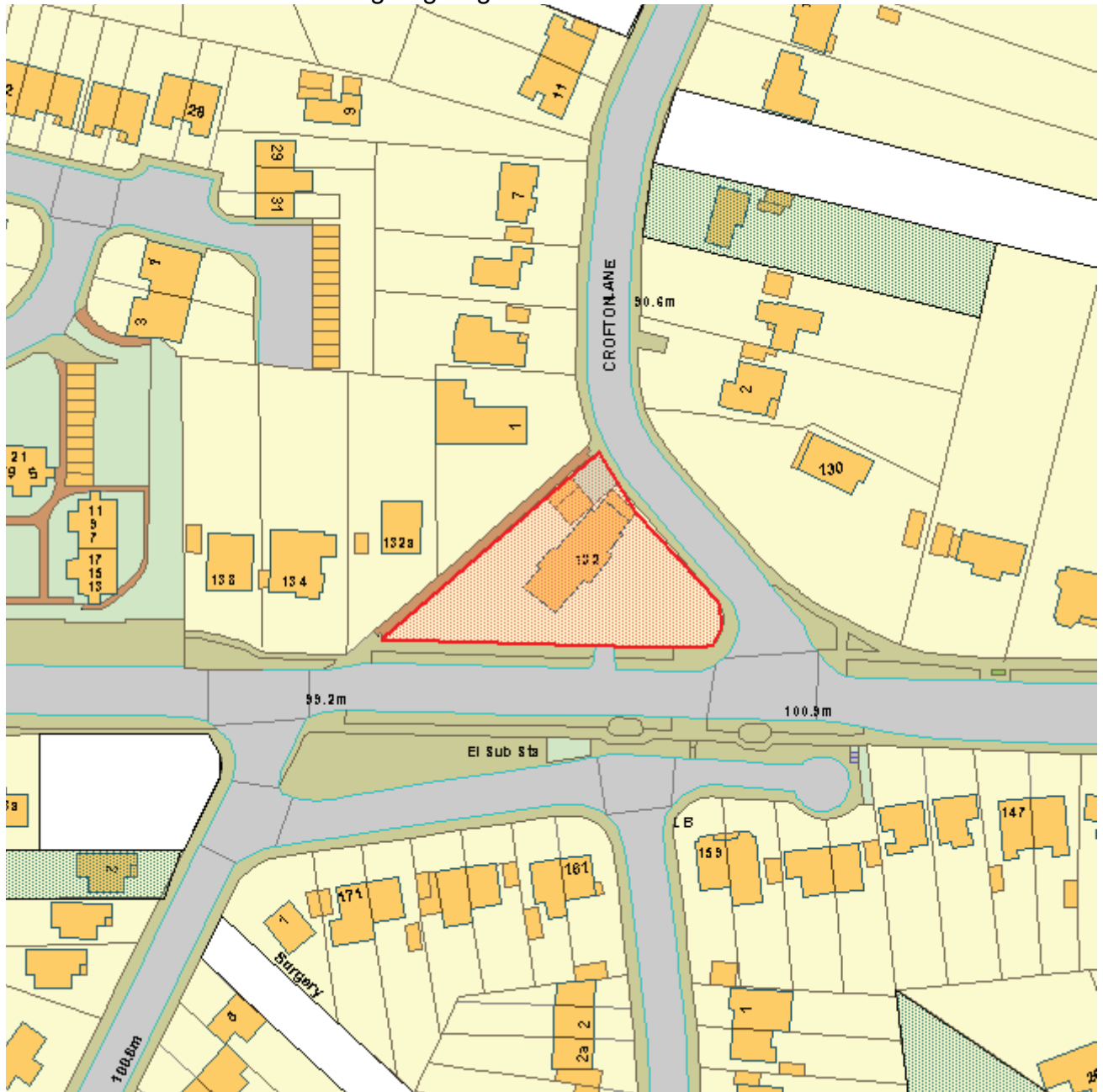
INFORMATIVE(S)

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

Reference: 10/03474/FULL1

Address: 132 Crofton Road Orpington BR6 8JD

Proposal: Demolition of existing house and erection of three 4 bedroom detached houses with integral garages and access on to Crofton Lane



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SECTION '2' – Applications meriting special consideration

Application No : 11/00148/CAC

Ward:
Farnborough And Crofton

Address : Fiddlers Furze Sunnydale Orpington
BR6 8LY

OS Grid Ref: E: 543489 N: 165802

Applicant : Mr Brijesh Patel

Objections : YES

Description of Development:

Demolition of the existing dwelling
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Farnborough Park
Flood Zone 2

Proposal

It is proposed to demolish the existing bungalow on the site. A planning application for the erection of a two storey five bedroom dwelling with accommodation in the roofspace and a double garage at the side/rear has been submitted under ref. 11/00149 and is to be found on this agenda.

Location

The application property is located on the north-west of Sunnydale, and comprises a corner plot at the junction with Birch Mead. The site falls within the Farnborough Park Conservation Area, and is located within Flood Zone 2.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. No comments were received directly in response to the application, although comments were received in connection with the application for the proposed replacement dwelling which can be summarised as follows:

- proposed dwelling much wider than existing bungalow
- new house will encroach upon visibility splay across Sunnydale/Birch Mead and be very imposing
- all other houses on corner plots within Farnborough Park are set at an angle to maintain the feeling of space to the front of houses

- style not in keeping with previous bungalow nor predominant arts and crafts style in the park

Comments were received on behalf of the directors of Farnborough Park Estate Ltd which can be summarised as follows:

- proposed development sited too close to the adjacent property bearing in mind the recommended minimum side space within the Conservation Area is usually 2m or more
- floorspace figures quoted do not take account of the mass the proposed three storey building will form on a corner site
- while existing bungalow follows curve of plot the proposed dwelling does not all will have greater impact on the street scene not only from its position but its scale and bulk
- existing bungalow forms a significant contribution to the Conservation Area and until a more suitable proposal is submitted the Council should refuse permission for both applications

Comments from Consultees

The application was referred to the Advisory Panel for Conservation Areas (APCA) who commented as follows:

- building makes a positive contribution being original in design and materials, and designed to complement the park like setting and the corner position

The application was also referred to English Heritage, who advise that the application should be determined in accordance with national and local policy guidance.

Environmental Health recommends an informative regarding demolition.

Planning Considerations

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

BE11 Conservation Areas
BE12 Demolition in Conservation Areas

Planning History

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

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the Conservation Area.

The application property is a modest bungalow appearing to be of inter-war construction. The property is not considered to be of particular architectural merit

and makes a neutral contribution to the Conservation Area. However, the dwelling proposed under application ref. 11/00149 is not considered to be an acceptable replacement and therefore the demolition is considered to be premature.

Members may consider that in light of the lack of a proposal for a suitable replacement dwelling, the demolition of the existing building would detract from the character of the Farnborough Park Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00148 and 11/00149, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan.

Reference: 11/00148/CAC
Address: Fiddlers Furze Sunnysdale Orpington BR6 8LY
Proposal: Demolition of the existing dwelling
CONSERVATION AREA CONSENT



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SECTION '2' – Applications meriting special consideration

Application No : 11/00149/FULL1

Ward:
Farnborough And Crofton

Address : Fiddlers Furze Sunnydale Orpington
BR6 8LY

OS Grid Ref: E: 543489 N: 165802

Applicant : Mr Brijesh Patel

Objections : YES

Description of Development:

Demolition of existing bungalow and erection of two storey five bedroom dwelling with accommodation in roofspace and double garage to side/rear.

Key designations:

Conservation Area: Farnborough Park

Flood Zone 2

Proposal

Planning permission is sought for the demolition of the existing dwelling, and the erection of a two storey five bedroom dwelling with accommodation in the roofspace and a double garage at the side/rear. An application for Conservation Area Consent to demolish the existing dwelling has been submitted under ref. 11/00148 and is also to be found on this agenda.

The full details of the proposal are as follows:

- neo Georgian design with portico, finished with stock brickwork and white render, with rendered concrete columns, balustrades and window detailing
- maximum width of 18m, depth of 12.1m and height of 8.5m
- maximum side space of approx. 2m to south-western flank boundary, and approx. 11m maintained to north-eastern flank boundary (with Birch Mead)
- detached double garage (with mini CHP plant room) located at rear (fronting Birch Mead) measuring approx. 6.4m by 9.2m and with a maximum height of 5.7m

The application is accompanied by a Flood Risk Assessment, an Arboricultural Report and a Planning Design and Access Statement.

Following comments received from the Environment Agency, a culvert survey has also been provided.

Location

The application property is located on the north-west of Sunnydale, and comprises a corner plot at the junction with Birch Mead. The site falls within the Farnborough Park Conservation Area, and is located within Flood Zone 2.

Comments from Local Residents

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

- proposed dwelling much wider than existing bungalow
- new house will encroach upon visibility splay across Sunnydale/Birch Mead and be very imposing
- all other houses on corner plots within Farnborough Park are set at an angle to maintain the feeling of space to the front of houses
- style not in keeping with previous bungalow nor predominant arts and crafts style in the park

Comments were also received on behalf of the directors of Farnborough Park Estate Ltd which can be summarised as follows:

- proposed development sited too close to the adjacent property bearing in mind the recommended minimum side space within the Conservation Area is usually 2m or more
- floorspace figures quoted do not take account of the mass the proposed three storey building will form on a corner site
- while existing bungalow follows curve of plot the proposed dwelling does not all will have greater impact on the street scene not only from its position but its scale and bulk
- existing bungalow forms a significant contribution to the Conservation Area and until a more suitable proposal is submitted the Council should refuse permission for both applications

Comments from Consultees

The application was referred to the Advisory Panel for Conservation Areas (APCA) who commented as follows:

- quality of architectural design needs to be much improved
- design being urban classical is alien to the character of the Conservation Area and its park like setting and as a classical pastiche is poorly considered in its form and layout and detail
- proposal too close to adjacent buildings and overlarge in bulk
- proposal would not preserve or enhance the Conservation Area

Highways Drainage made no comment on the application.

Thames Water raises no objection with regard to water and sewerage infrastructure.

Environmental Health (pollution) recommend two informatives in the event of permission being granted.

The Environment Agency raise no objection to the proposal in light of the culvert survey, and advise that ground floor levels should be set a minimum of 300mm above the general ground level of the site.

Planning Considerations

The main policies of the Unitary Development Plan against which the application should be assessed are as follows:

BE1 Design of New Development
BE11 Conservation Areas
BE14 Trees in Conservation Areas
BE12 Demolition in Conservation Areas
H7 Housing Density and Design
H9 Side Space

Also of relevance is Planning Policy Statement 25: Development and Flood Risk.

With regard to trees, it is noted that the proposed replacement dwelling allows for the retention of the significant trees at the site.

Planning History

There is no recent planning history of relevance relating to the application site.

Conclusions

The existing bungalow on the site may be considered to make a neutral contribution to the character and appearance of the Conservation Area, and in principle no objection would be raised to its replacement with a suitable alternative.

The existing dwelling is of single storey construction, and therefore makes a relatively low impact within the street scene from this corner plot. Conversely, the proposed replacement dwelling of two storeys in height (and with accommodation in the roofspace) would be of significant scale, resulting in a considerable increase in the bulk of the built development on site. The neo-Georgian design of the dwelling (which would feature a portico and symmetrical façade) together with its height, would present an imposing built form, and given the corner siting of the plot, the proposal would be likely to appear unduly prominent, harmful to the visual amenities of the street scene and failing to preserve or enhance the character and appearance of the Conservation Area. While the existing bungalow appears to recognise the corner setting in its built form, featuring a curved wall containing the main entrance door opposite the eastern corner of the site, the proposed dwelling would provide a hard edge to this corner, with the façade of the building fronting Sunnydale further adding to the likely prominence of the built form.

In this case the visual harm would be compounded by the large double garage at the side/rear of the property, connected to the dwelling with a brick-built boundary wall, which would result in the built development appearing to cover an excessive amount of the site when viewed from both the Sunnydale and Birch Mead frontages. While it is noted that the existing property currently benefits from a detached garage in a similar location, it is the combination of the bulk and scale of the replacement dwelling, together with the garage (which would be of increased height) and their proximity to neighbouring buildings, that would lead to a somewhat cramped form of development on this prominent corner site.

Regarding the impact to neighbouring properties, it appears that the rear building line to 'Penhallow' to west of the site is set further back than the proposed dwelling, and accordingly it is not considered that an undue impact would be likely to result to this property as a result of the proposal. The dwelling would be a good distance from 'The Timbos' to the north on Birch Mead, and accordingly would be unlikely to result in an undue impact, while the separation may be considered to mitigate against any possible overlooking from windows on the first floor rear elevation of the dwelling. It is not considered that the detached garage, which would be sited adjacent to the boundary with the 'The Timbos' would be likely to result in an undue impact given its scale in relation to this adjacent dwelling.

Having regard to the above, Members may agree that the proposed replacement dwelling is of inappropriate form and scale for this prominent corner plot, and would in combination with the detached garage at the side/rear result in the overdevelopment of the site, which would fail to preserve or enhance the character and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00149 and 11/00148, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

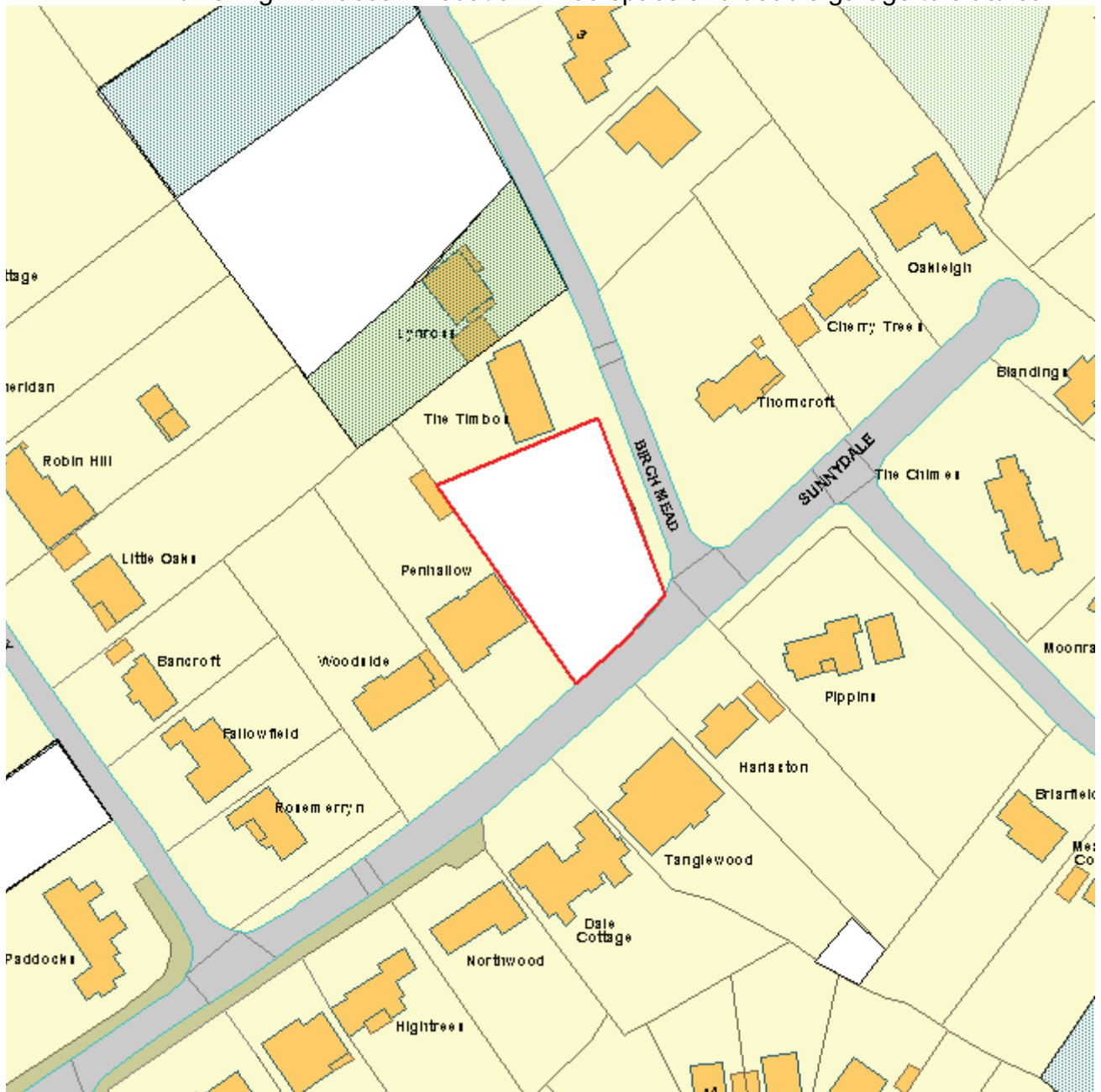
The reasons for refusal are:

- 1 The proposed dwelling would by reason of its bulk, scale and design, result in an unduly prominent development on this corner plot, and together with the proposed garage at the rear, would result in the overdevelopment of the site, which would be harmful to the visual amenities of the street scene and the character of the area, failing to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.

Reference: 11/00149/FULL1

Address: Fiddlers Furze Sunnydale Orpington BR6 8LY

Proposal: Demolition of existing bungalow and erection of two storey five bedroom dwelling with accommodation in roofspace and double garage to side/rear.



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SECTION '2' – Applications meriting special consideration

Application No : 11/01123/DET

Ward:
Orpington

Address : Ramsden Estate (Residential
Development) Tintagel Road Orpington

OS Grid Ref: E: 547555 N: 166133

Applicant : Ramsden Regeneration LLP

Objections : YES

Description of Development:

53 semi-detached and terraced houses with car parking and estate road (Land at Rye Crescent and Cuckmere Way) (part details of residential development of 111 dwellings permitted under ref 09/02931)

Proposal

- Part outline/part full planning permission was granted under application ref. 09/02931 for a phased redevelopment of the Ramsden Estate comprising 111 two, three and four bedroom houses (107 terraced and 4 semi-detached) 129 car parking spaces and formation of new access road from Rye Crescent and Cuckmere Way
- Approval is now sought for details of access, appearance, landscaping, layout and scale relating to Phases 3B and 3C which will comprise 53 semi-detached and terraced houses for market sale with car parking and estate road
- Phase 3B will comprise 15 two bedroom houses (including 1 wheelchair adaptable house) and 30 three bedroom houses (including 2 wheelchair adaptable houses)
- Phase 3C will comprise 8 three bedroom houses
- houses will be predominantly two storey with eight houses providing accommodation in the roofspace
- layout of development accommodates retention of a number of mature trees across the site
- all houses designed to Lifetime Homes standards.

The application is accompanied by the following documents:

- Planning Statement
- Design and Access Statement
- Arboricultural Development Statement
- Transport Statement.

Location

- Phase 3B site is bounded by Rye Crescent and the Church of Unity and comprises 4 and 5 storey 1960s housing
- Phase 3C site comprises 6 1960s terraced bungalows fronting Tintagel Road
- area surrounding Phase 3B site comprises a mixture of two storey houses to the south and east, the Phase 3A site to the north, two to four storey residential development which resulted from the earlier phases of redevelopment to the west and shops with two storey maisonettes above to the southwest
- terraced and semi-detached houses surround Phase 3C site on three sides and Priory School is located to the west
- area is linked primarily to Orpington Town Centre by bus routes.

Comments from local residents

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

- residents and construction workers will park in car park originally built for residents of 60 to 86 Rye Crescent – barrier or chain should be installed
- too many trees will be felled to facilitate development
- prospective residents would appreciate retention of trees in their gardens
- concern for health of trees during construction period – they should be properly protected.

Comments from Consultees

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

Discussions are ongoing regarding highways matters and a verbal update will be provided at the meeting.

Any further responses to consultations will be reported verbally at the meeting.

Planning Considerations

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

UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T11 New Accesses
- T12 Residential Roads

- T15 Traffic Management
- T18 Road Safety
- H7 Housing Density and Design
- H9 Side Space
- BE1 Design of New Development
- BE4 The Public Realm
- BE7 Railings, Boundary Walls and other Means of Enclosure
- NE7 Development and Trees

London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 3D.13 Children and young people's play and informal recreation strategies
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable Design and Construction
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4A.14 Sustainable Drainage
- 4B.1 Design Principles for a Compact City
- 4B.8 Respect local context and communities
- 4B.15 Archaeology.

In terms of trees, there is concern that there would be post development pressure to cut back or even remove a lime tree to the side of plot 92. Similarly, there is concern that there would be post development pressure to reduce or remove a beech tree in the rear garden of plot 102 and a small area of garden is proposed to the side of the house to overcome this pressure. There is a maple between plots 99 and 100 and special care would be needed during construction in respect of the scaffolding.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the character of the area and the impact on the residential amenities of the occupants of nearby dwellings as well as the highways implications of the proposal.

The layout of the development is broadly consistent with that granted outline consent. Two long terraces previously proposed have been broken up and it can be considered that these revisions will improve the appearance of the scheme. The elevational treatments of the houses are considered acceptable and the proposal will be consistent with the character of the surrounding area.

There may be some post development pressure to lop or fell 2 trees considered to make a contribution to the visual amenities of the area. The lime tree will be located to the north of the garden of plot 102 whilst an additional side garden has been provided in plot 102. It is therefore considered that post development pressure to lop or fell these trees can be resisted.

Subject to the satisfactory resolution of outstanding highways issues (a verbal update will be provided at the meeting) the proposal is considered acceptable.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

Reasons for permission:

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

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T11 New Accesses
- T12 Residential Roads
- T15 Traffic Management
- T18 Road Safety
- H7 Housing Density and Design
- H9 Side Space
- BE1 Design of New Development
- BE4 The Public Realm
- BE7 Railings, Boundary Walls and other Means of Enclosure
- NE7 Development and Trees

London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 3D.13 Children and young people's play and informal recreation strategies
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable Design and Construction
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4A.14 Sustainable Drainage
- 4B.1 Design Principles for a Compact City
- 4B.8 Respect local context and communities
- 4B.15 Archaeology.

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property

- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the housing policies of the development plan
- (i) the design policies of the development plan
- (j) the transport policies of the development plan

and having regard to all other matters raised.

Reference: 11/01123/DET
 Address: Ramsden Estate (Residential Development) Tintagel Road Orpington
 Proposal: 53 semi-detached and terraced houses with car parking and estate road (Land at Rye Crescent and Cuckmere Way) (part details of residential development of 111 dwellings permitted under ref 09/02931)



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SECTION '2' – Applications meriting special consideration

Application No : 11/01372/FULL6

Ward:
Copers Cope

Address : 84 Copers Cope Road Beckenham BR3
1RJ

OS Grid Ref: E: 536998 N: 170761

Applicant : Mrs G Cullen

Objections : YES

Description of Development:

Single storey side, rear and front extensions including conversion of garage to habitable accommodation

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

The application proposes to construct a single storey side, rear and front extension located adjacent to the boundary with number 82. The single storey front extension is around 2.580 metres deep, has a pitched roof with a maximum height of around 4.3 metres but does not project any further forward than the existing house.

The side and rear extension is located around 0.8 metres away from the boundary with number 82 and includes the conversion of the existing garage building into habitable accommodation. Towards the rear the proposed extension has a rearward projection of around 5.1 metres from the existing rear flank wall of the property. The extension and conversion accommodates a new study, shower room and toilet, a fitness suite and a family room.

Location

The application site is located towards the northern end of Copers Cope Road and is an existing two storey detached residential dwelling.

The area is predominantly residential in character. The existing property has an attached single storey garage with a pitched roof and a large area of hard standing for parked vehicles to the front with two vehicular accesses.

Comments from Local Residents

- The Ordinance Survey map extract indicates that the garage of No. 82 is detached and located next to the boundary. It is in fact attached to the main house and there is a gap between it and the boundary.
- the umbrages of the Weeping Willow and Holly trees is inaccurate.
- the rearward projection of the extension is bulky and excessive.
- the extension may result in the removal of existing boundary vegetation and result in a visually intrusive and prominent extension.
- the height of the extension is excessive and causes loss of prospect
- the extension appears capable of being severed to form a separate dwelling
- the extension may result in damage to tree roots

In response to these objections the applicants have provided an additional supporting letter, the full text of which is available to view. The comments include the following statement:

The proposal would not have a detrimental impact on the amenities of the immediately adjacent neighbours who have not objected to the proposals. There are other properties including number 80 which have significant extensions and very small gaps between boundaries. There is little if any gap between numbers 80 and 78. Other properties within the road have had significant increases in habitable accommodation. The existing building lines of numbers 82 and 84 towards the rear are of a similar depth of rearward projection to the extension proposed here. We have no intention of removing or damaging the trees.

Comments from Consultees

From a highway planning perspective, no technical objections are raised to the loss of the garage as there is existing parking available on the curtilage.

From a trees and landscaping perspective any comments received will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- H8 Residential Extensions
- T3 Parking

Planning History

Under planning application ref. 01/00247, permission was granted for a single storey side extension.

Under planning application ref. 03/04196, permission was refused and dismissed at appeal for a four storey block comprising 1 one bedroom and 13 two bedroom flats, with 21 car parking spaces at 84 – 86 Copers Cope Road. The Inspector

concluded the proposal was an overdevelopment of the site harmful to the character and appearance of the area.

Under planning application ref. 05/03094, planning permission was refused and dismissed at appeal for the demolition of existing dwellings and erection of 2 three storey detached blocks comprising a total of 12 two bedroom flats with 18 car spaces, detached cycle and refuse stores, hard and soft landscaping and new vehicle access onto Copers Cope Road. (at 84 and 86 Copers Cope Road). The application was dismissed at appeal and the Inspector concluded that the proposal would be harmful to the character and appearance and spatial standards of the area. The proposal was also considered harmful to existing resident's amenity.

Under planning application ref. 07/01609, planning permission was refused for a two storey side extensions and conversion into 4 two bedroom and 1 three bedroom flats and refuse store at front. The proposal was considered harmful to existing spatial standards, the street scene and the character of the area.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, 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

Policies BE1 and H8 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 predominantly detached dwellings set within spacious plots.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. The extensions are of an appropriate design and scale in keeping with the street scene and surroundings which could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

The main bulk of the extensions are located towards the rear of the property. Whilst the depth of rearward projection of the extension is some 5.1 metres, the proposal leaves adequate distances towards the boundary of the site with similar rear extensions and building lines of a similar depth visible from the application site. The submitted floor plans indicate an internal door to into the hallway and to ensure the extension is not severed into a separate unit an appropriately worded condition could be imposed on any approval to ensure that the use of the extension does not become separate from the main dwelling.

With regards to the loss of the garage there is existing parking available to the front of the property and an existing garage adjacent to No. 86.

Members may therefore agree that this proposal is acceptable and would not result in a unduly detrimental impact on the residential amenities of neighbouring properties nor impact detrimentally on the character of the area or the street scene generally given the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings and extensions at adjacent properties

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01372 and 01/00247, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|-------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC04 | Matching materials | |
| | ACC04R | Reason C04 | |
| 3 | ACI07 | Restrict to members of household (1 in) | at 84 Copers Cope |
| | | Road | |
| | ACI07R | Reason I07 | |

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions
- T3 Parking

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

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

and having regard to all other matters raised.

Reference: 11/01372/FULL6
Address: 84 Copers Cope Road Beckenham BR3 1RJ
Proposal: Single storey side, rear and front extensions including conversion of garage to habitable accommodation



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SECTION '2' – Applications meriting special consideration

Application No : 11/01484/FULL1

Ward:
Bickley

Address : 15 Ringmer Way Bickley Bromley BR1
2TY

OS Grid Ref: E: 542492 N: 167834

Applicant : Mr G Calladine-Smith

Objections : YES

Description of Development:

Single storey 3 bedroom dwelling with associated landscaping and access

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Proposal

- The proposal is for a detached single storey 3 bedroom dwelling attached to the existing garage within the curtilage of 15 Ringmer Way.
- The proposal also includes a carport to the side of 15 Ringmer Way with a turntable to the rear of the existing house.
- The property has a floor area of approximately 150 square metres with a further 34 square metres within the existing garage.
- The property is designed to incorporate a flat roof with planting to form a green roof. The external finish is proposed to be natural coloured render and timber boarding.
- The accommodation is comprised of living room, kitchen, cloakroom, hallway and three bedrooms all with en suite bathrooms.

Location

- The application site is located to the south of Ringmer Way and is a large corner plot with the property situated towards the eastern side of the plot.
- The properties in Ringmer Way are substantial, detached, family dwellings, built during the 1980s.
- The application site does not fall within a designated area.

Comments from Local Residents

Local residents were notified of the application and a number of representations have been received which can be summarised as follows:

- proposal bears no relation to surrounding properties
- feeling of enclosure
- increase in noise and pollution
- loss of privacy whilst property being constructed
- backland development
- loss of privacy when tending roof garden
- out of character
- insufficient space for additional cars
- similar applications been refused
- cramped development
- insufficient space for turning a car
- reversing cars dangerous
- increase in traffic
- very close to properties in Sibley Close
- harm to wildlife
- houses already tightly packed in – proposal would cause overcrowding
- overlooking
- effect on sewers and drains
- parking at existing property is inadequate for the size of the property
- manual turntable at 15 reduces rear garden
- boundary of new property too close to properties in Sibley Close
- loss of visual amenity
- loss of natural light
- overdevelopment – the site is only big enough for 1 house
- access is not big enough for lorries and could therefore damage properties.

Comments from Consultees

- The Highways engineers have commented that vehicles would need to reverse about 40m as it does not appear that there is adequate turning space.
- Thames Water has no objections to the proposal.
- The highways drainage engineers have commented that a soakage test is required to be carried out to determine whether the use of a soakaway is a suitable means to dispose of surface water.
- Waste services have commented that refuse and recycling should be left at the edge of curtilage.

Planning Considerations

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

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

T3 Parking
T18 Road Safety
NE7 Development and Trees

National Planning Policy Statement 3 - Housing

No significant trees will be affected by the proposal.

Planning History

Planning permission was granted for a single storey replacement garage in 2008 under ref. 08/02831.

An application for the demolition of the existing garage and erection of 4 bedroom two-storey detached dwelling with associated garage and landscaping was submitted in 2009 under ref. 09/03493 and was withdrawn.

Planning permission was refused for the demolition of the existing property and garage and the erection of 2 detached 4 bedroom dwellings with associated garages and landscaping in 2010 under ref. 10/01343.

Planning permission was refused for the demolition of the existing garage and the erection of a 4 bedroom two storey detached dwelling with associated garage and landscaping in 2010 under ref. 10/01344. This application was also dismissed at appeal.

Conclusions

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

Two previous applications have been refused at the site for new dwellings, one of which was for the demolition of the existing garage at the site and the erection of 1 new dwelling within the curtilage of No. 15 Ringmer Way. This application was refused on the following grounds:

‘The proposal would constitute a cramped overdevelopment of this greenfield site, out of character with the locality, harmful to the visual amenities of the streetscene and contrary to Policies BE1 and H7 of the Unitary Development Plan and PPS3: Housing.

The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy, light and visual amenity to the occupiers of neighbouring properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposal would not provide a satisfactory turning area for vehicles and is therefore contrary to Policy T18 of the Unitary Development Plan.’

The application was also dismissed at appeal and the inspector commented that the development would not unduly affect the area's character and appearance, but it would result in unacceptable harm to neighbours' living conditions, and to safety. The inspector also commented that although the site is located within a sustainable urban location, this does not outweigh the objections.

The current proposal seeks to address the concerns raised by the inspector by reducing the height and bulk of the building, creating a single storey dwelling as opposed to a two storey house. The proposed dwelling will have a height of approximately 4 metres with planting to the top of the roof. It is anticipated that the green roof will soften the impact on the adjoining residents and have a lesser impact on their visual amenities.

Given the single storey nature of the building, it is considered that the impact in terms of overlooking and dominance is reduced when viewed from Sibley Close. However, the property projects approximately 17 metres beyond the rear of the adjacent property, No. 12 and whilst single storey is still likely to have a significant impact on visual amenity, especially taking into account the proximity to the flank boundary. Members may consider that the projection beyond No. 12 is likely to result in a harmful loss of light and visual amenity.

The design of the dwelling is not in keeping with the other properties in Ringmer Way. The proposed dwelling covers a much larger area and is in close proximity to three of the property boundaries. The dwelling is single storey with coloured render and timber boarding and a green roof. Members may consider that the proposal will be less obtrusive given its altered design. However, in designing a scheme which is less harmful in terms of dominance and overlooking, the proposal results in a property which is out of keeping with the surrounding properties and therefore harmful to the character and appearance of the area.

Concerns have been raised in relation to the impact on road safety and the increase in traffic around the site. Whilst it may be considered that sufficient parking has been offered at the proposed new property and a turntable is proposed to the rear of the existing dwelling, the turning space available for cars exiting the existing garage which serves the proposed dwelling is insufficient and would result in possible detriment to road users and the safety of pedestrians, with cars having to reverse for long distances to access the highway. Concerns have also been raised in relation to the loss of wildlife on the site and the loss of the garden space. Members are asked to consider whether the proposal is likely to have a detrimental impact on these factors and whether the development of a property with a green roof will overcome these concerns.

Members are asked to consider the impact on the visual amenities of the neighbouring property, No. 12 as well as the concerns raised in relation to vehicular access. Members may also consider that the proposal, given its large footprint over the existing garden of No. 15, results in overdevelopment of the site which is out of character with the surrounding area and harmful to the amenities of neighbouring residents and the streetscene. The private amenity space of the existing dwelling will be reduced, although this will result in a garden area which is

not significantly smaller than others in the area. However, Members may still consider that this site is not suitable for accommodating two properties.

Whilst it is acknowledged that efforts have been made to address the previous grounds of refusal and the concerns raised by the planning inspector, the proposal remains inappropriate by reason of the scale and design of the dwelling as well as the lack of suitable turning space for vehicles.

Members are asked to refuse the application on the basis that the current design is out of character and scale with surrounding properties and the proposal does not offer sufficient turning space for vehicles, thereby harmful to road safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02831, 09/03493, 10/01343, 10/01344 and 11/01484, excluding exempt information.

as amended by documents received on 30.06.2011

RECOMMENDATION: PERMISSION BE REFUSED

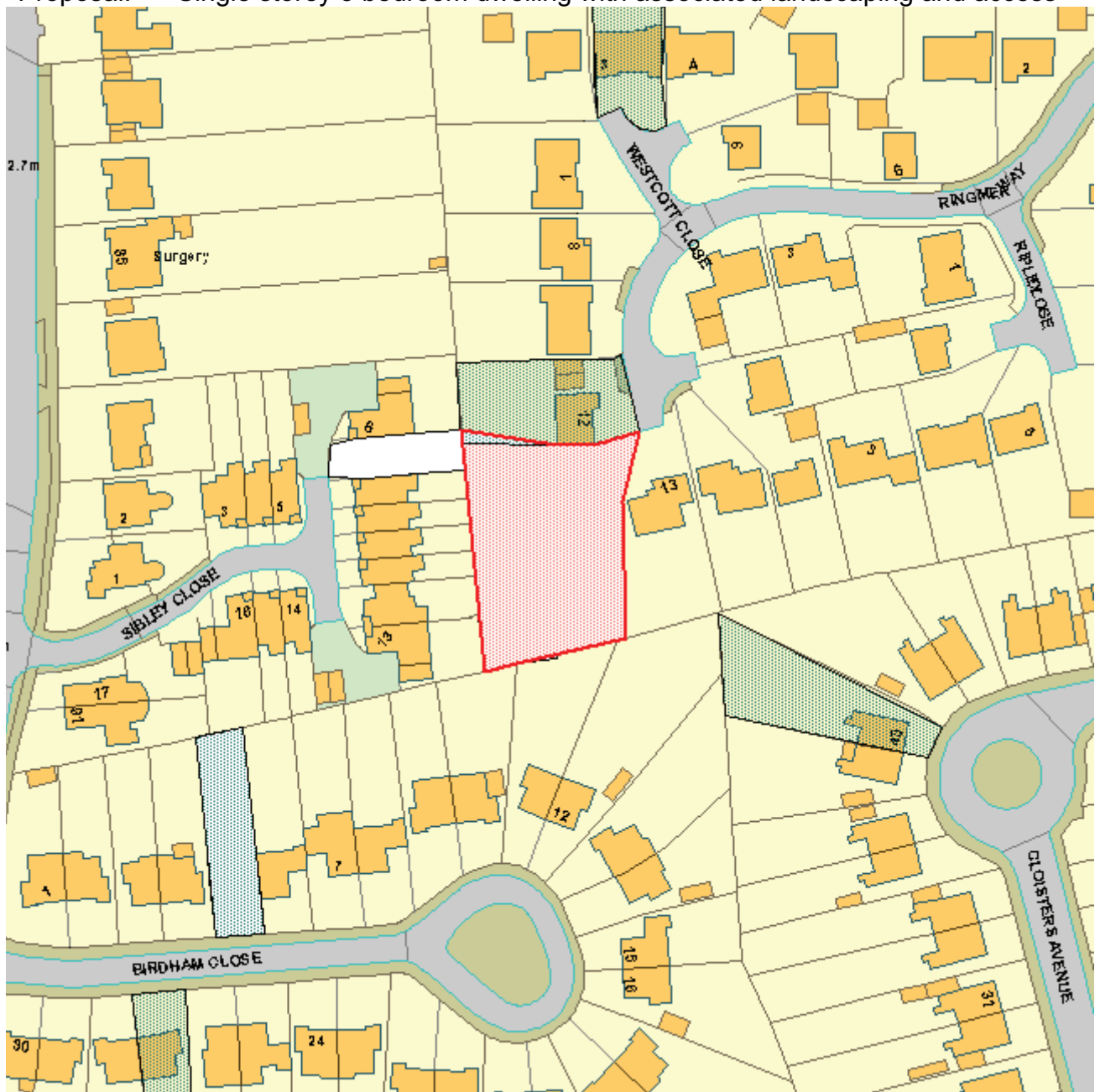
The reasons for refusal are:

- 1 The proposed new dwelling, by reason of its design and siting would be out of character with surrounding properties and is therefore harmful to the character and appearance of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.
- 2 The proposal would not provide a satisfactory turning area for vehicles and is therefore contrary to Policy T18 of the Unitary Development Plan.

Reference: 11/01484/FULL1

Address: 15 Ringmer Way Bickley Bromley BR1 2TY

Proposal: Single storey 3 bedroom dwelling with associated landscaping and access



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

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

Update for Members

This application was deferred on 26th May 2011 from Plans Sub Committee 4 to seek to reduce the height. However, as this is a retrospective application the applicant considered that if the current height of 2.4m (approximately 7 ft 9 inches) was reduced there would be insufficient head height to access the development. However, in an attempt to minimise the visual impact of the proposal the applicant has proposed to insert additional planting on the front elevation of the proposal. Members are now asked to reconsider the acceptability of the proposal.

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 and 10.06.11.

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'n'l 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.

- 4 Details of the screening proposed shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in the first planting season following the occupation of the buildings. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a 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.

Reasons for granting permission:

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

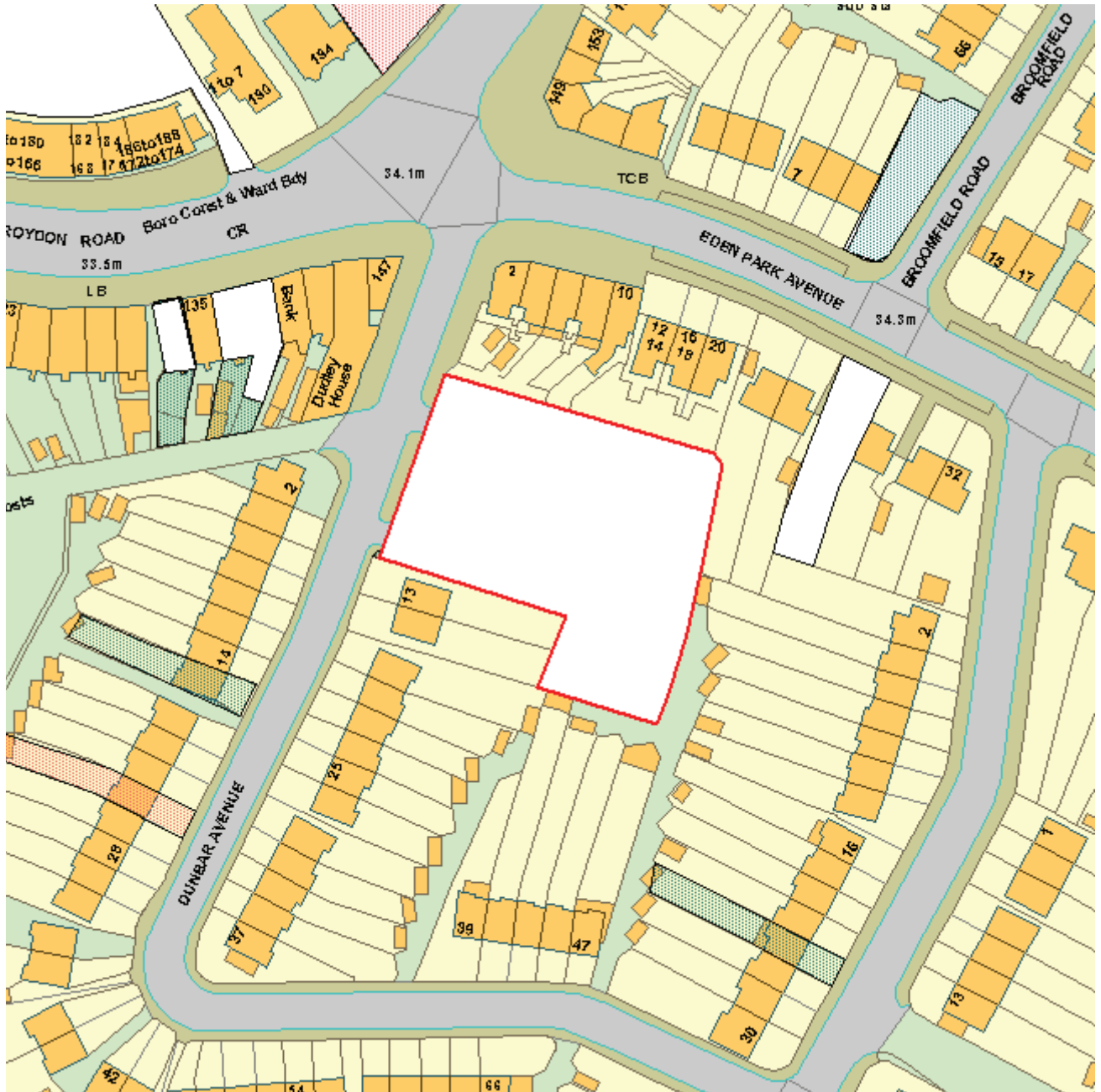
BE1 Design of New Development
BE10 Locally Listed Buildings

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 '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

This application was deferred without prejudice from Plans-Sub Committee No.4 on 26th May 2011 to seek more detailed drainage comments, to receive Environment Agency comments and to take into account the London Plan policies. The three updates for Members are as follows:

- The Agent has submitted details of soakage tests and a plan to show how the surface water drain would be diverted. The Council's drainage consultant does not raised any objections to the proposed soakaways, although resilience measures have been suggested which have also been suggested by the EA. However this does not appear to be a statutory requirement for the developer to undertake.
- The Environment Agency has confirmed that the part of the site to be developed falls outside of a flood zone and an FRA is not required
- The London Plan policies which Members previously made reference to are 4A.12 (Flooding) and 4A.13 (Flood Risk Management). The policies state that for development in areas at risk of flooding (flood zones) the provisions of PPS25 should be taken into account. Para. 4.37 states that e developers should determine in consultation with the EA or relevant borough whether their development is at flood risk. Members will note that the EA have stated that the part of the site falls outside the flood zone 2.

The previous report is repeated below:

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 curtilage.

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 Nos.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
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |

- | | | | |
|----|--------|--|--|
| | ACA07R | Reason A07 | |
| 4 | ACC01 | Satisfactory materials (ext'n'l 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 : 11/00614/FULL1

Ward:
Penge And Cator

Address : 17 Wordsworth Road Penge London
SE20 7JF

OS Grid Ref: E: 535584 N: 170368

Applicant : Fronda Developments

Objections : NO

Description of Development:

Single storey and first floor rear extensions, conversion into 2 one bedroom self-contained flats and one studio flat, plus elevation alterations, vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres.

Key designations:

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

Proposal

The application property is a three storey Victorian corner building with an outbuilding to the rear. The property is located on Wordsworth Road at the junction with Southey Street. The ground floor fronting Wordsworth Road is currently in use for commercial purposes as a windows and doors sales showroom with the outbuilding to the rear being used in an ancillary capacity.

The upper floors appear to have been in use for residential purposes although there does not appear to be any clear indication from the planning history as to the number of units.

The area is residential in character and located within close proximity of Penge High Street which is designated as district shopping centre within the Unitary Development Plan.

Permission is sought to return the ground floor to residential use and use the entire building for residential purposes comprising, 2 one bedroom self

contained flats and one studio flat. This would include extensions to the existing building including:

- single storey rear extension featuring a flat roof and projecting some 3m in depth in line with a similar extension at the neighbouring house at No. 15
- new pitched roof added to existing rear first floor rear element.
- off street parking space including 1 within the garage
- creation of small rear court yard house refuse / recycling stores and secure bicycle
- vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres
- elevation alterations to doors and windows

Comments from Local Residents

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

Comments from Consultees

Highways - The development is situated on the corner of Wordsworth Road and Southey Street. The site is located in an area with medium PTAL rate of 4 (on a scale of 1 - 6, where 6 is the most accessible). Also the area is well served by local shops.

The applicant will provide 3 off street parking spaces, the ground flat and 1st floor flat parking spaces are satisfactory; however the third space located on the corner of Wordsworth Road and Southey Street is substandard and unsatisfactory as the length is too short, the standard dimension is 4.8m long x 2.4m wide. Therefore this space should be deleted.

I would accept two parking spaces allocated to one bed flats. Furthermore, the size of the unit (studio flat) is likely to be attractive to non-car owners. By not providing car-parking facilities for the resident the development promotes greener, cleaner travel choices thus reducing reliance on the car. Therefore I am of the opinion that the development would not have an adverse impact on the parking demand within the local road network.

The applicant should be encouraged to consider providing 1 secure cycle parking space.

Please include condition H02 with any permission

Environmental Health: the development should meet full building regulation standards for fire separation between units, sound insulation and improved thermal efficiency as well as proper standards for means of fire escape.

Drainage - No comment

Thames Water - No objection

Cleansing – More room may be required for recycling containers.

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
H12 Conversion of non-residential buildings to residential use
T3 Parking
T7 Cyclists

Planning History

10/03115/FULL1 Elevational alterations and change of use of ground floor to self contained one bedroom flat. Single storey and first floor extensions to existing detached garage/storage building and conversion into a one bedroom dwelling. 2.1m high timber gates fronting Southey Street. WDN 21.12.2010

10/03116/FULL1 Second floor rear extension. Elevational alterations and conversion of first and second floors into 2 one bedroom self contained flats. WDN 21.12.2010

The previous applications were withdrawn prior to determination in view of the level of concern regarding impact the neighbouring property at No.15 particularly with ref. to the amount of built development proposed

The original plans have now been amended to take into account the highways and cleansing comments. The following changes have been made:

- deletion of sub standard parking space fronting Wordsworth Road
- introduction of secure bicycle storage facilities
- introduction of recycling containers

Conclusions

The site and surrounding area are predominantly residential in character and so the return of the ground floor to residential use purposes is considered to be an acceptable and more neighbourly use of the site.

The number of units proposed is 3 comprising 2 one bedrooms and one studio flat making effective use of the building. There are no objections from an Environmental Health point of view of the accommodation created and the site is conveniently located just outside of the town centre in an area of significant amounts of flatted development. Furthermore there are no concerns

from highways planning point of view with good access to public transport and public amenities close by.

The court yard is of a limited size however it accommodates the necessary facilities including parking, cycle storage and refuse as well as providing access to 2 small front and rear gardens areas.

The extensions proposed i.e. single storey rear extension and addition of pitched would not impact unduly upon the closest neighbouring property at No.15 and would therefore be acceptable for this reason

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

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.

as amended by documents received on 22.06.2011

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 ACA08 Boundary enclosures - implementation
 ACA08R Reason A08
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 5 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 6 ACI17 No additional windows (2 inserts) north - western and south
 - western ground and first floor extensions
 ACI17R I17 reason (1 insert) BE1 and H8
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H12 Conversion of non-residential buildings to residential use
- T3 Parking
- T7 Cyclists

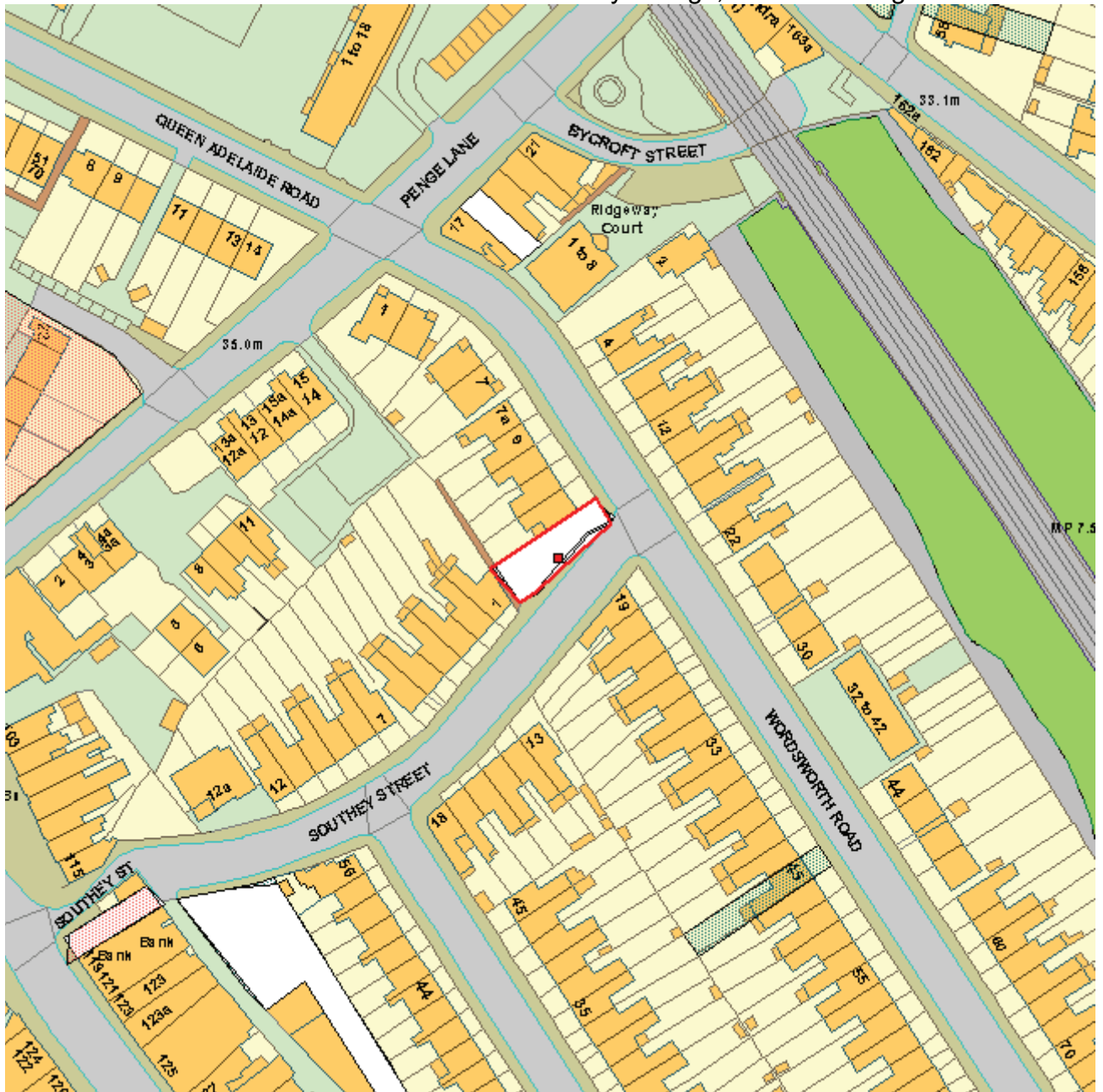
INFORMATIVE(S)

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

Reference: 11/00614/FULL1

Address: 17 Wordsworth Road Penge London SE20 7JF

Proposal: Single storey and first floor rear extensions, conversion into 2 one bedroom self-contained flats and one studio flat, plus elevation alterations, vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres.



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01107/FULL6

Ward:
Farnborough And Crofton

Address : 3 Park Avenue Farnborough Orpington
BR6 8LJ

OS Grid Ref: E: 542785 N: 165357

Applicant : Mr R Moores

Objections : YES

Description of Development:

Detached single storey pool house to rear

Key designations:

Conservation Area: Farnborough Park

Adj Area of Special Res. Character

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Proposal

- The pool house will be sited at the rear corner of the garden, with dimensions of 7m by approx 13m.
- The roof will be hipped with a height of 4.2m and an eaves level of 2.3m. The roof will be fully hipped.

Location

The application site is on the north western side of Park Avenue. The site comprises a detached two storey family dwelling in an area characterised by similar detached houses within the Farnborough Park Conservation Area.

Comments from Local Residents

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

- impact on trees
- possible flood risk
- excessive bulk and scale
- impact on the character of the conservation area

- visual impact and loss of boundary screening
- loss of privacy
- overdevelopment

Amended plans have been received. Neighbours were re-notified and no further comments had been received at the time of writing the report.

Farnborough Park Estate Ltd has also objected to the proposal.

Comments from Consultees

APCA objects to the proposal on the basis of overdevelopment, loss of trees and impact on the character of the conservation area.

Thames Water has suggested informatives and a condition.

No technical drainage comments have been made.

No Environmental Health comments have been received requesting details of the predicted noise levels and technical specification of the plant room equipment. These details have been requested from the applicant and further Environmental Health comments will be verbally reported at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE11 (Conservation Areas) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is a consideration.

London Plan Policy 4A.14 and PPS 25 (Development And Flood Risk) are also considerations.

Planning History

Planning permission was granted under ref. 10/03178 for the demolition of existing dwelling and erection of a six bedroom two storey dwelling with room in the roof space. This development has not been implemented.

Conclusions

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

The visual impact of the building is considered to be acceptable given the distance from neighbouring properties (approx. 15m from No. 5 and 25m from No. 1A). The properties surrounding will be screened by existing vegetation, and this separation

is considered to be suitable to prevent serious loss of outlook or light. The modest eaves height of 2.3m and hipped roof reduces bulk to a level that is not considered to be significantly harmful to visual amenities. No windows will face either neighbouring property and this prevents loss of privacy.

Large areas of the existing rear garden and trees have been retained and it is not considered that the development harms the spacious characteristics of the area or results in an overdevelopment. The development at the rear is the preferred location in line with guidance from the Supplementary Planning Guidance for the conservation area. The materials to be used are considered to be suitable for the conservation area, with timber boarding and clay tiles.

The proposed outbuilding houses a plant room for the swimming pool. It is considered that this is also a significant distance from neighbouring properties so as not to result in a serious impact on amenities by reason of noise output and disturbance. Noise output can be controlled by way of a condition.

Amended plans have been received dated 22.06.11 reorienting the pool house so that the shorter dimension adjoins the boundary with No.5 at the request of the Tree Officer.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it will not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Farnborough Park Conservation Area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file refs. 10/03178 and 11/01107 excluding exempt information.

as amended by documents received on 22.06.2011

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

Reason: In order to comply with PPS25 and in order to prevent the risk of flooding or surcharging.

- 5 The operation of the equipment within the garden building which serves the swimming pool shall not result in an increase of the LAeq (5 minute) when measured at any point on the boundary of the application site.

Reason: In order to protect the amenities of the surrounding residential 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

BE11 Conservation Areas

NE7 Development and Trees

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

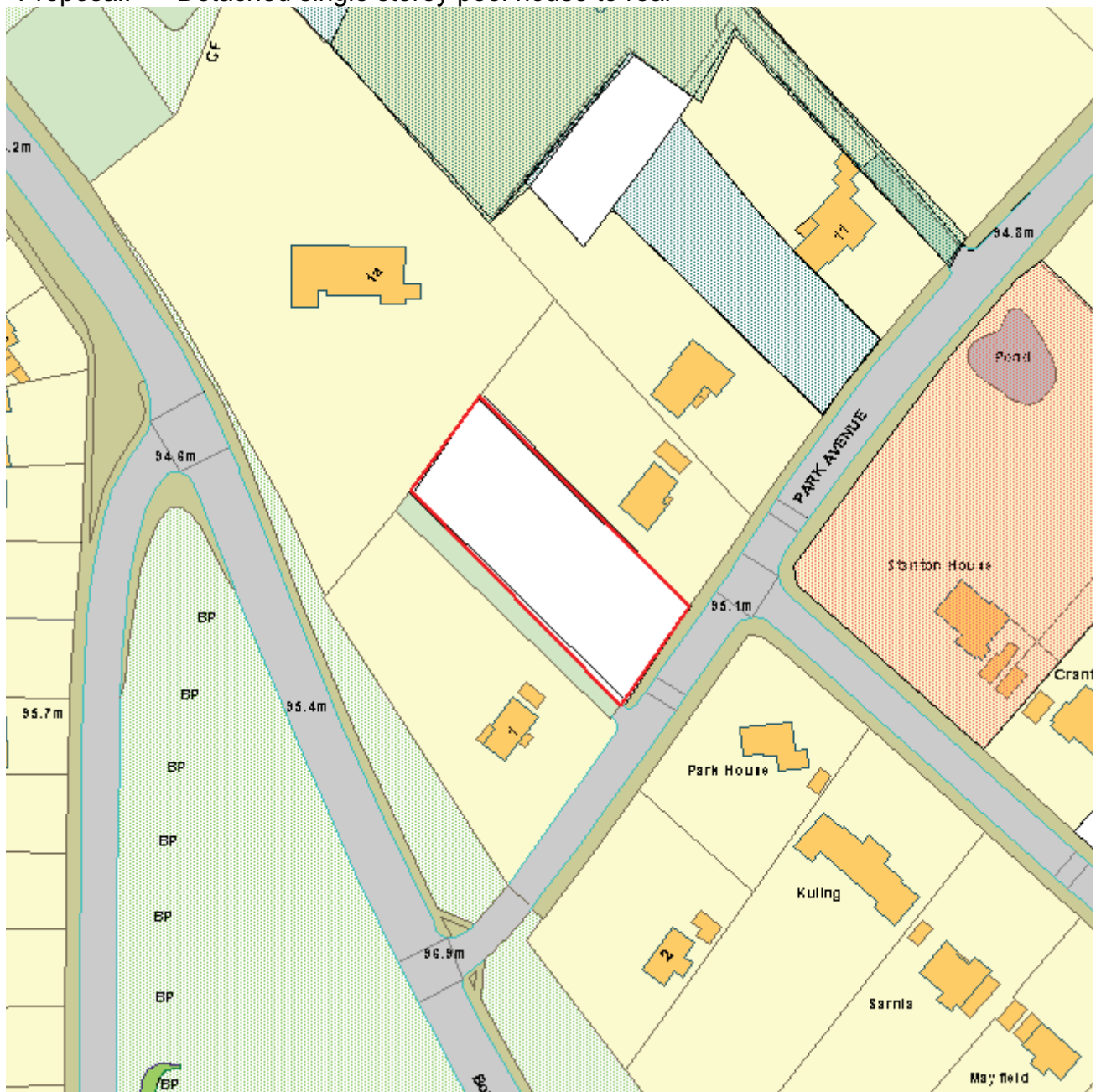
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the conservation area is at present developed
- (d) the impact on trees

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 Any property involving a swimming pool with a volume exceeding 10 cubic metres of water will need metering. The Applicant should contact Thames water on 0845 9200 800.

Reference: 11/01107/FULL6
Address: 3 Park Avenue Farnborough Orpington BR6 8LJ
Proposal: Detached single storey pool house to rear



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01209/FULL6

Ward:
Petts Wood And Knoll

Address : 240 Crescent Drive Petts Wood
Orpington BR5 1AX

OS Grid Ref: E: 543973 N: 167351

Applicant : Mr A Berkhauer

Objections : YES

Description of Development:

Single storey rear extension and alterations to rear elevation

Key designations:

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

Proposal

This application was deferred without prejudice by Members at the 23rd June meeting in order to seek a reduction in the depth of the extension. Revised plans have now been received which reduce the depth of the extension from 4m to 3.5m.

The earlier report is repeated below, suitably updated.

- It is proposed to add a 3.5m deep single storey rear extension to this property which would extend up to the southern flank boundary with the adjoining semi (No. 238), but would be set back 3.6m from the northern flank boundary with No. 242.
- The extension would have a low-pitched roof and a 2.95m high parapet wall adjacent to No.238.

Location

This semi-detached dwelling is located on the eastern side of Crescent Drive, and the rear part of the garden is covered by a blanket Tree Preservation Order (No.376).

Comments from Local Residents

A letter of objection to the original scheme was received from the occupiers of the adjoining dwelling at No.238 which raised the following main concerns:

- the design and appearance of the extension is not in keeping with the adjoining property or surrounding area
- excessive depth and height of the extension would be detrimental to the amenities of No.238
- loss of sunlight and views
- proposals would cause difficulties in maintaining the fence and existing extension at No.238
- construction of extension may affect foundations of adjacent extension
- extension should not be used as a kitchen due to undue noise and smells
- a mature tree has recently been removed adjacent to the site for the extension.

Any further objections received to the revised scheme will be reported verbally at the meeting.

Comments from Consultees

No significant trees would be affected by the proposals.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

The application has been called in by a Ward Member.

Planning History

There is no relevant history relating to the application property, but permission was granted in 2003 (ref. 03/00105) for a 2.5m deep single storey rear extension to the adjoining property at No.238 which was subsequently built.

Conclusions

The main issues in this case are the effect that it would have on the character and spatial standards of the surrounding area, and on the amenities of the occupants of neighbouring properties.

The extension is confined to the rear and would not, therefore, have a detrimental impact on the character of the surrounding area.

With regard to the impact on neighbouring properties, the adjoining semi at No.238 has already extended 2.5m to the rear, therefore, the proposed revised extension to No.240 would project only 1m beyond that, which is not considered to have a

seriously detrimental impact on the amenities of the adjoining occupiers, particularly given the northerly orientation of the proposed extension.

The extension would be set back 3.6m from the northern flank boundary with No.242, and is thus not considered to be harmful to the amenities of those occupiers.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/00105 and 11/01209, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

Reasons for granting permission:

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

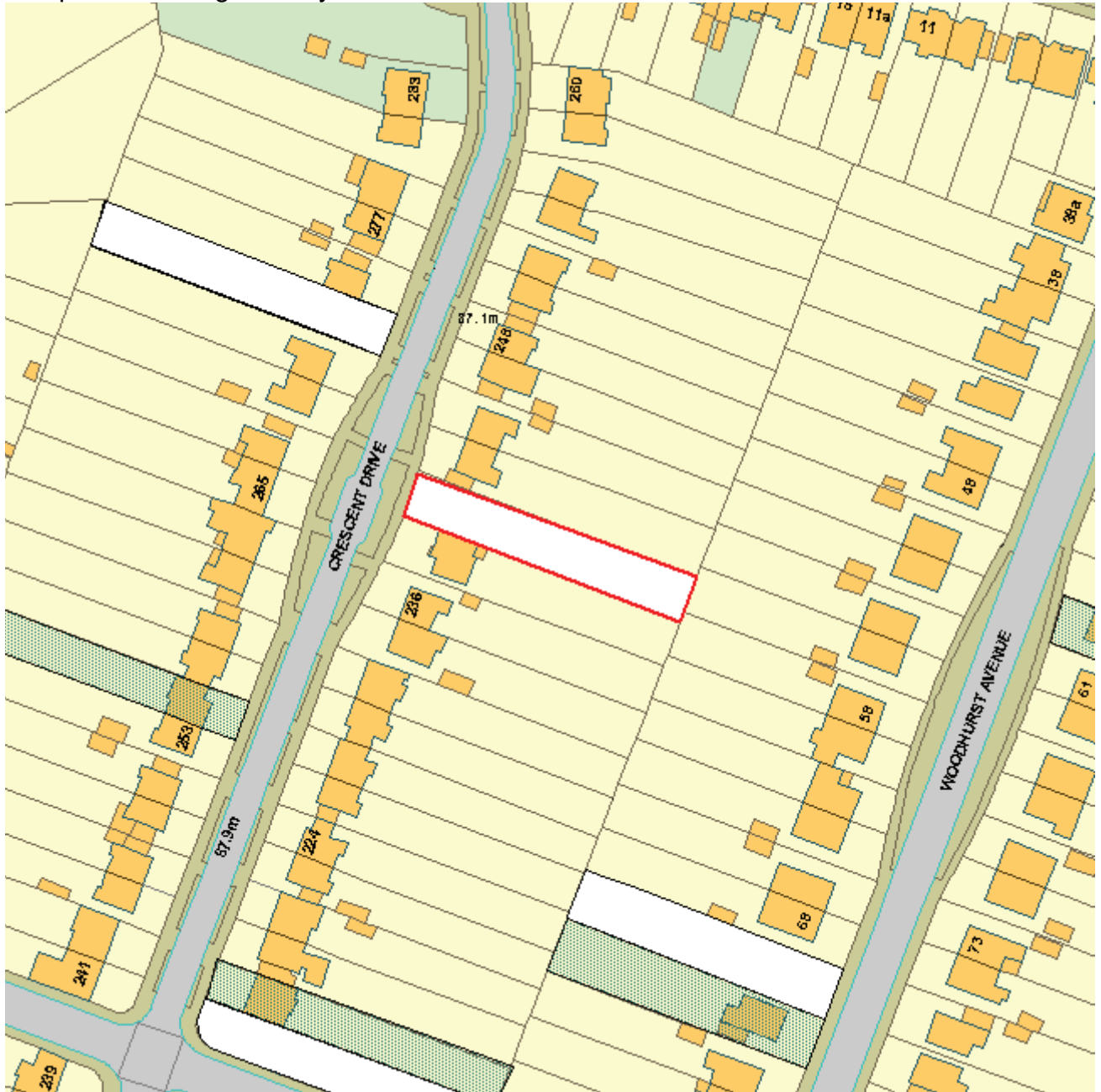
- H8 Residential Extensions
- BE1 Design of New Development

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

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties,

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

Reference: 11/01209/FULL6
Address: 240 Crescent Drive Petts Wood Orpington BR5 1AX
Proposal: Single storey rear extension and alterations to rear elevation



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01266/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 9 Ashbourne Rise Orpington BR6 9PY

OS Grid Ref: E: 544998 N: 164995

Applicant : Mr Peter Egan

Objections : NO

Description of Development:

Part one/two storey side extension, rear dormer window extension, insertion of roof lights in front and side elevation and conversion of garage to habitable accommodation

Key designations:

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

Proposal

Permission is sought to construct a two storey/first floor side extension. A 1 metre side space will be maintained to the flank boundary at first floor level, whilst the ground floor will abut the flank boundary. The roof will be extended above the first floor side extension with a fully hipped roof to match the existing structure. A rear dormer will be incorporated into the rear roof elevation.

Location

The site is located along the western side of Ashbourne Rise approximately 40 metres to the east of the junction with Tubbenden Lane.

Comments from Local Residents

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

Comments from Consultees

No technical highways objections have been raised.

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

Planning History

Three planning applications have been submitted since 2008 (refs. 08/02928, 09/01499 and 09/02796). All three have been refused, the most recent being for a part one/two storey side extension incorporating a roof alterations and a rear dormer under ref. 09/02796. That application was refused at appeal, the Inspector considering that:

“the size and design of the substantial alterations to the roof line and the relocation of the first floor front window would unbalance the symmetrical appearance of this pair of houses to the detriment of the street scene where pairs of houses with fully hipped roofs predominate.”

Furthermore, the Inspector considered that:

“the resulting visual harm to the street scene, especially where, as would be the case in this appeal, the siting of the houses and the changes in lands levels mean that a large rear dormer is also apparent, emphasising the unsympathetic changes to the original roof form. From the rear the large dormer with the central Juliet balcony (shown on the proposed plans and elevations but not the roof plan) would dominate the rear roof slope, especially when seen from the rear of the properties in Tubbenden Lane.”

However, the Inspector did not raise an objection in respect of the lack of a 1 metre separation at ground floor level to the side of the integral garage:

“it seems to me that the extended house on the appeal site would not appear unduly cramped without the 1 metre set in at ground level.”

Conclusions

In considering the previous application the Planning Inspector cited a number of criticisms in respect of that scheme as listed above, these primarily relating to the design of the enlarged roof (above the first floor side addition). It is considered these concerns have been adequately addressed in this proposal given the provision of a fully hipped roof (as opposed to the hip-to-gable previously proposed). It is considered that this revised roof design will ensure a more symmetrical appearance between both pairs of semis and that this will conform to surrounding development and the wider street scene. Furthermore, the juliet balcony previously sought has been replaced with a conventional dormer which will appear less dominant from surrounding properties.

In respect of the lack of side space provision at ground floor level, the Inspector did not raise a concern, concluding that this would not appear unduly cramped taking into account its relationship to neighbouring houses. However, the provision of a 1 metre separation at first floor level will nevertheless help to preserve local spatial standards and ensure that the development appears less dominant from surrounding properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02928, 09/01499, 09/02796 and 11/01266, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------|-----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACC04 | Matching materials | | |
| | ACC04R | Reason C04 | | |
| 3 | ACI17 | No additional windows (2 inserts) | flank | extension |
| | ACI17R | I17 reason (1 insert) | BE1 | |

Reasons for permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

The development is considered satisfactory in relation to the following:

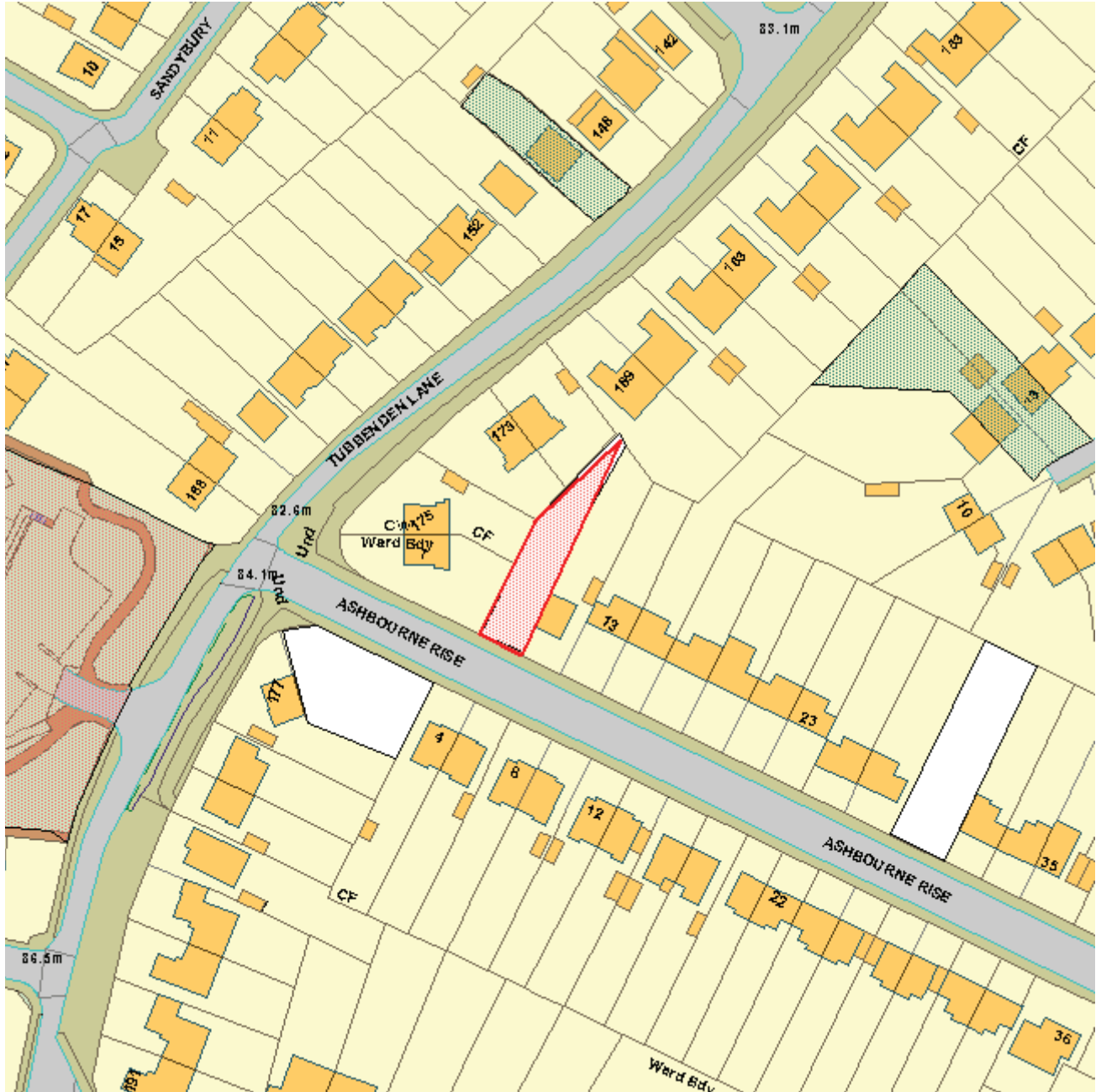
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

Reference: 11/01266/FULL6

Address: 9 Ashbourne Rise Orpington BR6 9PY

Proposal: Part one/two storey side extension, rear dormer window extension, insertion of roof lights in front and side elevation and conversion of garage to habitable accommodation



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01408/FULL1

Ward:
Chislehurst

Address : 2 Berens Way Chislehurst BR7 6RJ

OS Grid Ref: E: 545565 N: 168470

Applicant : Mr Alan Ferguson

Objections : YES

Description of Development:

Demolition of bungalow and erection of five bedroom detached dwelling with integral double garage.

Key designations:

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

Proposal

- The proposed dwelling would have a maximum height of 9.6m, a depth of approx. 14m and a width of approx. 21.5m, with a minimum side space of 1m maintained to the flank boundaries.
- The application site is located on the southern side of Berens Way and comprises a detached bungalow.

Location

The application site is on the southern side of Berens Way. The site comprises a large detached bungalow in an area characterised by large detached dwellings on spacious plots.

Comments from Local Residents

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

- loss of outlook and loss of light
- boundary enclosures should be uniform
- excessive bulk and scale
- boundaries and existing structures are inaccurately drawn on the plans

- impact on trees – tree at front is worthy of a TPO
- possible overlooking to properties at the rear

The Chislehurst Society has objected on the grounds that the proposed balcony will overlook neighbouring properties.

Comments from Consultees

No technical highways objections are raised subject to conditions. The double access driveway is to be replaced with a single access and therefore the second access should be stopped up by way of a condition.

No Environmental Health comments have been made.

The Crime prevention Officer has not commented on the application.

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.

Planning History

Planning permission was refused under ref. 09/02281 for the erection of 2 detached two storey four bedroom dwellings at Whitecroft Berens Way. The refusal grounds were as follows:

The proposal involves the unsatisfactory sub-division of an existing plot, creating 2 plots of restricted dimensions in comparison with the pattern of surrounding development, which would constitute an overdevelopment of the site, harmful to the street scene and spatial characteristics of the area, thereby contrary to Policies BE1 and H7 of the Unitary development Plan.

The proposed dwellings by reason of their size and siting, would have an unsatisfactory relationship with adjacent residential properties, harmful to the amenities of the occupants of those properties by reason of visual impact, loss of prospect and privacy, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposed development would be lacking in adequate on-site parking provision to accord with the Council's parking requirements and to meet the needs of the development. This is likely to result in the demand for additional parking in Berens Way to the inconvenience of other road users, detrimental to the amenities of the area and prejudicial to road safety, thereby contrary to Policies T3, BE1 and H7 of the Unitary Development Plan.

Planning permission was refused under ref. 11/00021 for the demolition of bungalow and erection of 2 detached five bedroom two storey detached dwellings

with accommodation in roof space and integral garages at No. 2. The refusal grounds were as follows:

The proposal would result in the unsatisfactory and out of character sub-division of the existing plot, constituting a retrograde lowering of the spatial standards to which the area is at present developed and resulting in a design that would constitute a cramped form of development, contrary to Policies H7 and BE1 of the Unitary Development Plan.

The proposed development by reason of its rearward projection, height, bulk and proximity to the flank boundaries would have an overbearing visual impact on the adjoining properties and would be detrimental to the amenities of these properties by reason of loss of light and prospect, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Planning permission was refused under ref. 11/01179 for the demolition of bungalow and erection of 1 detached four bedroom and 1 detached 5 bedroom dwellings with integral garages. The refusal grounds were as follows:

The proposal would result in the unsatisfactory and out of character sub-division of the existing plot, constituting a retrograde lowering of the spatial standards to which the area is at present developed and resulting in a design that would constitute a cramped form of development, contrary to Policies H7 and BE1 of the Unitary Development Plan.

The proposed development by reason of its excessive, height, bulk and proximity to the flank boundaries would have an overbearing visual impact on the adjoining properties and would be detrimental to the amenities of these properties by reason of loss of light and prospect, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are whether a satisfactory quality of accommodation and amenity for future occupiers would be provided; the effect that the development 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 of the proposed development to conditions of highway safety.

The predominant character of the area is highly spacious detached dwellings. The principle of detached dwellings is therefore not objected to and the unacceptable sub-division of this plot is now not part of the proposal. It is therefore considered that the spatial standards of the area would be respected by the proposal in terms of plot widths and general character. The extent of the development would continue to occupy a large width of the plot, however the hipped roof and first floor space around the building which results from this design is considered to be more in keeping with the characteristics of the area, which comprise several dwellings which occupy similar widths within their plots, such as Nos. 4 and 6.

The existing property is a bungalow which is somewhat out of keeping with the prevalent two storey development of the area on Berens Way. To either side of this bungalow are two storey dwellings. It is considered that the principle of developing this bungalow to two storey development would be acceptable in light of its siting next to larger dwellings, subject to sympathetic and suitable design and scale. The dwelling will be tall at 9.6m in height, however the tallest point will be sited centrally in the plot and when considering the street scene, the space around the building at upper floor level is considered to soften this impact to an extent that would result in a dwelling which does not appear overly bulky or prominent within the local context. This is further helped by the reduced roof height for the first floor accommodation above the garage,

In respect to the amenities of neighbouring properties, the proposed includes an increase in roof height which will impact on the outlook and light to neighbouring properties, each of which possesses ground and first floor flank windows. The height increase of the building to approx. 9.6m would have an affect on these properties, however the bulky roof would be sited further from the properties than previously proposed under the applications for 2 dwellings. The rear projection of the dwelling is staggered in a manner that projects beyond the building line of Berens Way but is more respectful to the outlook and light to the rear windows at No. 4.

The proposal brings the two storey development closer to the flank boundary with No.4, where there is currently a single storey garage. Flank windows at No. 4 facing the site are a ground floor kitchen and first floor bathrooms. The main impact to the side would be to the ground floor side kitchen window (as first floor ones serve a bathroom). This particular kitchen room is served by other light sources additional to this side window and the relationship between the buildings at the side would not be uncharacteristic of suburban areas of the Borough. It is acknowledged that there will be some loss of light and outlook from this side window, however this relationship coupled with the reduced roof bulk is considered to be a suitable relationship as to avoid serious loss of light or prospect that would warrant refusal. No first floor flank windows are proposed, and the proposed balcony is not considered to be harmful to amenities due to the dense screening on the boundary with Whitecroft. Landscaping and screening conditions can be imposed to further protect these neighbouring amenities.

The property to the west at Whitecroft will be approx. 11m from the development and it is considered that this separation will be adequate to prevent serious loss of outlook and privacy, subject to obscure windows on the side elevation. Views of the development would be oblique from the rear of this property and the separation will not result in a serious loss of prospect form the first floor side window, which appears to be large and may serve a bedroom. The rearmost flank window on the first floor serves a room which also possesses a rear window and therefore would not be the sole source of outlook. Taking these factors into consideration, the proposal is not considered to impact significantly on Whitecroft in terms of outlook. In respect to light, the bulk of the proposal will not be so oppressive and close to this neighbouring property as was previously proposed with the development for 2 houses on the site and it is therefore considered that this relationship is improved

to a degree as to not impact seriously on the dwelling or rear garden as to warrant a refusal.

To the rear of the site it is considered that the separation to properties on Kevington Drive is ample to prevent serious overlooking from the proposed rear dormers (separation of approx. 60m.)

It is noted that the existing property has a garage wall built onto the flank boundary with No. 4. A boundary enclosures condition can be imposed to control the future details of this boundary in the interest of the amenities of the neighbouring property.

In respect to trees on the site, the proposed drive to the new house does not take into account the mature oak at the front and this tree should be protected. The widening of the dropped kerb would be unacceptable and conditions can be imposed to protect this tree and details of access can be conditioned.

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 planning permission is granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02281, 11/00021 and 11/01408, 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 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACB16 | Trees - no excavation |
| | ACB16R | Reason B16 |
| 9 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 10 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

- 11 ACH24 Stopping up of access
ACH24R Reason H24
- 12 ACI09 Side space (1 metre) (1 insert) eastern and western
ACI09R Reason I09
- 13 ACI13 No windows (2 inserts) first floor flank dwelling
ACI13R I13 reason (1 insert) BE1
- 14 Details of screening to the west side of the balcony hereby permitted shall be submitted and approved in writing by or on behalf of the Local Planning Authority before any work is commenced.

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of amenities of the 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
- 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:

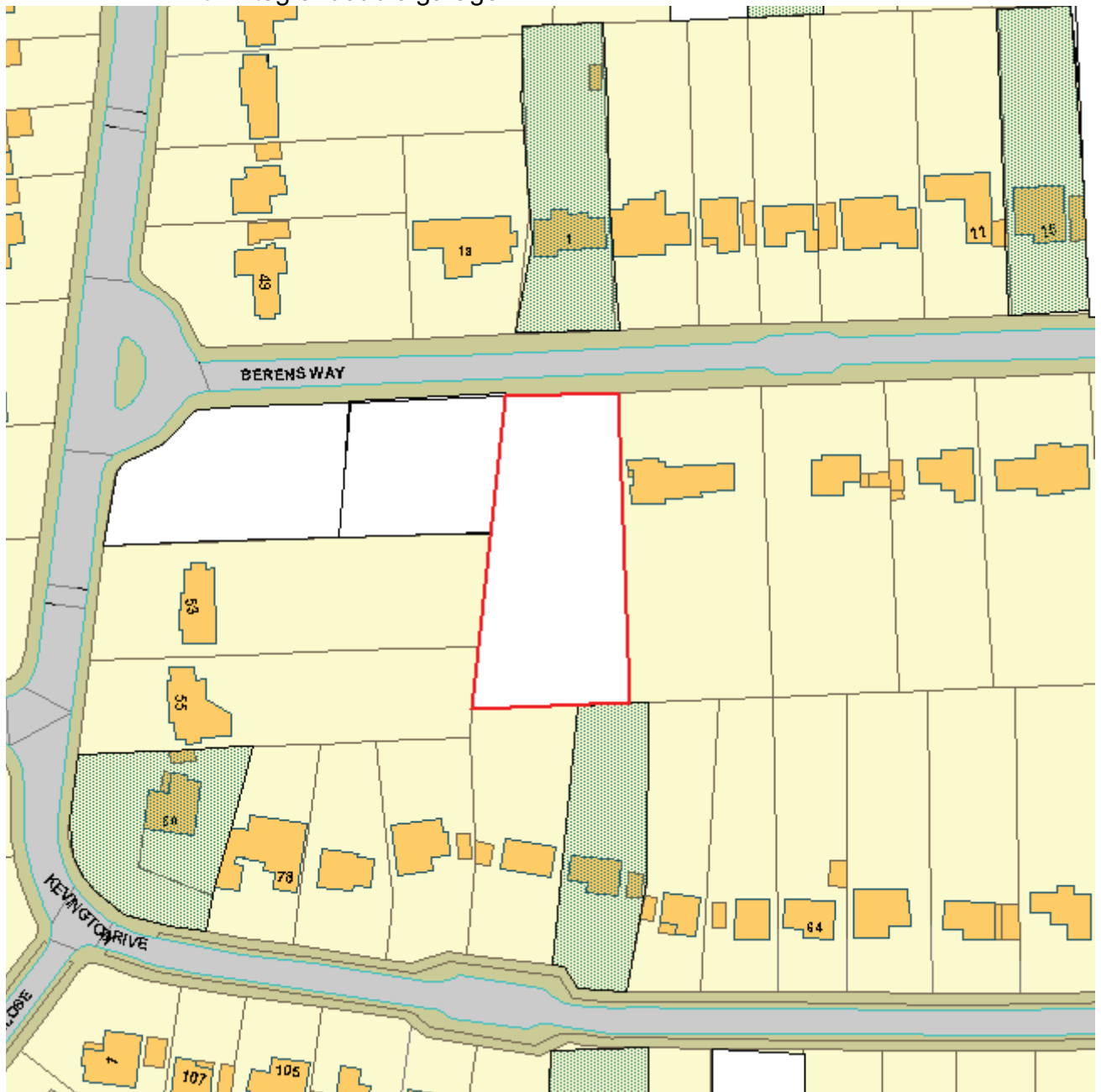
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed.

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover

Reference: 11/01408/FULL1
Address: 2 Berens Way Chislehurst BR7 6RJ
Proposal: Demolition of bungalow and erection of five bedroom detached dwelling with integral double garage.



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01412/FULL1

Ward:
Biggin Hill

Address : 49 Sunningvale Avenue Biggin Hill TN16
3BX

OS Grid Ref: E: 541558 N: 159490

Applicant : Viola Properties Ltd

Objections : YES

Description of Development:

Erection of terrace of three 2 bedroom houses and a six semi-detached 3 bedroom houses, ancillary car parking, bin storage and new access from Sunningvale Close.

Key designations:

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

Proposal

- This proposal relates to the erection of nine residential dwellings comprising three pairs of semi detached two/three storey 3 bedroom houses, and a terrace of three two storey 2 bedroom houses.
- The semis (plots 1-6) will be sited toward the western part of the site and incorporate an overall footprint measuring approximately 33m x 10m. These properties will incorporate roofspace accommodation at second floor level with dormers added along the rear (western) elevation. Given the sloping nature of the site, these houses will appear as two storey properties from the front elevation (8.2m in height) and three storeys (10.3m) at the rear – facing Sunningvale Avenue. On average, the rear gardens will measure 11m in depth.
- The terrace of three (plots 7-9) will be sited to the east of plots 1-6. These will be built to a conventional 2 storey height up to 8.0m in height, and will incorporate an overall footprint measuring approximately 18m x 9m. The rear gardens will measure up to 8m in depth. These three houses formed part of the scheme submitted under ref. 10/00909 and allowed at appeal.
- The access road will be built off Sunningvale Close, approximately 60m away from the junction with Sunningvale Avenue. This will project northwards with the proposed houses fronting this road.

- Fourteen off-street parking spaces will be provided, mainly in front of the proposed houses, whilst a turning head will be added off the new access road. The submitted plans indicate that the access road could be expanded to serve any future development at the adjoining site at No 41 Sunningvale Avenue.

Location

The application site forms an irregular shaped plot measuring 0.26ha in area and is situated to the east of Sunningvale Avenue, and adjoins Sunningvale Close along its southern boundary. The site rises steeply from west to east. To the rear of the site is a large steep bank which is densely wooded with mature landscaping. The north of the site adjoins the residential curtilage of No 41 Sunningvale Avenue which originally formed part of a larger development site incorporating the land at Nos. 41 and 49. This site does not form part of the current application. The area of land fronting Sunningvale Avenue which originally formed part of the curtilage of No 49 (within which 6 dwellings were originally proposed, but dismissed at appeal) no longer forms part of the current proposals. This area contains a substantial group of trees and will form a wedge between the proposed terrace of six and Sunningvale Avenue.

The site contains a number of mature trees and hedges which are described in an accompanying arboricultural report and is the subject of a Tree Preservation Orders 73 and 1517. The land to the east of the site is Urban Open Space, which is also a Site of Interest of Nature Conservation in the Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. Representations have been received which may be summarised as follows:

- work has commended on site with clearance
- development may be extended to adjoining site in the future
- concern as to protection of protected trees
- area is characterised by abundance of trees
- detrimental impact on wildlife
- loss of privacy
- increase in road traffic
- proposal is more in character with surrounding area
- no communal area provided as in the case of previous proposals

Comments from Consultees

No technical Highways objections have been raised, subject to appropriate conditions.

No objection has been raised by the Tree Officer, subject to appropriate conditions being added to any permission.

No technical Drainage or Environmental Health objections have been raised.

No objection has been raised by Thames Water.

Planning Considerations

Policies Unitary Development Plan Policies are BE1 (Design of New Development), H7 (Housing), NE3 (Development and Nature Conservation Sites), NE7 (Development and Trees), T3 (Parking) and T18 (Road Safety).

Conclusions

In effect this proposal is an amendment to the 2010 application for 9 houses allowed at appeal (ref. 10/00909). The main difference concerns the three pairs of semis which replace the terrace of six which would have occupied much of this area. The key consideration therefore relates to these three pairs of semis in comparison the terrace earlier proposed. The principle of constructing nine houses on this site has been accepted at appeal, together with the access arrangements and the level of parking proposed. As noted above the terrace of three has been approved as part of an earlier application.

It is considered that the provision of three pairs of semis in lieu of a terrace of six represents a more appropriate form of development given the characteristics of the surrounding area and that these, on the whole, will appear less cramped. In terms of neighbouring amenity, given the siting of the proposed semis and their separation from surrounding properties, it is not considered that the amenities of surrounding properties will be adversely affected. Accordingly it is considered that planning permission should be granted subject to conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/00522, 05/02385, 06/04524, 10/00909, 10/02850 and 11/01412, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 No development shall commence until a scheme for the making up of Sunningvale Close to adoptable standard has been submitted to and approved in writing by the Local Planning Authority and the making-up is completed in accordance with those details. Any damage to the road shall be repaired to the satisfaction of the LPA before any dwelling hereby permitted is occupied.
 ACH26R Reason H26
- 3 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 4 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07

- 5 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 6 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: To prevent an overdevelopment of the site and in the interest of residential amenity and the visual amenities of the area, in accordance with Policies BE1 and H7 of the Unitary Development Plan.
- 7 ACI08 Private vehicles only
ACI08R Reason I08
- 8 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 9 No tree felling, demolition or site clearance shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.
ACB18R Reason B18
- 10 ACB19 Trees - App'ment of Arboricultural Super
ACB19R Reason B19
- 11 ACB20 Woodland Management Plan
ACB20R Reason B20
- 12 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 13 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 14 ACH10 Provision of sight line (3 inserts) 43m x 2.4m x 43m the
junction of Sunningvale Close with Sunningvale Avenue 1m
ACH10R Reason H10
- 15 ACH17 Materials for estate road
ACH17R Reason H17
- 16 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 17 ACH26 Repair to damaged roads
ACH26R Reason H26
- 18 ACH29 Construction Management Plan
ACH29R Reason H29
- 19 ACH32 Highway Drainage
ADH32R Reason H32
- 20 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 21 Notwithstanding the details shown on the approved drawings, details of the proposed slab levels of the buildings and existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed in accordance with the approved details.
ACK06R K06 reason
- 22 ACN04 Badgers-superv'sn of works close to sett
ACN04R Reason N04
- 23 At least four bat boxes shall be erected on trees to be retained before any work commences on site.
ACN05R Reason N05

- 24 Before any dwelling is first occupied, details of a scheme for the management of any land on site outside the curtilage of any dwelling shall have been submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be in operation.
ACB06R Reason B06
- 25 No dwelling shall be occupied until integrated solar electric and thermal hot water systems have been installed on each dwelling and are operational in accordance with the sustainable and energy efficient development statement submitted with the application.
ADL01R Reason L01
- 26 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 27 ACI18 No additional hardstanding
ACI18R I18 reason

Reasons for permission:

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

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

The development is considered satisfactory in relation to the following:

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

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 RDI18 Commencement – notify Development Control
- 3 RDI03 Seek Engineering Advice
- 4 The applicant is advised that any increase in the number of units or an expansion of the development site may result in a requirement for the provision of affordable housing.
- 5 If during works on site contamination is discovered, Environmental Health should be contacted immediately to discuss the actions necessary. Details

of the contamination, and actions taken, should be contained in the remediation validation report.

- 6 If during works on site contamination is discovered, Environmental Health should be contacted immediately to discuss the actions necessary. Details of the contamination, and actions taken, should be contained in the remediation validation report.

Reference: 11/01412/FULL1

Address: 49 Sunningvale Avenue Biggin Hill TN16 3BX

Proposal: Erection of terrace of three 2 bedroom houses and a six semi-detached 3 bedroom houses, ancillary car parking, bin storage and new access from Sunningvale Close.



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01440/FULL6

Ward:
Bromley Common And
Keston

Address : 7 Poulters Wood Keston BR2 6JD

OS Grid Ref: E: 541902 N: 164409

Applicant : Mr Daniel Higgs

Objections : YES

Description of Development:

Part one/two storey side extension, including rear balcony; Single storey front extension

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Proposed World Heritage Site Adjacent to

Proposal

The application proposes the construction of a Part one/two storey side extension, including rear balcony and a single storey front extension.

The front extension is located in between the existing double garage and the flank wall of the downstairs toilet. This would infill the existing gap in between the double garage and downstairs toilet. The front extension would not project any further forward than the existing house.

The two storey side and rear extension accommodates a new garage and workshop to the ground floor with an office towards the rear accommodated within a single storey rear extension. At first floor level a new en-suite bedroom is proposed with an enclosed balcony towards the rear located above the single storey rear extension. The flank wall of the two storey extension is located some 3.250 metres away from the adjacent boundary with number 6. Revised plans were submitted on the 15th June 2011 to confirm the distance to the boundary from the flank wall of the extension.

Location

The application site is a two storey detached residential property located towards the western end of Poulters Wood.

Poulters Wood is a small residential cul-de sac located within a residential estate known as Ravensbourne Park. Towards the rear boundary of the site is Keston Common and the River Ravensbourne. The site is adjacent to the Bromley Common and Keston Conservation Area.

Comments from Local Residents

- The garage is proposed to be a workshop and an office is also proposed within one of the rooms. The proposal may result in the property being used for commercial business use which would result in an increase in parked vehicles and noise and disturbance.
- the applicant is already running an established business and this extension may result in the use of the property being more than just a private dwelling. If workmen use the proposed workshop there will be an increase in noise and disturbance associated with it.
- parking is likely to be an issue as the extension results in the loss of the garage.
- it is not clear whether this extension is as a result of the applicants expanding business
- parking on the drive is very restricted along with parking in the road. If the extension were purely for living accommodation then this would be acceptable but that does not appear to be the case.

In response to these objections the applicants have provided the following statement:

The application is not for a change of use and it is not intended to be for one. The property is not going to be used for a commercial premises. The reasons for their conclusions that this is the case are due to a mistake on our company website listing our home as the registered business address which is not the case. This error has now been corrected. There was also a local advert within the News Shopper where the home address at Poulters Wood was used and this was to inform local residents of our company and the services provided. However we have no intention of using our home address on any kind of commercial advertising again. Some internal building work has been undertaken at our property which has resulted in quotes from builders and vans parked outside in the road for a period of time. This was not anything to do with any business being run inside. My own van is parked in the drive as this is my only method of transport. The garage area is being made smaller as a result of the proposals and it is not intended for the workshop to be used for any commercial activity. The office is simply a study room where the computer is kept. Our only intention is to end up with a good family home for our growing family.

Planning Considerations

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

BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area
H8 Residential Extensions
H9 Side Space

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, 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

Policies BE1, H8 and H9 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 towards the north and east and the buildings in the area are predominantly detached dwellings set within spacious plots.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

The proposal is considered on balance to result in no significant harm to the existing spatial standards and visual amenity of the area. It is therefore considered to comply with Policies BE1 and H8. The proposed extension is of a sympathetic design, scale and construction. It is therefore considered subservient to the host dwelling and appropriately located and designed.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. The extensions are of an appropriate design and scale in keeping with the street scene and surroundings which could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

The proposed extension is of an acceptable height and scale and would not detract from the views into or out of the conservation area, compliant to Policy BE13.

Members will therefore need to consider whether the impact of this extension would harm the character and appearance of the street scene and area in general and whether the extension would cause harm to the architectural integrity of the host building.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01440, excluding exempt information.

as amended by documents received on 15.06.2011

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 | ACI07 | Restrict to members of household (1 in) | at 7 Poulters Wood | |
| | ACI07R | Reason I07 | | |
| 4 | ACI13 | No windows (2 inserts) | flank extension | |
| | ACI13R | I13 reason (1 insert) | | |

Reasons for granting permission:

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

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

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

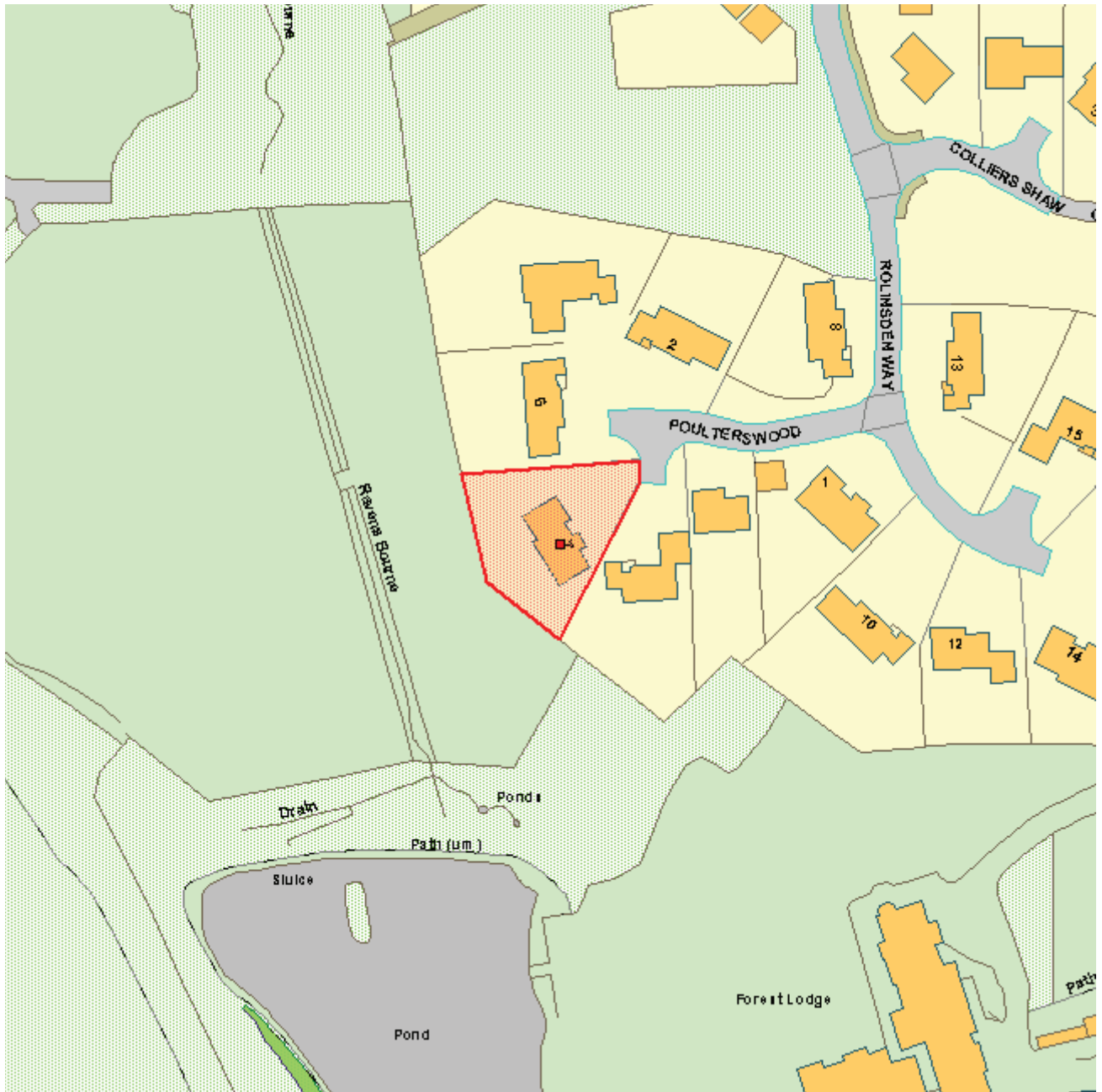
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

Reference: 11/01440/FULL6

Address: 7 Poulters Wood Keston BR2 6JD

Proposal: Part one/two storey side extension, including rear balcony; Single storey front extension



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01531/FULL6

Ward:
Kelsey And Eden Park

Address : 7 Whitstone Lane Beckenham BR3 3GY

OS Grid Ref: E: 537974 N: 167783

Applicant : Mr T Wong

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
Ravensbourne FZ2

Proposal

The application seeks planning permission for a single storey conservatory extension to the rear of the property which is summarised below:

- the conservatory will replace part of an existing raised decked area set approx. 0.4m from the boundary with No.5 and set approx 2.5m from the boundary with No.9,
- the extension will be 3.5m in depth with a lean to style roof which would have a maximum height of approx. 3.7m to the apex and 2.8m to the eaves (when scaled from the submitted drawings),
- glazing is proposed to the flank elevation (facing No.9) and to the rear allowing for access down to the garden via 3 steps (as shown on the proposed side elevational drawings).

Location

The application site comprises a large two storey mid-terraced property located with the Langley Waterside development. The site does not lie within a conservation area or an Area of Special Residential Character.

The area is predominantly residential in character with a mix of two and three storey development. To the rear of the site are three storey town houses in St. Martin's Lane, many of which have conservatories constructed at the time of the original dwellings.

Comments from Local Residents

Nearby owner/occupiers were notified of this application and representations were received from residents in St. Martins Lane (to the rear of the site) concerned with the following:

- planning history has previously refused conservatories at Nos. 3 – 15 including the removal of walls between 3-5 and 7-9 following the issue of an enforcement notice,
- the application drawings do not show steps or a patio extending beyond the conservatory, access will be required down to the garden some 700mm below floor level,
- the floor level of No.7 is considerably higher than that of the properties on the south side of St. Martin's lane and the close proximity of the conservatory and any raised patio to our boundary would be uncomfortable and intrusive on our properties,
- the conservatory would be close to the boundary fence of No.49.

Comments from Consultees

No technical comments have been sought with regard to this application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

This application has been 'called in' for determination at Plans Sub-Committee at the request of the local Ward Councillor.

Planning History

The estate development of the former Glaxo Wellcome site, South Eden Park Road was originally granted outline permission under ref. 99/03600 for the erection of primary school, residential development at a density not exceeding 65 habitable rooms per acre, associated parking and highway improvements.

Under ref. 04/00374, permission was refused for 1 detached three storey house, 4 two storey terraced houses and garages and 7 three storey terraced houses with integral garages (amended part details pursuant to outline permission 99/03600) and single storey rear extensions to plots 104 – 110 (Revision to approval 03/03149 for single storey rear extensions to plots 104 – 110).

This application was refused for the following reason:

The addition of the rear conservatories would result in an unacceptable loss of privacy and visual amenity to the existing properties to the rear of the proposed development contrary to Policies H.3 and E.1 of the adopted Unitary Development Plan (1994) and Policies H8 and BE1 of the second deposit draft Unitary Development Plan (Sept. 2002).

In addition, it should be noted that under ref. 09/01745 permission was granted for a single storey rear (conservatory) extension to No.3 Whitstone Lane. This conservatory is 3.6m in depth with flank glazing to each elevation. This permission has now been implemented.

Conclusions

The main issues in this case is firstly whether an adequate rear garden remains to meet the reasonable needs of the present and future occupiers of the property and secondly; the impact upon the amenities of neighbouring residents with regard to visual impact, privacy and sunlight.

A number of conservatory extensions exist to the properties at the rear in St. Martins Lane and to No.3 Whitstone Lane and as such, the principle of this form of development would not be out of character.

The proposed conservatory would replace existing decking at a depth of 3.5m and would not project beyond it. Part of the existing decking will remain between the proposed extension and the boundary with No.9. The remaining depth of rear garden would be approx. 13.5m (as shown on the submitted plan) which would be deeper in length compared to the depth of garden to the properties at the rear. It is considered that the conservatory is not of unusual dimensions and would sit comfortably within the plot without upsetting the balance between built development and garden space to meet the needs of the occupants of the property or the wider spatial characteristics of the area.

With regard to the impact upon residential amenity, as stated above there will be a separation of approx. 13.5m to the rear boundary with properties in St. Martins Lane. Since the time of the Council's refusal under ref. 04/00374, the rear boundary between the application site and properties in St. Martins Lane has become quite established with planting and brushwood screening in addition to the existing close boarded fencing with trellis above.

The concerns raised by residents at the rear of the site are acknowledged including the difference in ground levels, however given the established boundary and separation between the properties, Members may consider that on balance, the amenities of the occupiers of these properties would not be seriously affected by reason of visual impact, loss of privacy and natural daylight.

With regard to the adjacent properties at Nos. 5 and 9, the proposed conservatory would be close to the adjoining boundary with No.5. The conservatory would however lie to the east of No.5 and project approx. 2.3m beyond the rear elevation

of that property. No windows are proposed to the elevation facing this property and given the fencing between the properties, hipped roof end design which tapers away from the neighbouring property, it is not considered that the amenities of the occupiers of this property would be harmed.

In addition, No.9 is set back from No.7 when viewed at the rear. The conservatory would be set 2.5m from the common boundary with this property and given the separation and existing boundary arrangement it is not considered that the amenities of the occupiers of this property would be affected by the development.

Background papers referred to during the production of this report comprise all correspondence on files refs. 99/03600, 04/00374, 09/01745 and 11/01531, 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 | ACI13 | No windows (2 inserts) | western flank | single storey |
| | extension | | | |
| | ACI13R | I13 reason (1 insert) | H8 and BE1 | |

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

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

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

and having regard to all other matters raised.

Reference: 11/01531/FULL6
Address: 7 Whitstone Lane Beckenham BR3 3GY
Proposal: Single storey rear extension



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