

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 5 January 2012

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Douglas Auld, Peter Dean, Peter Fookes,
Richard Scoates and Harry Stranger

Also Present:

Councillors Julian Benington and Catherine Rideout

20 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Kate Lymer; Councillor Douglas Auld attended as Councillor Lymer's alternate.

A retrospective apology was received from Councillor Russell Jackson.

21 DECLARATIONS OF INTEREST

There were no declarations of interest.

22 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 NOVEMBER 2011

RESOLVED that the Minutes of the meeting held on 10 November 2011 be confirmed and signed as a correct record.

23 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

23.1 PENGE AND CATOR

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

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

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

23.2
BICKLEY

(11/02366/FULL1) - 21 Shawfield Park, Bromley.

Description amended to read: 'Demolition, extensions and alterations to provide a three storey house including accommodation in roof, basement garage and cellar room.'

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

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

A letter in support of the application had also been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following conditions:-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: Section 91, Town and Country Planning Act 1990.

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

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

3 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

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

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

5 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

**23.3
PLAISTOW AND
SUNDRIDGE**

(11/02717/FULL1) - Land Adjacent 139 Hillcrest Road, Bromley.

Description of application - Detached two storey four bedroom dwelling with associated vehicular access and car parking to rear on land adjacent to 139 Hillcrest Road.

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 following reason:-

1 The development of this open site of restricted width at the end of Hillcrest Road would be cramped and out of character with the style and pattern of existing development and would introduce a discordant feature into the frontage detrimental to the appearance of the street scene in general, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**23.4
CRYSTAL PALACE**

**(11/03210/FULL2) - 182 Anerley Road, Penge,
London SE20.**

Description of application - Change of use from doctors surgery (Class D1) to 3 one bedroom flats (Class C3).

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.

**23.5
ORPINGTON**

**(11/03323/FULL6) - 49 Goddington Lane,
Orpington.**

Description of application - Two storey extensions and single storey front extension with increase in roof height to form a two storey dwelling with accommodation in roof space.

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

It was reported that correspondence from a neighbour had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the following conditions:-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.
Reason: Section 91, Town and Country Planning Act 1990.

2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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

3 A side space of 1 metre shall be provided between the western and eastern two storey flank wall of the extension hereby permitted and the flank boundary of the property.

Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

4 Before the development hereby permitted is first occupied the proposed window(s) first and second floor flank windows shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

5 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

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

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

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

Reason: In the interest of the amenities of nearby residential properties and in the interest of the visual amenities of the area.

SECTION 3

(Applications recommended for permission, approval or consent)

**23.6
BIGGIN HILL**

(11/02804/FULL6) - 7 Nelson Close, Biggin Hill.

Description of application - Single storey front/side extension.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Julian Benington were received at the meeting.

The Planning Officer explained that the existing boundary dispute was a civil matter which would need to be resolved privately between the applicant and the neighbours should planning permission be granted. Members were requested to determine the application solely on its planning merits.

Members were informed that the Ordnance Survey Map on page 46 of the report, did not accurately portray the boundary lines of the proposed site. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of an informative to read:-

'INFORMATIVE

The applicant is advised not to commence development until the boundary dispute with No. 40 Allenby Road has been resolved.'

The Meeting ended at 7.55 pm

Chairman