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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 5 JANUARY 2012 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

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SECTION 2 (Applications meriting special consideration)

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4.3	Plaistow and Sundridge	25-30	(11/02717/FULL1) - Land Adjacent 139 Hillcrest Road, Bromley.
4.4	Crystal Palace	31-36	(11/03210/FULL2) - 182 Anerley Road, Penge, London SE20.
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SECTION 3 (Applications recommended for permission, approval or consent)

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4.6	Biggin Hill	43-46	(11/02804/FULL6) - 7 Nelson Close, Biggin Hill.

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

NO REPORTS

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PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 10 November 2011

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors John Getgood, John Ince, Russell Jackson,
Kate Lymer, Gordon Norrie and Harry Stranger

Also Present:

Councillors Julian Benington and Richard Scoates

14 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Peter Dean, Peter Fookes and Richard Scoates; Councillors John Ince, John Getgood and Gordon Norrie attended as their alternates respectively.

15 DECLARATIONS OF INTEREST

Councillor Simon Fawthrop declared a personal interest in Item 4.8.

16 CONFIRMATION OF MINUTES OF MEETING HELD ON 15 SEPTEMBER 2011

RESOLVED that the Minutes of the meeting held on 15 September 2011 be confirmed and signed as a correct record.

17 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

17.1 CHISLEHURST CONSERVATION AREA

(11/00537/FULL1) - Land at Former Kemnal Manor Estate, Kemnal Road, Chislehurst.

Description of application - Chapel with vestry and toilet (revised design to scheme permitted under ref. 05/03871 for use of land for human burials including chapel and other buildings, car parking and vehicular access.

It was reported that the application had been amended by documents received on 24 October 2011. Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**17.2
CRYSTAL PALACE
CONSERVATION AREA**

**(11/01537/FULL1) - 25 Church Road, Anerley,
London, SE19.**

Description of application - Soft and hard landscaping including benches and bicycle stands.

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

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

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

1 The proposed landscaping would be unsympathetic to the setting of the significant Art Deco cinema building, contrary to Policies BE1 and BE6 of the Unitary Development Plan.

**17.3
CRYSTAL PALACE
CONSERVATION AREA**

**(11/01541/FULL1) - 25 Church Road, Anerley,
London, SE19.**

Description of application - Canopy and alterations to front elevation.

Oral representations in objection to 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.

**17.4
CHELSFIELD AND PRATTS
BOTTOM**

**(11/01612/FULL 6) - 98 Worlds End Lane,
Orpington.**

Description of application - Roof alterations incorporating front dormer extension and alterations to existing rear dormer extension.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**17.5
CRYSTAL PALACE
CONSERVATION AREA**

**(11/01663/ADV) - 25 Church Road, Anerley,
London, SE19.**

Description of application - Non-illuminated wall mounted advertisement display board.

Oral representations in objection to 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.

**17.6
WEST WICKHAM**

**(11/01921/FULL1) - 32 Corkscrew Hill, West
Wickham.**

Description of application - Sub-division of existing plot and erection of detached four bedroom house.

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

It was reported that further objections and one letter in support of the application had been received.

It was also reported that a site plan had been received showing an accurate layout of the scheme.

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

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

2 The proposal would constitute a cramped over-development of the site, lacking in adequate amenity space for future occupiers and out of character with the surrounding area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

3 The proposal would be harmful to the visual amenities and outlook of neighbouring properties and be out of character with surrounding development, contrary to Policies BE1 and H7 of the Unitary Development Plan.

17.7
KELSEY AND EDEN PARK

**(11/01978/FULL1) - 20 Ellesmere Avenue,
Beckenham.**

Description of application - Detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Councillor Russell Mellor, Ward Member for Copers Cope were reported at the meeting. Councillor Mellor objected to the application on the grounds that the proposal had an impact on a resident of his Ward.

Objections received from a local resident were reported by the Chairman.

Members having considered the report, objections and representations, voted on a motion to permit the application which was defeated by the Chairman's casting vote at 5-4.

Following a subsequent vote on a motion to refuse the application, Members **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposal would result in a cramped over-development of the site, harmful to the spatial standards of the area and contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.

17.8
DARWIN

(11/02499/FULL1) - Cherry Lodge Golf Club, Jail Lane, Biggin Hill.

Description of application - Improvement of golf club course including deposit of inert materials to remodel 2nd, 3rd, 4th, 5th, 7th, 8th, 10th, 11th, 12th, 13th and 14th holes and provide multi-shot driving range (on existing practice ground outfield), chipping academy and putting green. Replacement single storey driving range building. Laying out of hard surface on existing informal car parking area to provide 93 spaces. Drainage and landscaping works. Alteration of vehicular access to Main Road and construction of temporary haul roads and compound for import of soil, including wheel washing facility, site office and related buildings.

Oral representations in objection to and in support of the application were received. Oral representations from visiting Ward Member Councillor Richard Scoates in objection to the application were received at the meeting.

Due to allegations of predetermination, Councillor Scoates had removed himself from serving as a Member of Plans 4 Sub-Committee that evening in order that the decision could not be legally challenged in Court on the ground of his predetermination of the application.

Oral representations from neighbouring Ward Member Councillor Julian Benington in objection to the application was also received at the meeting. It was reported that the application had been amended by documents received on 20 October and 7 November 2011.

The Chief Planner advised that any refusal would require to be supported at appeal by evidence and that a lack of evidence could leave the Council open to a substantial costs claim in the event of the decision being reversed at appeal.

Further objections to the application had been received and were reported by the Chief Planner. A further letter of support had also been received.

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

1 The proposed new access and haul road by reason of the increase in the volume of large vehicles entering and exiting the site and using surrounding residential roads are likely to result in serious harm to the road safety and free flow of traffic in the area and to the amenities of nearby residents, contrary to Policy T11 and T18 of the Unitary Development Plan.

2 The proposal by reason of the sightlines necessary either side of the haul access to Main Road would result in an unacceptable loss of an important hedgerow which makes a positive contribution to the character of the area and the surrounding Green Belt, contrary to Policy NE9 of the Unitary Development Plan and The Hedgerow Regulations 1997.

3 The remodelling of the golf course, associated operational development and the formation of the haul road are of significant scale with an adverse impact on the character of the area, bearing in mind the number of footpaths, bridleways and byways in the immediate vicinity of the development, thereby contrary to policy L1(iii) of the Unitary Development Plan.

4 The proposed development and haul road would have a materially greater impact than that already existing on the openness and visual quality of the Green Belt contrary to Policy G1 of the Unitary Development Plan and Policy 7.16 of the London Plan.

**17.9
BROMLEY COMMON AND
KESTON**

**(11/02519/OUT) - Keston Methodist Church,
Croydon Road, Keston.**

Description of application - Conversion of church building to residential use to provide 2 four bedroom units and 1 three bedroom unit, to include introduction of mezzanine level, new dormer windows, elevation alterations and new porch and associated car parking and bin store at rear.

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 condition 8 amended to read:-
'8 Before any part of the development hereby permitted is occupied, a minimum of 8 on site parking spaces are to be provided and permanently retained for use by residents of the development hereby permitted.

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

**17.10
BROMLEY COMMON AND
KESTON**

**(11/02557/FULL6) - 52 Oxhawth Crescent,
Bromley.**

Description of application - Single storey rear extension, rear dormer and front porch.

Members having considered the report **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner with condition 5 amended to read:-
'5 The single storey rear extensions hereby permitted at Nos. 52 and 54 Oxhawth Crescent shall be undertaken as a single building operation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the visual amenity and prospect of the residents of each property and to comply with Policies BE1 and H8 of the Unitary Development Plan.'

**17.11
BROMLEY COMMON AND
KESTON**

**(11/02558/FULL6) - 54 Oxhawth Crescent,
Bromley.**

Description of application - Single storey rear extension and front porch.

Members having considered the report **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner with condition 5 amended to read:-
'5 The single storey rear extensions hereby permitted at Nos. 52 and 54 Oxhawth Crescent shall be undertaken as a single building operation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the visual amenity and prospect of the residents of each property and to comply with Policies BE1 and H8 of the Unitary Development Plan.'

**17.12
KELSEY AND EDEN PARK**

(11/02580/FULL6) - 30 Abbots Way, Beckenham.

Description of application - Demolition of existing garage and shed and erection of single storey garage to rear.

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

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

**17.13
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(11/02713/CAC) - 5 Longdon Wood, Keston.

Description of application - Demolition of existing dwelling. CONSERVATION AREA CONSENT.

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

**17.14
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(11/02729/FULL1) - 5 Longdon Wood, Keston.

Description of application - Demolition of existing dwelling and erection of part one/two storey 5 bedroom dwelling with accommodation in roof space and integral garage.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-
13 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.

**17.15
CHELSFIELD AND PRATTS
BOTTOM**

(11/02850/PLUD) - 98 Worlds End Lane, Orpington.

Description of application - Roof alterations and alterations to existing rear dormer. **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.**

Members having considered the report, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**17.16
SHORTLANDS**

(11/02108/FULL6) - 30 Hayes Way, Beckenham.

Description of application - Two storey rear extension.

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

**17.17
HAYES AND CONEY HALL**

(11/02249/FULL6) - 127 Gates Green Road, West Wickham.

Description of application - Two storey rear extension and elevational alterations.

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

**17.18
FARNBOROUGH AND
CROFTON**

(11/02375/FULL6) - 38 Mada Road, Orpington.

Description of application - First floor rear extension.

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

Comments from Ward Member Councillor Charles Joel were reported by the Chairman. Councillor Joel had no objection to the application.

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.

**17.19
PETTS WOOD AND KNOLL**

(11/02820/FULL6) - 37 Lynwood Grove, Orpington.

Description of application - Part one/two storey front, side and rear extensions with steps to front. Increase in roof height. Additional vehicular access and hard standing.

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

**17.20
PETTS WOOD AND KNOLL**

(11/02867/FULL6) - 59 Mayfield Avenue, Orpington.

Description of application - Part one/two storey front, side and rear extension with Juliet balcony to rear. Front porch, creation of basement level, roof alterations and elevational alterations (Revision of planning permission of 10/02541).

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further 2 conditions to read:-
5 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.

6 Before the development hereby permitted is first occupied, the proposed glazing to the southern elevation including the roof of the southern side of the extension 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 Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

SECTION 4

(Applications recommended for refusal or disapproval of details)

17.21 BICKLEY

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

Demolition, extensions and alterations to provide a three storey house with basement garage and cellar room.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek removal of front dormers and reassess basement car parking and to be considered under section 2 of the agenda at a future Plans Sub-Committee meeting.

18 CONTRAVENTIONS AND OTHER ISSUES

18.1 PENGE AND CATOR

(DRR/11/117) - 38 Lennard Road, Penge, SE20 7LX.

Oral representations against enforcement action being pursued were received at the meeting.

Members having considered the report and representations, **RESOLVED that ENFORCEMENT ACTION BE PURSUED AND THAT THE COUNCIL CONTINUE WITH PROSECUTION PROCEEDINGS.**

THE CHAIRMAN MOVED THAT THE ATTACHED REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED AS A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:

Work has been taking place on site despite a number of pre-commencement conditions not having been approved. It is important that these matters are dealt with before matters advance further.

18.2 (DRR/11/131) - 49 Sunningvale Avenue, Biggin Hill, BIGGIN HILL Westerham.

Members having considered the report, **RESOLVED that BREACH OF CONDITION NOTICES BE AUTHORISED FOR CONDITIONS 2, 3, 5, 9, 10, 16, 17, 18 AND 22.**

19 TREE PRESERVATION ORDERS

19.1 (TPO 2414) - Objections to Tree Preservation Order CHISLEHURST 2414 at The Glasshouse, Kemnal Road, Chislehurst

Members having considered the report and objections, **RESOLVED that Tree Preservation Order No. 2414 relating to a group of 2 alders and 1 sycamore BE CONFIRMED** as recommended in the report of the Chief Planner.

19.2 (TPO 2418) - Objections to Tree Preservation Order CHISLEHURST 2418 at 39 Homewood Crescent, Chislehurst

Members having considered the report and objections, **RESOLVED that Tree Preservation Order No. 2418 relating to 1 maple and 1 birch BE CONFIRMED** as recommended in the report of the Chief Planner.

19.3 (TPO 2439) - Objections to Tree Preservation Order BROMLEY COMMON AND KESTON 2439 at 24 Croydon Road, Keston

Oral representations in objection to the making of a Tree Preservation Order were received at the meeting. The owner of the host property undertook to plant a replacement tree if the tree was felled following a refusal to confirm the TPO.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order No 2439 relating to 1 oak tree SHOULD NOT BE CONFIRMED.**

The Meeting ended at 9.58 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 10/02786/FULL1

Ward:
Penge And Cator

Address : 23 Genoa Road Penge London SE20
8ES

OS Grid Ref: E: 535107 N: 169658

Applicant : Mrs V Jarrett

Objections : NO

Description of Development:

Canopy at rear of building
RETROSPECTIVE APPLICATION

Key designations:

London Distributor Roads

Members may recall that this application was first put to Plans Sub Committee on 31st March 2011 but was deferred without prejudice in order for the Applicant to submit adequate plans of development, including canopy to external staircase, and more information to assess the works that have been constructed.

To date, despite attempts to contact the applicant via letter, no response has been received.

The application is therefore put back to Members on the basis of the information originally received when the application was initially submitted. The following report is therefore repeated from the previous Committee meeting.

Proposal

The proposal seeks retrospective permission for a canopy at the rear of the building.

The main canopy structure projects in depth by 4.96 metres, has a width of 7 metres, and a height of 2.28 metres.

A second element to the proposal provides a covered area to the existing access steps located at the rear of the building. The applicant has stated verbally that this element has purely replaced an old covered area above the steps, but no evidence, photographic or otherwise has been provided.

Both elements of the canopy structure are constructed from timber beams, with a corrugated plastic roof.

Location

The application site is located on the north-eastern side of Genoa Road and hosts a two storey detached building which is used as a children's nursery.

Comments from Local Residents

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

Comments from Consultees

No consultations were made regarding this application.

Planning Considerations

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

BE1 Design of New Development

Planning History

In terms of relevant planning history, planning permission was granted under ref. 96/02100 for the change of use of the ground floor from doctors surgery to day nursery and use of the first floor as a 2 bedroom flat.

Permission was granted for change of use of first floor from residential to day nursery under ref. 03/02289 in August 2003.

Permission was then refused in January 2004 under ref. 03/04362 for the continued use as a day nursery without complying with condition 2 of permission ref. 03/02289 to allow an increase in the number of children between the ages of 0 - 2½ from 6 children to 12.

Conclusions

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

The canopy at ground floor level projects in depth by approximately 5 metres, and is constructed by timber beams and corrugated plastic sheet roof which results in the side and rear elevations being open.

The canopy is used to encourage year-round outdoor learning, therefore whilst this actual floor area may already be used by the premises, the fact that it is now

covered will enable more use of the area during inclement weather. The principle of the use of this area has already been established under the planning permission to allow the use of the building as a nursery, therefore the main issue is the impact of the structure as opposed to the use of it.

In terms of the canopy covering the external steps leading to the first floor level of the premises, the applicant has stated that there has been some form of covered element in this location for a number of years. No documentation has been provided to support this claim, however Members may consider that this element, located to the rear of the premises, should not lead to any detrimental impact upon neighbours but is purely to allow for covered access all year round from the ground floor to first floor level.

As such, Members may consider that whilst the canopy at ground floor and that which covers the existing access steps up to first floor level is visible from the windows and amenity space of adjacent properties, the open nature of the structure does not lead to overshadowing of the adjacent properties. In addition, as the structure is located to the rear of the host property, it is not visible from the roadside and should not detract from the character of the streetscene or area in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 96/02100, 03/02289, 03/04362 and 10/02786, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 No alterations shall be made to the canopy and covered areas hereby permitted without the prior approval of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents and to comply with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

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

BE1 Design of New Development

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

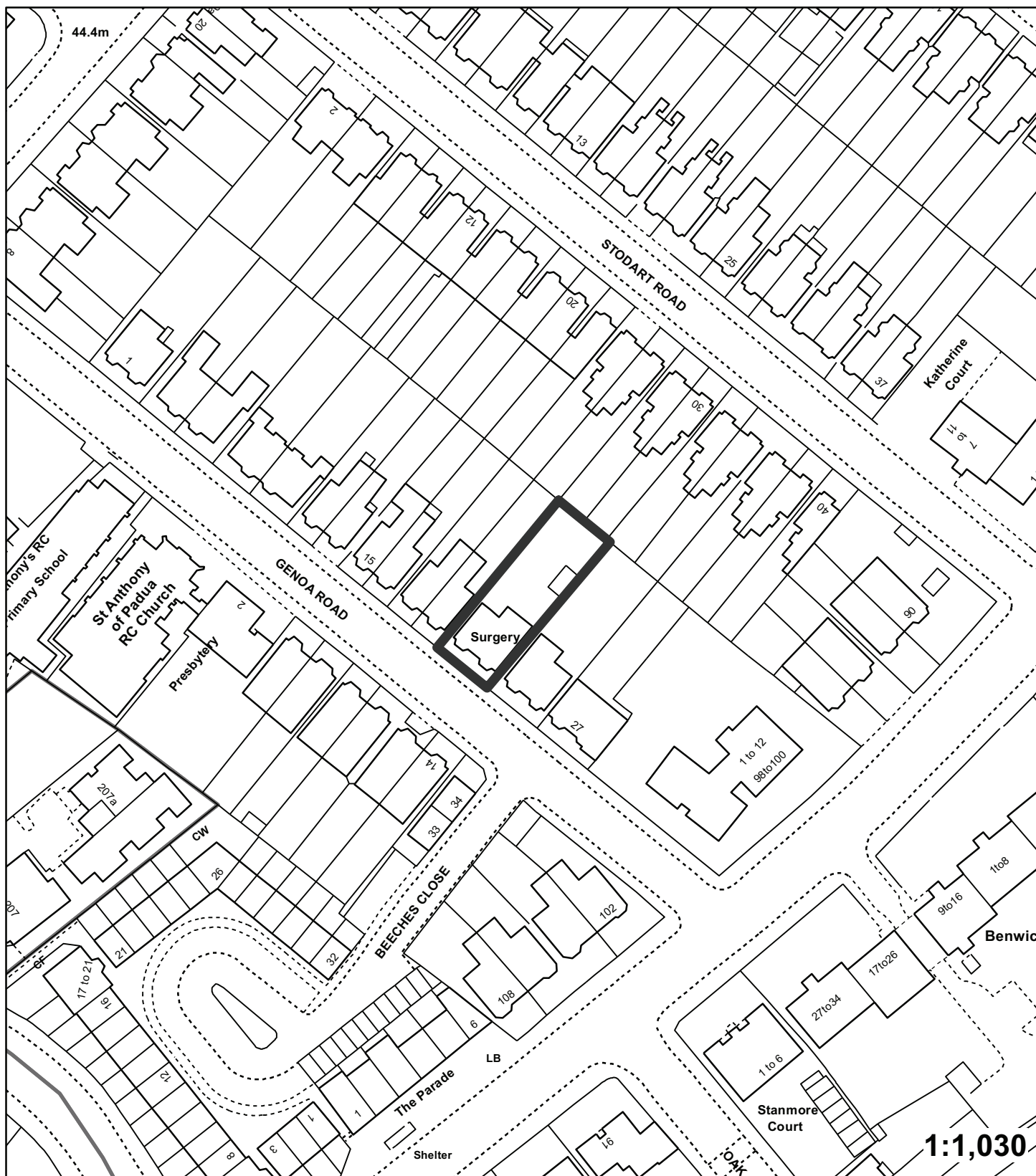
- (a) the appearance of the development in the street scene;
- (b) the spatial standards of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby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

- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

Application:10/02786/FULL1

Address: 23 Genoa Road Penge London SE20 8ES

Proposal: Canopy at rear of building
RETROSPECTIVE APPLICATION



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SECTION '2' – Applications meriting special consideration

Application No : 11/02366/FULL1

Ward:
Bickley

Address : 21 Shawfield Park Bromley BR1 2NQ

OS Grid Ref: E: 541759 N: 169466

Applicant : Mr Barry Cook

Objections : YES

Description of Development:

Demolition, extensions and alterations to provide a three storey house with basement garage and cellar room

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds

This application was deferred by Members at the Plans Sub Committee held on 10th November 2010, without prejudice, in order to seek the removal of the front dormer and to reassess the basement parking, and for the application to be returned to List 2 of the committee agenda. Amended plans have been received involving the removal of the window within the front gable; the removal of a street-facing basement door. The previous report with corrections/clarifications is repeated below.

Proposal

- This proposal involves substantial alterations and enlargements to the existing bungalow.
- The existing structure will be slightly extended at ground floor level with extensions mainly added to the front and rear. The area beneath the existing dwelling will be partially excavated to provide a garage and cellar room at basement level which will be accessible from the front of the property.
- The first floor area will be rebuilt to provide greater living space, and a further bedroom and bathroom will be provided at second floor level within the proposed roof space.
- The proposed dwelling will rise to a maximum height of approximately 8.8m (as measured from the existing made up ground or paving level immediately

outside the front door of the existing property. The roof will incorporate gables to the front and rear with rear-facing windows.

Location

The site is located along the northern side of Shawfield Park – a wholly residential street – which comprises detached and semi detached dwellings many of which were built in the late Nineteenth Century and Inter-War period and are set in relatively large plots.

Comments from local residents

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

- the plot at No 21 was formerly part of the curtilage of No 23 and partitioned to accommodate a bungalow. Given its size it is unsuited to accommodate a large house
- a Covenant was issued for the benefit of No 23 at the time that the bungalow at No 21 was built to control enlargement
- this proposal will result in a huge enlargement and is little different from the scheme refused under ref. 11/01401
- the existing bungalow is suitable for the plot and is the type of dwelling in short supply in the Borough

Any further comments will be reported verbally at the meeting.

Comments from Consultees

Not applicable

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

The application dwelling is of more recent construction to many of the houses in the street and was constructed in the 1960s on land which formerly comprised part of the residential curtilage of No 23. A single storey rear extension was approved under ref. 02/02352.

Under ref. 11/01401, a proposal involving the demolition of the existing dwelling and the erection of three storey four bedroom house with basement garage and room was refused on the following ground:

“The proposed dwelling would fail to comply with the Council’s minimum requirements for side space and would, by reason of its height, bulk and scale and proximity to flank boundaries appear as a cramped form of development in the street scene, harmful to the character and spatial standards of the area, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.”

Conclusions

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

In comparison to the scheme refused under ref. 11/01401 a number of modifications have been introduced: these include a lowering of the overall ridge height by 0.35m; the loss of the left-hand gable (together with the chimney stack) and the formation of a hipped end; the lowering of the right-hand chimney stack; a reduction in the size of the basement area and loss of the associated lightwell; and an increase in the separation of the dwelling to the western flank boundary to 1.0m.

Whilst it is acknowledged that some effort has been made by the applicant to overcome the above ground of refusal, it is still considered that the scheme remains unacceptable with particular regard to its bulk and height, and that much more substantial changes to the design and bulk will need to be undertaken.

Whilst it boasts little architectural merit, the existing property is of relatively modest construction in terms of its scale and bulk and appears unobtrusive within the wider streetscene. The proposed replacement will result in a substantial increase in the scale and bulk of development on the site, being of two/three storey construction, and quite prominent within the streetscene. It is considered that these features will add significantly to the bulk of the proposed dwelling and result in an incongruous and cramped form of development at odds with surrounding development. This cramped appearance will be accentuated by the plot layout which is of relatively restricted width at the front. Although the proposal will retain a similar relationship to boundaries as the existing building, the proposed dwelling is of significantly greater bulk and scale, and would adversely affect the appearance of this part of the streetscene. Given the nature of the changes made to the scheme since this application was last considered by Members it is not considered that these are substantial enough to overturn the previous recommendation.

With regard to its impact on the amenities of neighbouring residents, no objection was raised by the Council in the case of the previous scheme and, given the similar layout and relationship between this proposal and the previous one no objection is raised on this point. Whilst the application site appears to be subject to a restrictive Covenant this constitutes a private legal matter between the affected residents and is not, as such, a material planning consideration.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01401 and 11/02366, excluding exempt information.

as amended by documents received on 16.12.2011

RECOMMENDATION: PERMISSION BE REFUSED

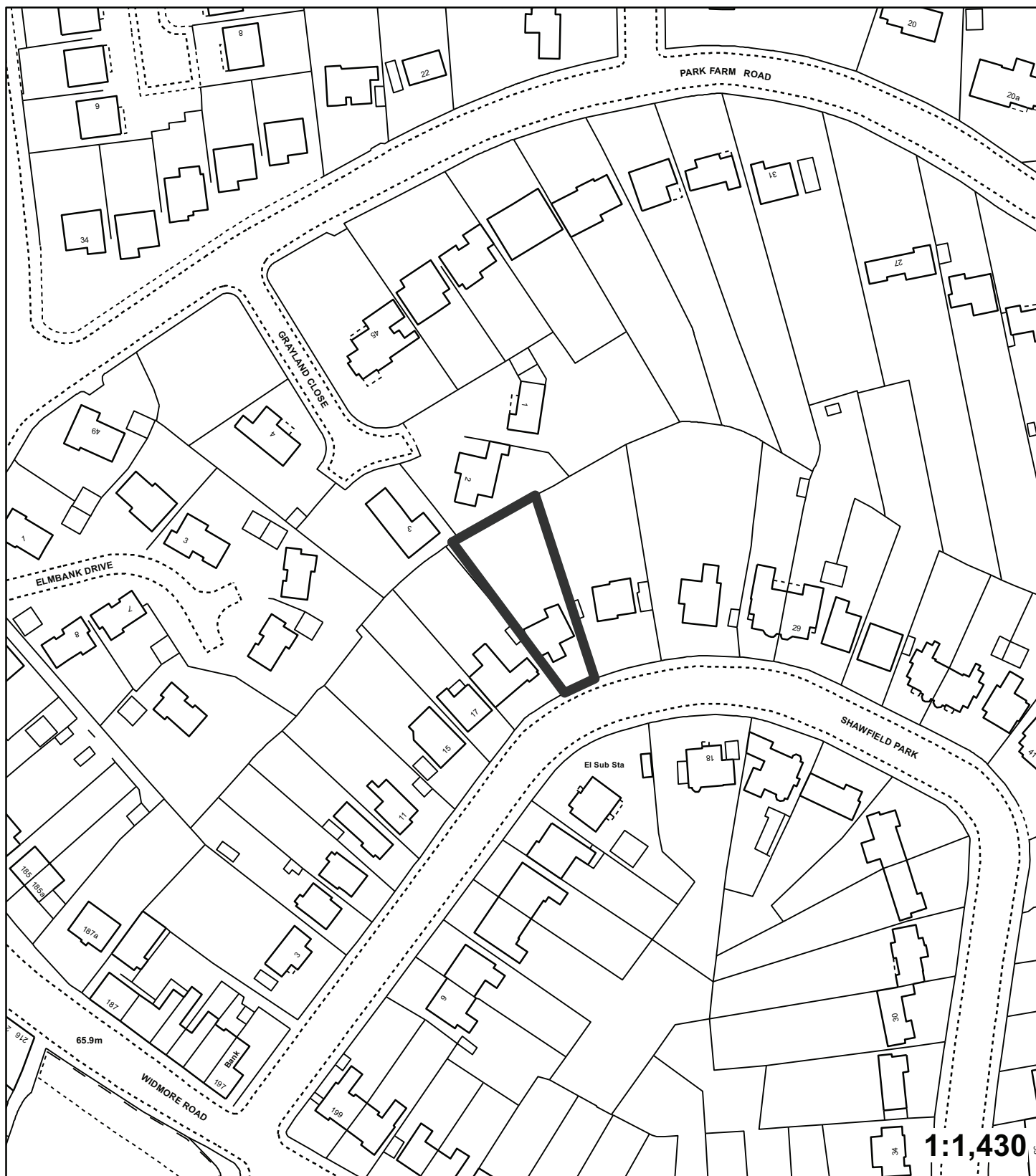
The reasons for refusal are:

- 1 The proposal would, by reason of its height, bulk and scale, constitute a cramped and incongruous form of development, harmful to the appearance of streetscene and the spatial standards of the area, thereby contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.

Application:11/02366/FULL1

Address: 21 Shawfield Park Bromley BR1 2NQ

Proposal: Demolition, extensions and alterations to provide a three storey house with basement garage and cellar room



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SECTION '2' – Applications meriting special consideration

Application No : 11/02717/FULL1

Ward:
Plaistow And Sundridge

Address : Land Adjacent 139 Hillcrest Road
Bromley

OS Grid Ref: E: 540313 N: 171400

Applicant : Mr M Baxter

Objections : YES

Description of Development:

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

Proposal

The development proposed is for the construction of one detached two storey four bedroom dwelling with associated vehicular access and car parking to rear on land adjacent to 139 Hillcrest Road.

The vehicle access off Hillcrest Road currently provides access to the garages located at the rear of properties fronting Hillcrest Road and also provides vehicular access to the Thames Water reservoir land located towards the south. Three car parking spaces are proposed towards the rear of the new dwelling. During the course of the application revised plans were submitted to clarify the layout of the site and access to the existing public footpath which leads into Thornton Road and is located towards the rear of the proposed dwelling.

Location

The application site is located towards the southern end of Hillcrest Road and is bordered by predominantly terraced and semi detached dwellings located within Hillcrest Road and Thames Water Board land towards the south which consists of a covered reservoir with a gated vehicular access which is to be retained. There is an existing public footpath which has been established linking Hillcrest Road to the west with Thornton Road and this will remain in its present form.

Comments from Local Residents

Objections and a petition against the development have been received from local residents. The concerns raised can be summarised as follows:

- the proposed dwelling would result in a loss of privacy and amenity
- the proposed dwelling would result in loss of light

- the access and parking arrangements are totally unacceptable
- the design and appearance of the dwelling is out of character with the street scene and surroundings
- the development results in harm to highway and pedestrian safety with a narrow vehicle access being proposed and reducing the room for cars to access the garages to the rear of properties in Hillcrest Road

Comments from Consultees

With regards to drainage issues, the use of soakaways for surface water drainage would need to be approved by Building Control. The developer should ensure that if any discharge to a public sewer is proposed approval from Thames Water is obtained.

Thames Water raises no objections to the proposals provided access is retained to the reservoir.

In terms of Environmental Health considerations, informatives are suggested on any subsequent approval to ensure if any contamination is found on site during construction it is dealt with in the appropriate manner.

With regards to the standard of accommodation, no technical objections are raised.

With regards to Highway Planning issues, the amended plans indicate the correct position and layout of the existing footpath. As a result of this development the footpath would need strengthening and the kerbs adjusted to allow vehicles to drive over them. This may need to be the subject of a legal agreement. A detailed construction management plan would need to be submitted and agreed if the application is permitted. The parking provided does meet with the required car parking standards. The principle of the development is considered acceptable in highway terms subject to appropriate conditions on any approval to ensure satisfactory parking and highway drainage.

Planning Considerations

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

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

London Plan

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments

- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

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

Planning History

Under planning application ref. 10/00155, planning permission was granted for one pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces. This development is now constructed and located towards the rear of the application site.

Conclusions

The main issues in this case are whether the current proposals would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook and whether they would be in keeping with the character and appearance of the area and street scene in general and result in an overdevelopment of the site.

In terms of the amenity of the local residents and spatial standards, the proposal maintains adequate distances between the surrounding properties and although some residents would experience a loss of view, this is not a planning consideration.

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

It is considered that the proposed dwelling would sit uncomfortably at the end of Hillcrest Road which is made up of predominantly rows of terraced properties located on similar sized plots with similar footprints. The proposed dwelling would be poorly related to the pattern of existing development in Hillcrest Road and appear out of keeping with the street scene.

On balance, the proposal is considered to be contrary to Policies BE1 and H7 as the design and layout fails to complement the scale, form and materials of adjacent buildings.

Members may agree that, on balance the principle of development in the manner proposed would provide an unacceptable form of development, harmful to the character and appearance of the area and street scene in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/0155 and 11/02717, excluding exempt information.

as amended by documents received on 22.11.2011

RECOMMENDATION: PERMISSION BE REFUSED

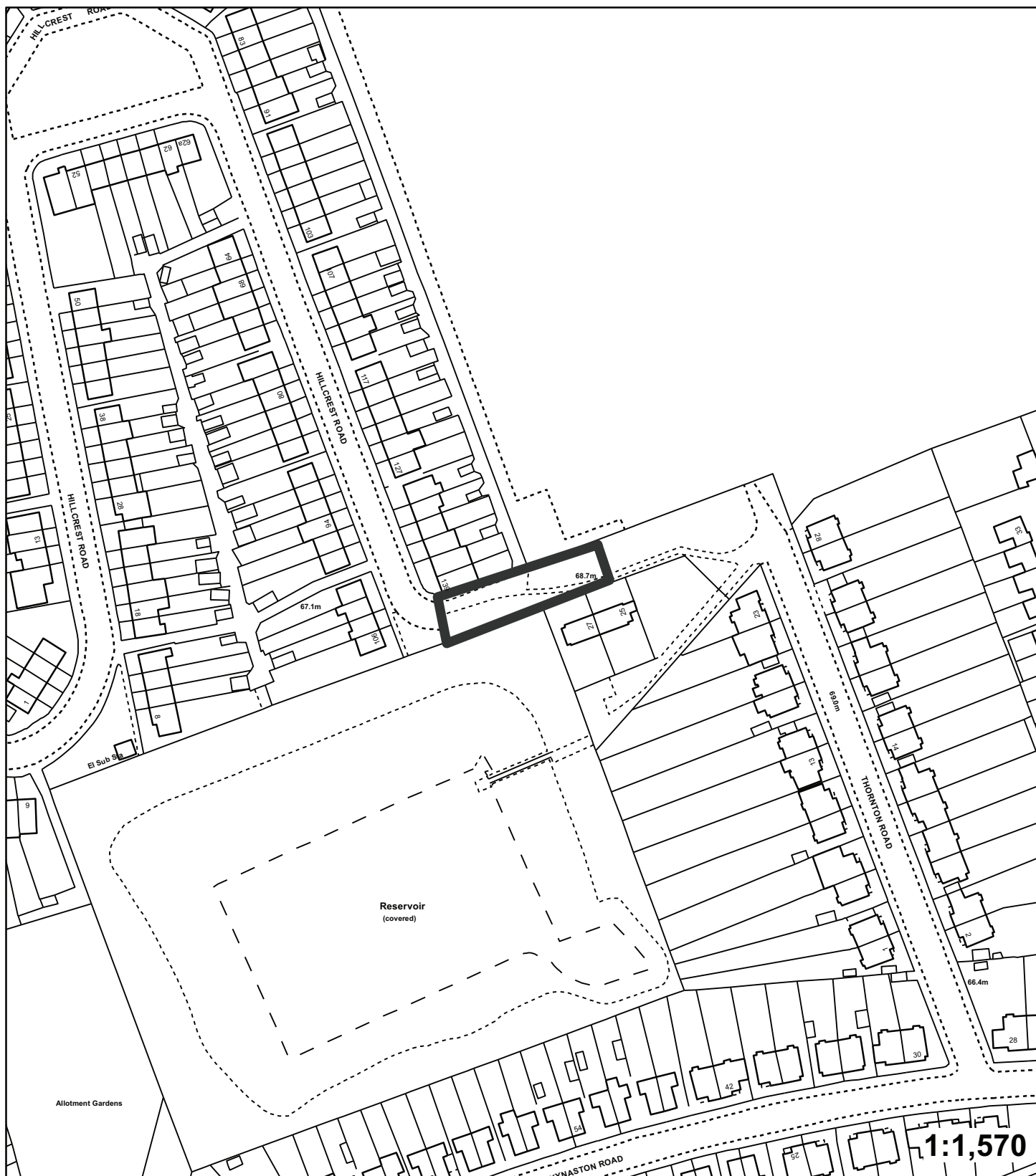
The reasons for refusal are:

- 1 The development of this open site at the end of Hillcrest Road would be 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.

Application:11/02717/FULL1

Address: Land Adjacent 139 Hillcrest Road Bromley

Proposal: Detached two storey four bedroom dwelling with associated vehicular access and car parking to rear on land adjacent to 139 Hillcrest Road.



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SECTION '2' – Applications meriting special consideration

Application No : 11/03210/FULL2

Ward:
Crystal Palace

Address : 182 Anerley Road Penge London SE20
8BL

OS Grid Ref: E: 534622 N: 169746

Applicant : Dr K Davda

Objections : NO

Description of Development:

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

Key designations:

London Distributor Roads

Proposal

The application proposes to convert the existing redundant doctors surgery into 3 one bedroom flats. Two flats are to be located at ground floor and one at first floor. No elevational alterations are proposed.

Location

The application site is a two storey semi detached property which fronts Anerley Road. The property has a large area of hardstanding to the front which accommodates off street car parking.

The adjacent properties are predominantly a mixture of semi detached and terraced family dwellings. Opposite the site are larger properties the majority of which consist of commercial properties at ground floor and flats above.

Comments from Local Residents

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

Comments from Consultees

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

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

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community facilities
- T1 Transport demand
- T3 Parking
- T18 Road safety

London Plan

- 3.3 Increasing Housing Supply,
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

Planning History

Under planning application ref. 90/01049, planning permission was granted for change of use from residential to doctor's surgery and single storey rear extension and 3 car parking spaces.

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.

Policy C4 concerning health facilities states within the subtext that some existing converted residential properties are no longer suitable for the new style general practices which support a wider range of patient facilities. The existing surgery which is no longer in use is not able to provide the type of facilities which are now required by the NHS and Primary Care Trust.

The Applicants have provided with their submitted design and access statement details of other newer general practices located a short distance away in Anerley Road. The Primary Care Trust are responsible for the provision of high quality health care in the area and manage the patient list for this particular surgery. They took the decision to close this surgery following the retirement of the current GP who owns the property as explained within the applicants design and access statement.

Policy C1 concerning community facilities stipulates that permission will not normally be granted for the loss of such uses unless it can be demonstrated that there is no longer a need for them or alternative provision is to be made in an equally accessible location. In this case the applicants have demonstrated within their submitted documents that there is no longer a need for this particular surgery as much more improved facilities exist in an equally accessible location close to the site.

No external alterations are proposed and overall the flats provide acceptable room layouts, natural light and amenity space, and are also in a reasonably accessible location in terms of public transport availability. The proposal is therefore considered to respect the scale, form and layout of the area, as required by Policy BE1 although consideration also needs to be given to the impact of the conversion on the amenities of the adjoining property.

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

The existing site has a large hard standing area to the front of the property with an existing vehicular access. The proposal would therefore on balance not result in any significant harm to the area in terms of on street parking demand or highway and pedestrian safety.

Members will therefore need to consider whether the provision of additional residential accommodation in the manner proposed is acceptable in this case given that the property was originally a family house and shares a common party wall with a family house. On balance, it is recommended that permission be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 90/01049 and 11/03210, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 4 | ACH32
ADH32R | Highway Drainage
Reason H32 |

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
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community Facilities
- T1 Transport Demand
- 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 adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matters raised.

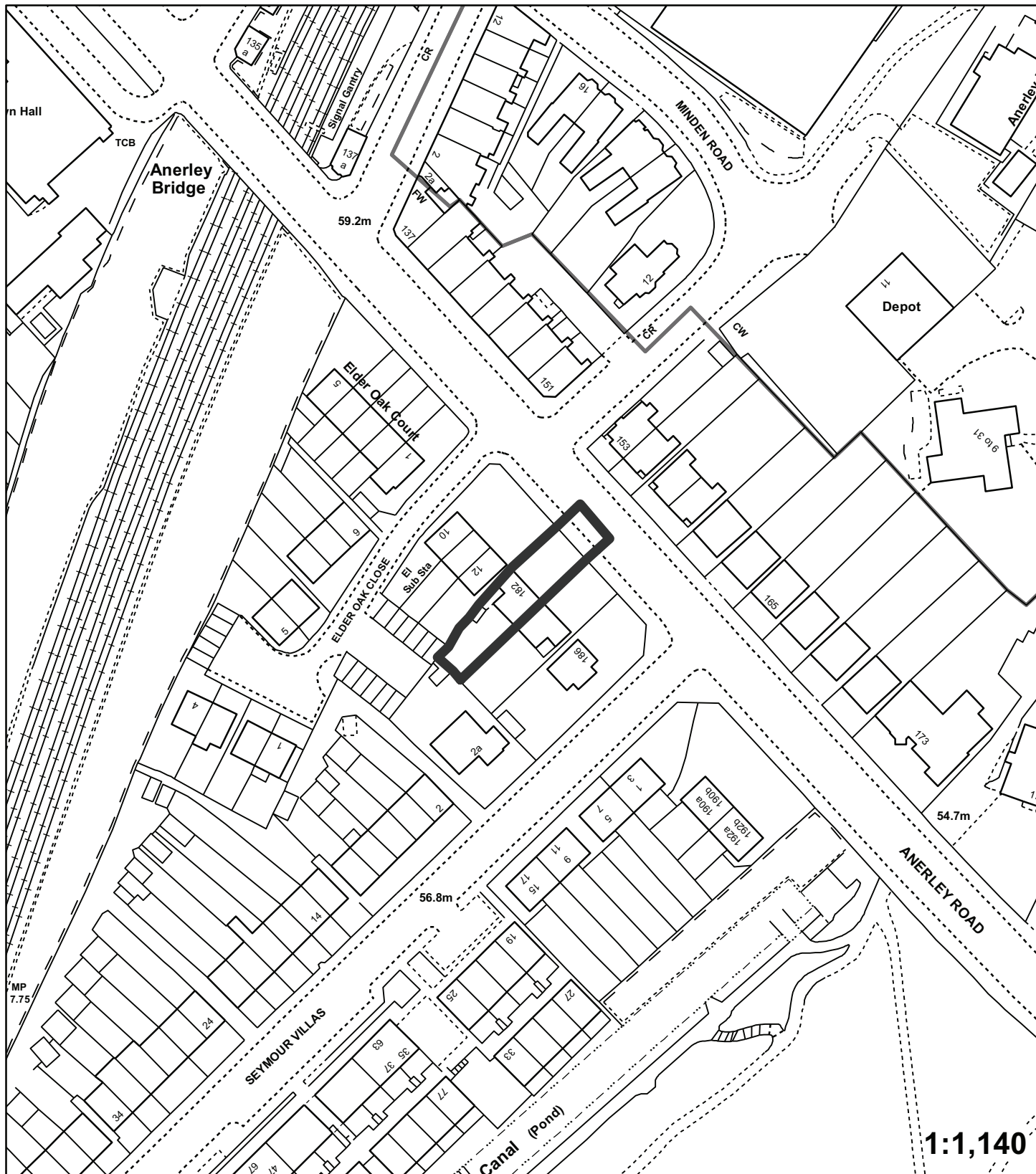
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering

Application:11/03210/FULL2

Address: 182 Anerley Road Penge London SE20 8BL

Proposal: Change of use from doctors surgery (Class D1) to 3 one bedroom flats (Class C3)



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SECTION '2' – Applications meriting special consideration

Application No : 11/03323/FULL6

Ward:
Orpington

Address : 49 Goddington Lane Orpington BR6
9DT

OS Grid Ref: E: 546712 N: 165096

Applicant : Mr R Akers

Objections : YES

Description of Development:

Two storey extensions and single storey front extension with increase in roof height to form a two storey dwelling with accommodation in roof space

Key designations:

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

Proposal

- The proposal would increase the height of the dwelling from 6.4m to 8.5m.
- The extensions will provide a second floor with accommodation in the roof space.
- A side/rear extension will square off the dwelling and the extension will provide a fully hipped roof.
- Extensions to the front of the building will provide a porch, extended garage and front bay window.

Location

The application site is on the north side of Goddington Lane. The site comprises a detached bungalow in an area characterised by two storey and single storey detached dwellings. To the west of the site are the grounds of St. Olave's School.

Comments from Local Residents

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

- overdevelopment
- disproportionate scale and bulk
- overshadowing and loss of light

- loss of privacy and overlooking

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions), H9 (Side Space) and G8 (Urban Open Space) of the adopted Unitary Development Plan.

Planning History

There is no recent and relevant planning history on the site.

Conclusions

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

The area is characterised by a mix of development, mainly detached bungalows and two storey houses. It is therefore considered that the principle of forming a 2 storey house would not appear out of character. The adjacent property at No. 51 is an orthodox two storey house and to the west are the grounds of St. Olaves School. In respect to the street scene therefore the proposal would not be detrimental, nor would it be harmful to the character of a particular group of bungalows. The height of the house will be similar to that at No. 51. To the west, the flank boundary is heavily screened with fir trees and therefore the views to and from the adjacent school, which is designated as Urban Open Space, would not be severely impacted upon. The proposal provides the required 1m side space to each side.

In respect to neighbouring amenities, the primary impact will be to the adjacent dwelling at No. 51. This property possesses first floor flank windows following an extension built under permission ref. 04/04827, however these all serve bathrooms and a landing area, and are obscurely glazed. The front facing windows at first floor level above the garage serves a bedroom. There will be a loss of outlook and some degree of loss of light from these particular windows, however the bedroom is served by an additional source of light and outlook via a rear window and this is considered acceptable on balance. A condition can be imposed to prevent the facing hallway window from being capable of opening and obscure glazed in order to secure privacy to this bedroom.

The ground floor at No. 51 possesses one facing flank ground floor window and this serves the hallway in front of the garage. There is also an obscurely glazed flank door which would not be seriously affected and this serves a utility room which also benefits from a rear facing window. It is considered that the impact of the development would be acceptable on balance and the resulting relationship

between the two dwellings would not be untypical of a suburban area. The two storey development towards the front will step away from the flank boundary in a similar way to the building at No. 51 and this will provide a separation to reduce this impact further.

Although the front extension will not project beyond the established building line, the rear extension will result in a dwelling that projects beyond the rear building line of No. 51 by approximately 2m. In light of the separation between the dwellings, this is not considered likely to result in a visual impact or loss of prospect from the rear windows.

The proposed rear windows and dormer in the roof space are considered to be significantly distanced from the property at No. 1 Wyvern Close and there is adequate boundary screening at the rear of the site, therefore no serious overlooking is considered to result.

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 be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03323, excluding exempt information.

as amended by documents received on 12.12.2011

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 ACI09 Side space (1 metre) (1 insert) western and eastern two
 storey
 ACI09R Reason I09
- 4 ACI11 Obscure glaz'g/details of opening (1 in) in the first floor
 eastern flank elevation
 ACI11R Reason I11 (1 insert) BE1
- 5 ACI12 Obscure glazing (1 insert) in the first and second floor flank
 windows
 ACI12R I12 reason (1 insert) BE1
- 6 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 7 ACK01 Compliance with submitted plan

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

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- G8 Urban Open Space

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

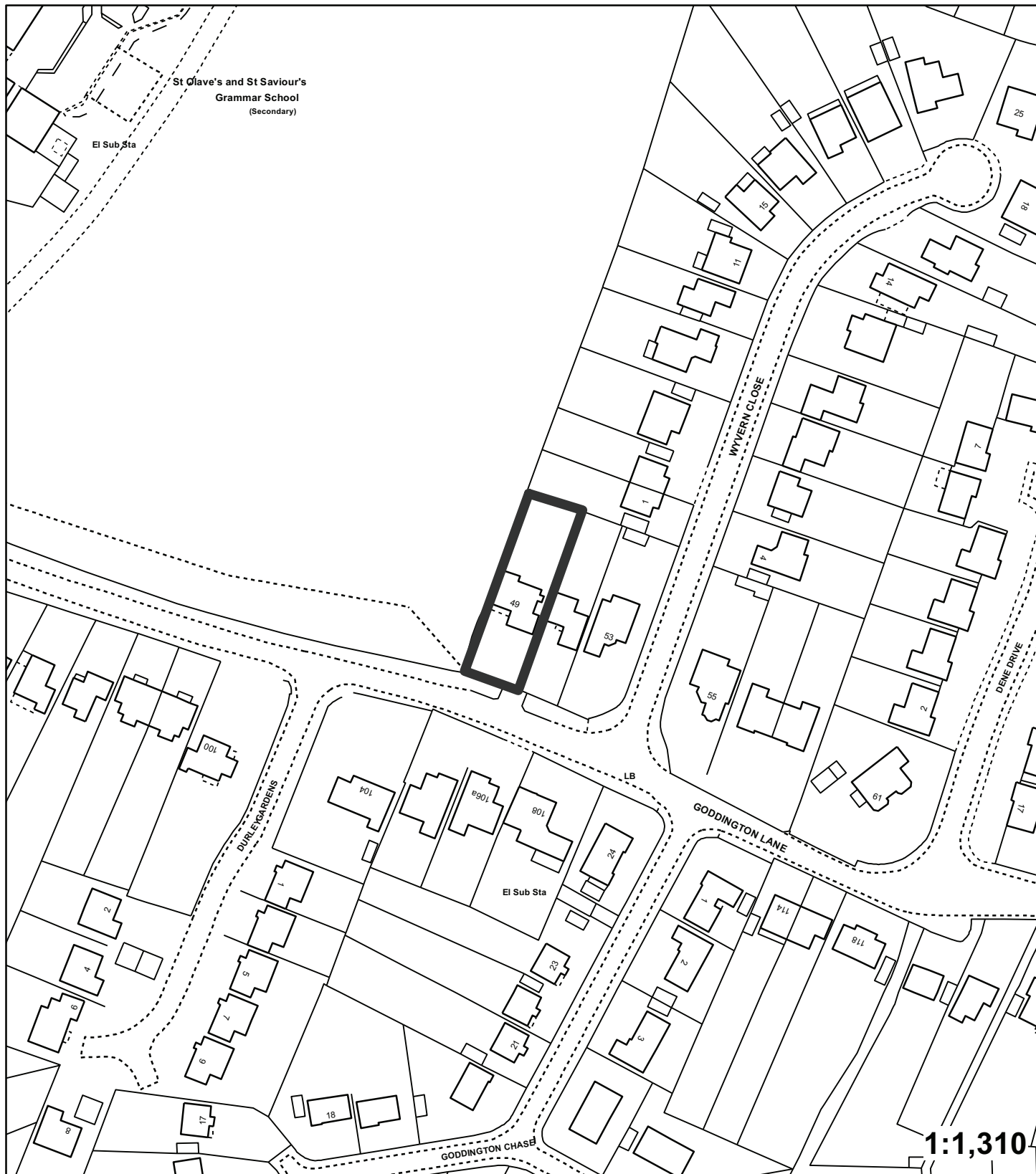
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on the openness of the adjacent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

and having regard to all other matters raised.

Application:11/03323/FULL6

Address: 49 Goddington Lane Orpington BR6 9DT

Proposal: Two storey extensions and single storey front extension with increase in roof height to form a two storey dwelling with accommodation in roof space



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

Application No : 11/02804/FULL6

Ward:
Biggin Hill

Address : 7 Nelson Close Biggin Hill TN16 3LS

OS Grid Ref: E: 542220 N: 158826

Applicant : Mr Victor Agius

Objections : YES

Description of Development:

Single storey front/side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area

Proposal

This proposal is for a single storey front/side extension which would provide an attached double garage and entrance hallway connecting to the main dwellinghouse. The proposal would have a total width of 6.85m, maximum depth of 7.4m and maximum height of 3.5m and is shown on the submitted plans as being constructed right to the boundary with No. 40 Allenby Road.

Location

The property is located to the west of Nelson Close, which is a cul-de-sac comprised of detached bungalows of a similar scale and architectural style, many of which have constructed detached garages in line with the principal elevation.

Comments from Local Residents

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

- issues relating to the positioning of a boundary with No. 40 Allenby Road.
- letter of support as the proposal would improve the street scene.

Comments from Consultees

No objections were raised from a highways perspective.

Planning Considerations

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

BE1 Design of New Development

H8 Residential Extensions

Planning History

There is no recent planning history relating to this property.

Conclusions

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

A number of objections have been raised in relation to the positioning of the boundary between the application site and No. 40 Allenby Road, with both parties disputing the boundary location. However, boundary disputes cannot be taken into consideration when assessing a planning application.

The proposal would project approximately 1.1m beyond the principal elevation of the main dwellinghouse as does the existing detached garage. A number of neighbouring properties have constructed detached and attached garages of a similar scale to that proposed with No. 6 having also constructed a detached garage which projects beyond the front elevation of the main dwellinghouse. Given the orientation of the properties within the cul-de-sac there is no established front building line and the proposal is not anticipated to appear incongruous in the street scene or be detrimental to the overall appearance of the dwellinghouse.

The proposal is modest in scale and height and given its location and relationship with the neighbouring properties No. 6 Nelson Close and No. 40 Allenby Road located to the south, the proposal is anticipated to have a negligible impact on the residential amenities of these properties.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02804, excluding exempt information.

As amended by documents received on 29.11.11

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 ACK01 Compliance with submitted plan

Reason: In the interests of the visual amenities of the area and the residential amenities of the adjoining properties.

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

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

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

and having regard to all other matters raised.

Application:11/02804/FULL6

Address: 7 Nelson Close Biggin Hill TN16 3LS

Proposal: Single storey front/side extension

