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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 1 MARCH 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*

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 5 JANUARY 2012**
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- 4 **PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Darwin	7-12	(11/03590/FULL1) - Orwell, Blackness Lane, Keston.
4.2	Bromley Town	13-18	(11/03797/FULL6) - 9 Carlyle Avenue, Bromley.
4.3	Kelsey and Eden Park	19-26	(11/03804/FULL1) - 20 Ellesmere Avenue, Beckenham.
4.4	Bromley Town Conservation Area	27-34	(11/03983/FULL2) - 23 Bromley Common, Bromley.
4.5	Cray Valley West	35-40	(12/00010/FULL1) - Land adjacent to 4 Lullingstone Crescent, Orpington.
4.6	Petts Wood and Knoll	41-44	(12/00079/TPO) - 11 Langley Gardens, Petts Wood.

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

Report No.	Ward	Page No.	Application Number and Address
4.7	Penge and Cator	45-52	(11/03600/FULL3) - 2-4 Raleigh Road, Penge, London SE20.
4.8	Hayes and Coney Hall	53-58	(11/03870/FULL6) - 23 Sandiland Crescent, Hayes.

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

Report No.	Ward	Page No.	Application Number and Address
4.9	Kelsey and Eden Park	59-68	(11/03848/FULL1) - 9 Kemerton Road, Beckenham.

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**

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Agenda Item 3

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

SECTION '2' – Applications meriting special consideration

Application No : 11/03590/FULL1

Ward:
Darwin

Address : Orwell Blackness Lane Keston BR2 6HL

OS Grid Ref: E: 541551 N: 162904

Applicant : Mr Hazel

Objections : NO

Description of Development:

Demolition of existing dwelling and store building and erection of a detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt

Proposal

It is proposed to demolish the existing bungalow and detached store building and construct a replacement single storey dwelling which would be in the form of two wings connected by an entrance hall.

The existing vehicular access to the site on the southern part of the frontage would be closed off and a new access created further to the north leading to a frontage parking area for 2 vehicles.

Location

This detached bungalow is located on the western side of Blackness Lane within the Green Belt, and occupies a site area of 0.09ha. The bungalow has an L-shape, with an additional flat-roofed structure to the rear and a lean-to which may be additions, although no information has been submitted as to when they were built. A detached shed lies to the rear of the dwelling which appears to be 5m from the lean-to structure.

The site is bounded to the north by the rear gardens of Nos.4 and 5 Orchard Place, which are part two/three storey detached dwellings built on part of the former Keston Fruit Farm, and to the south by an access road.

Comments from Local Residents

No letters of objection have been received in relation to the application.

Comments from Consultees

The Council's highway engineer comments that the site access would have substandard visibility, but given that the scheme comprises a replacement dwelling, it is unlikely to generate significantly more trips than the existing dwelling, therefore, no objections are raised.

Drainage comments suggest that a standard condition be imposed requiring details of surface water drainage to be submitted, while Thames Water raise no objections.

Any comments received with regard to the impact of the proposals on trees within or immediately adjacent to the site 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
- H7 Housing Density and Design
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

Planning History

Planning permission was granted in 2008 (ref. 08/03233) for the demolition of the existing bungalow and the erection of a replacement 3 bedroom bungalow, but this was not implemented and has now lapsed.

Permission was later refused in 2009 (ref. 09/01815) for the demolition of the existing bungalow and the erection of a detached single storey building to be used as a religious meeting hall (Class D1) on grounds relating to inappropriate development in the Green Belt and unacceptable increase in vehicle movements which would be detrimental to road safety.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be

considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

The existing dwelling has a floor area of 107.5sq.m. while the outbuilding to be removed (and which lies within 5m of the dwelling) measures 14sq.m., giving a total of 121.5sq.m. The proposed dwelling would have a floor area of 136.1sq.m., which is an increase in floor area of 14.6sq.m., and equates to a 12% increase.

The replacement dwelling previously permitted under ref.08/03233 resulted in a floor area of 118.4sq.m. which equated to an increase of 10% (as the existing outbuilding was not included within the calculations), while the current proposals would only marginally increase the floor area. The proposed dwelling would have a lower roofline and less bulky appearance than the dwelling previously permitted, and it has been designed in terms of its layout and use of traditional materials to give the appearance of traditional farm buildings, and as such, would limit its impact on the open and rural nature of the site.

It is considered, therefore, that the proposals would result in an acceptable form of redevelopment which would protect the open and rural nature of the site along with the visual amenities of the surrounding area.

With regard to the impact on neighbouring properties, the replacement dwelling would be sited closer to the boundaries with Nos.4 and 5 Orchard Place than the existing dwelling (1.8m rather than 6m), however, it would remain single storey only and the roof would slope away from the boundaries. Furthermore, the permitted dwelling maintained only a 1.5m separation at this point. Side windows are mostly confined to the southern elevation adjacent to the access road, and the proposals are not, therefore, considered to be harmful to the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03233, 09/01815 and 11/03590, 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	ACC01	Satisfactory materials (ext'nl surfaces)		
	ACC01R	Reason C01		
9	ACD02	Surface water drainage - no det. submitt		
	ADD02R	Reason D02		
10	ACH03	Satisfactory parking - full application		
	ACH03R	Reason H03		
11	ACH09	Restriction on height to front and flank		
	ACH09R	Reason H09		
12	ACH24	Stopping up of access		
	ACH24R	Reason H24		
13	ACH29	Construction Management Plan		
	ACH29R	Reason H29		
14	ACH32	Highway Drainage		
	ADH32R	Reason H32		
15	ACI02	Rest of "pd" Rights - Class A, B,C and E		
	ACI03R	Reason I03		
16	ACI17	No additional windows (2 inserts) northern flank northern wing of the dwelling		
	ACI17R	I17 reason (1 insert) BE1		
17	ACK02	No mezz floor/roof space accom (1in) to provide habitable accommodation	a mezzanine floor	
	ACK02R	K02 reason (1 insert)		
18	ACK04	Demolition of existing building (see D10)		
	ACK04R	K04 reason		
19	ACK06	Slab levels - compliance		
	ACK06R	K06 reason		

Reasons for granting permission:

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

- BE1 Design of New Development
- H7 Housing Density and Design
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

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

- (a) the character and appearance of the development within the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on the open nature of the Green Belt

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

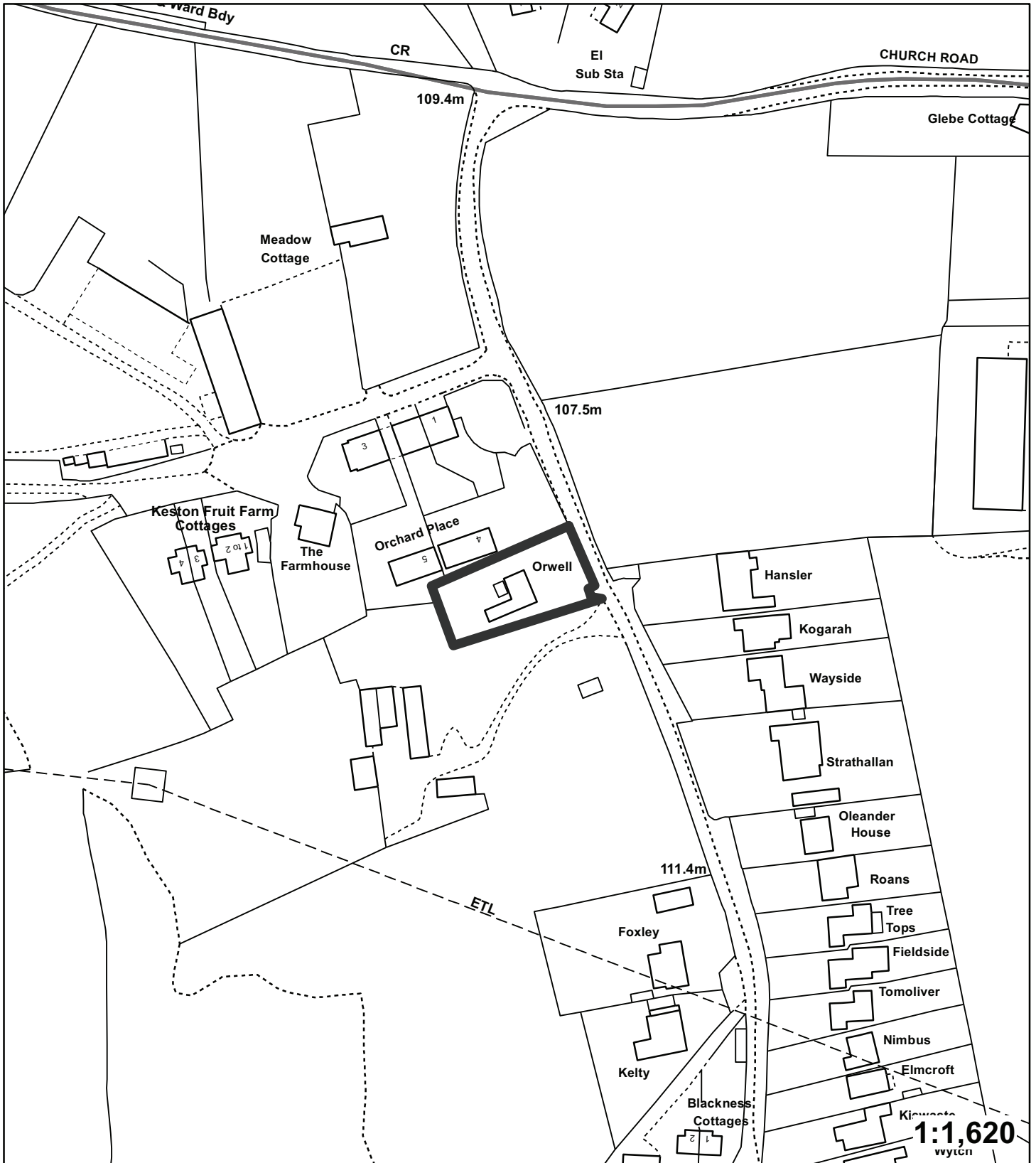
INFORMATIVE(S)

1 RDI16 Contact highways re. crossover

Application:11/03590/FULL1

Address: Orwell Blackness Lane Keston BR2 6HL

Proposal: Demolition of existing dwelling and store building and erection of a detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.



SECTION '2' – Applications meriting special consideration

Application No : 11/03797/FULL6

Ward:
Bromley Town

Address : 9 Carlyle Avenue Bromley BR1 2RB

OS Grid Ref: E: 541644 N: 168582

Applicant : Mr Scott Debell

Objections : NO

Description of Development:

Part one/two storey side and rear extension.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application proposes the construction of a two storey side and rear extension. The two storey side extension is located towards the northern boundary adjacent to No. 7 and provides a 1 metre distance towards the boundary.

The rear extension involves increasing the width of the existing single storey kitchen extension to meet up with the proposed side extension. The overall depth of rearward projection of the existing ground floor kitchen is to remain as existing which is some 3.9 metres. Above the kitchen to the rear it is proposed to construct a first floor with a flat roof to accommodate 2 new bedrooms. The maximum depth of rearward projection of the first floor rear extension would be 3 metres with a flat roof. The first floor extension would also be set 0.5 metres away from the boundary with the adjacent property at No. 11.

Location

The application site is an end of terrace two storey residential property located within an area of predominantly residential terrace and semi detached houses towards the south and west with the Council waste depot located towards the rear boundary of the site. There is a two storey rear extension located at No. 17 of a similar footprint which is visible from the application site.

Comments from Local Residents

No comments have been received.

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
H9 Side Space

Planning History

Under planning application ref. 11/02756, planning permission was refused for a two storey side and rear extension. The proposal was considered to be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

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, the existing building and the 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 terraced and semi detached houses towards the south and west with the Council waste depot located towards the rear boundary of the site.

It is considered that the proposed side 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, and the location of existing buildings at adjacent properties.

The proposed side extension would provide appropriate distances towards the boundary of the site with the flank wall of the two storey side extension being located 1 metre away from the boundary. The proposed side extension is therefore not considered to be intrusive or out of character with the area or street scene in general.

With regards to the rear extension, the depth of rearward projection of the ground floor extension is maintained as existing at 3.9 metres, the same depth of rearward projection as the existing extensions at the adjacent properties. It is therefore considered that the proposed ground floor element of the rear extension would not impact significantly on the existing residential amenities of adjacent properties.

The previous refused application involved a first floor rear extension of the same depth of rearward projection as the ground floor. The amended proposals have reduced the depth of rearward projection of the first floor by 0.9 metres and set the extension 0.5 metres away from the adjoining property.

Whilst the depth of rearward projection of the extension at first floor level is some 3 metres, the proposal leaves adequate distances towards the boundary of the site with similar rear extensions of a similar depth visible from the application site.

It may therefore be considered on balance that the proposed extensions do not result in any significant adverse effects on the character of the conservation area or street scene in general.

It is considered that due to the orientation of the site and the location of existing properties and adjacent extensions that there would on balance be no significant loss of outlook or amenity.

Members will therefore need to consider whether on balance the proposal adequately addresses previous reasons for the refusal of planning permission. 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 could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

Members may consider 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 and extensions at adjacent properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02756 and 11/03797, 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 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 and H8 |

Reasons for granting permission:

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

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

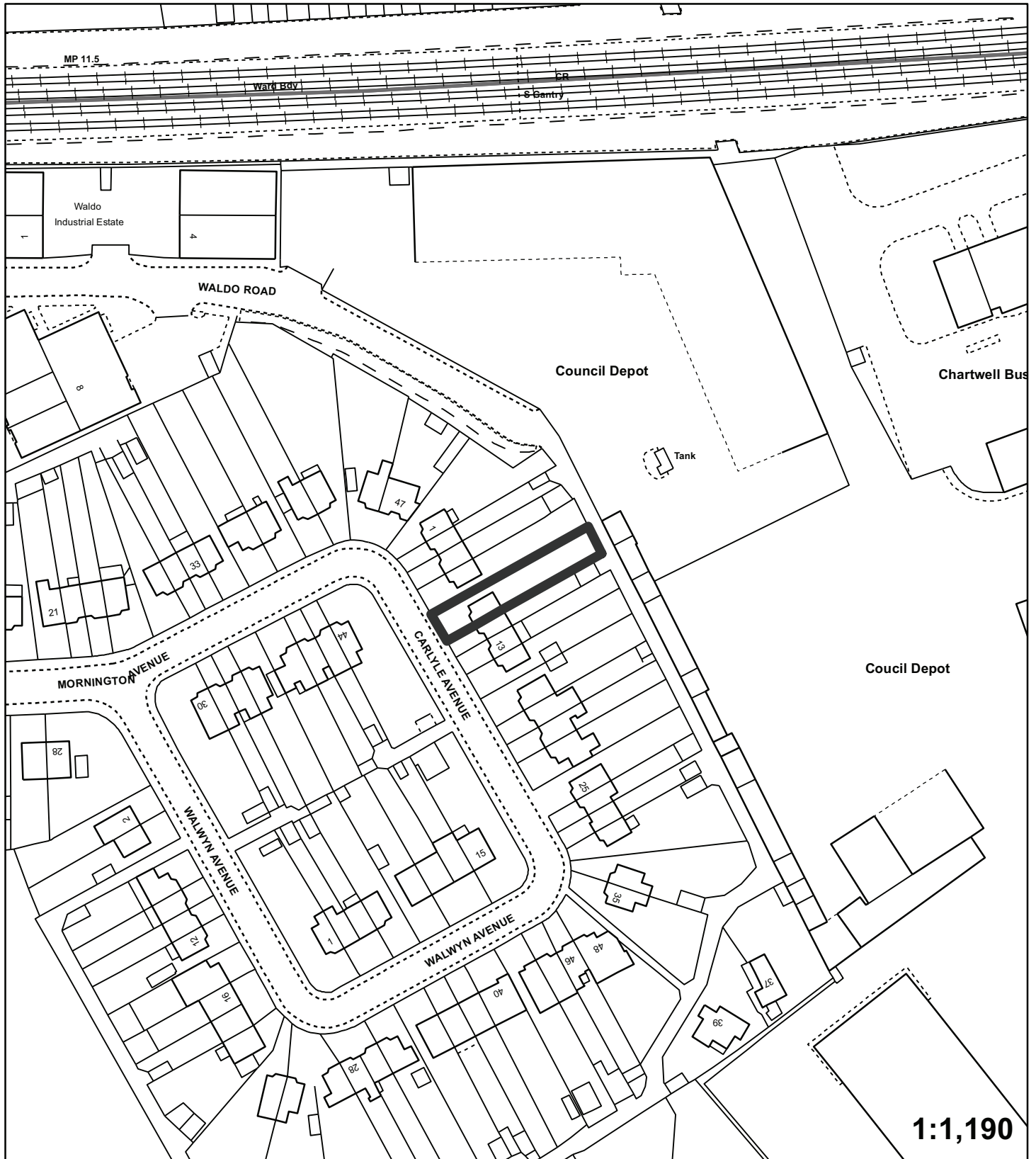
- (a) the impact of the development on the character and appearance of the Conservation Area
- (b) the relationship of the development to adjacent property and the street scene;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent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

Application:11/03797/FULL6

Address: 9 Carlyle Avenue Bromley BR1 2RB

Proposal: Part one/two storey side and rear extension.



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SECTION '2' – Applications meriting special consideration

Application No : 11/03804/FULL1

Ward:
Kelsey And Eden Park

Address : 20 Ellesmere Avenue Beckenham BR3
6NN

OS Grid Ref: E: 537959 N: 169162

Applicant : Mr A Ralph

Objections : YES

Description of Development:

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

Key designations:

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

Proposal

The application proposes to construct a detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking.

The proposed dwelling would be a detached property two storeys in height and would mirror the design of the existing dwelling at number 20 Ellesmere Avenue with a pitched tiled roof, partial timber cladding, white render and facing brickwork. The dwelling would be located 2 metres away from the existing flank wall of number 20 and some 2 metres away from the northern boundary of the site.

The existing crossover located at the end of Ellesmere Avenue which currently serves number 20 and provides access to a detached outbuilding and area of hard surfacing is to be retained. This area would be re-landscaped with permeable paving providing a new driveway in front of the proposed dwelling with three off street car parking spaces, a secure bicycle store with existing boundary vegetation and shrubs retained.

Location

The application site consists of part of the rear and side garden area of number 20 Ellesmere Avenue which is an end of terrace two storey residential dwelling. The area is predominantly residential in character

Comments from Local Residents

- The development would result in a loss of privacy
- The proposal would result in an increase in on street car parking which is already congested here.
- The proposal would result in a cramped overdevelopment of the site
- The footprint has not been significantly reduced since the previous application.
- The development would result in an increased noise and disturbance
- The development would result in an increase of on street car parking and cause problems from traffic, parking and local residents near to the site
- The development would result in harm to the existing street scene and character of the area
- This is development within a garden area and is contrary to national policy

Comments from Consultees

From a drainage perspective surface water would have been drained to soakaways

With regards to highway planning issues, no technical objections are raised. The site is located in an area where public transport accessibility is low. The development therefore provides appropriate parking provision and the layout and details of this should the application be approved can be achieved through appropriate planning conditions.

From a trees and landscaping perspective, no technical objections are raised.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- 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. 08/02230, planning permission was refused for a detached two storey dwelling and detached double garage. The proposal was considered an unacceptable cramped form of development, out of character with the street scene and harmful to existing spatial standards due to the lack of a 1 metre distance towards the boundaries of the site. The proposal also resulted in the loss of existing off street parking and in the absence of any details to indicate otherwise was considered to result in an undesirable and harmful increase of on – street parking in nearby roads.

Under planning application ref. 08/03839, planning permission was refused for a detached two storey 4 bedroom dwelling on land adjacent to 20 Ellesmere Avenue. The proposed development was considered to result in the loss of existing off-street parking and give rise to an undesirable increase of on-street parking in nearby roads, contrary to Policy T3 of the Unitary Development Plan.

Under planning application ref. 11/01978, planning permission was refused for a detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking. The proposal was considered to result in a cramped over development of the site harmful to spatial standards of the area and contrary to Policies BE1, H7 and H9.

Conclusions

The main issues, which are relevant in the consideration of this application, are whether the revisions made since the previous application adequately addresses previous refusal grounds in terms of the potential impact on the spatial standards, the impact of the proposals on the character and appearance of the area and the street scene in general; and the standard of accommodation for the future occupiers of the proposed dwelling.

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

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

The current application submitted is for development of a similar design to the adjoining houses which matches the existing street scene and surroundings. The proposal represents a logical infill from of development for this plot, with an acceptable site layout and design.

The proposed development is of an acceptable density, providing adequate amenity space and parking, sympathetic to and complementing the surrounding area.

Policy H9 draws attention to the need to respect the spatial standards of the surrounding area. The characteristics of the area are predominantly that of terraced and semi detached dwellings. Policy BE1 highlights the need for proposals to be of a high standard of design and layout complementing the scale, form and materials of adjacent buildings. The proposed dwelling now maintains a 2 metre side space towards the northern boundary of the site and is located 2 metres away from the existing flank wall of number 20, compliant with Policy H9.

The development provides an appropriate off street parking area for three vehicles. This parking area would reduce the potential impact the development may have on the existing off street car parking situation.

The parking layout has been redesigned which reduces the amount of hard surfacing and improves the landscaping of the site. The majority of the existing boundary screening is now to be retained and Members may consider that this improved landscaping layout on balance reduces the potential impact of the proposal on the existing street scene and character of the area.

The proposed dwelling is of a footprint similar to the adjoining terraces which on balance is considered to be in keeping with the existing character of the area. The proposal creates a detached house which Members may consider now fits into its site and surroundings without resulting in any significant harm to the spatial standards or existing street scene.

Members will need to consider whether the proposal sufficiently addresses the previous refusal, and taking into account local objections whether this proposal is satisfactory.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02230, 08/03839, 11/01978 and 11/03804, excluding exempt information.

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 | 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 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 10 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 11 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 12 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 13 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 14 | No loose materials shall be used for the surfacing of the car parking and turning area hereby permitted. | |

Reason: In the interests of highway and pedestrian safety and to accord with Policies T3 and T18 of the Unitary Development Plan.

- | | | |
|----|-------|--|
| 15 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
|----|-------|--|

Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.

Reasons for permission:

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

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

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

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

- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 RDI16 Contact highways re. crossover
- 3 RDI23 Notification re. sewer realignment
- 4 Before the development commences, the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and / or the Environmental Protection Act 1990. The applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:11/03804/FULL1

Address: 20 Ellesmere Avenue Beckenham BR3 6NN

Proposal: Detached two storey 3 bedroom dwelling on land adjacent to 20 Ellesmere Avenue with associated driveway and car parking.



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SECTION '2' – Applications meriting special consideration

Application No : 11/03983/FULL2

Ward:
Bromley Town

Address : 23 Bromley Common Bromley BR2 9LS

OS Grid Ref: E: 541163 N: 168137

Applicant : Bromley Womens Aid

Objections : YES

Description of Development:

Change of use to a womens refuge (Sui Generis use)

Key designations:

Conservation Area: Bromley Common
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building

Proposal

Planning permission is sought to convert this semi-detached property into a women's refuge run by Bromley Women's Aid. The application is summarised as follows:

- accommodation will be provided for 7 women (plus children) fleeing domestic violence
- proposed ground floor would have 2 bedrooms (1 en-suite, 1 with wash basin), a living room, kitchen and utility room and staff office
- proposed first floor has 5 bedrooms (4 with en-suite), a family bathroom and additional w.c.
- charity workers would be present at the property during 9am and 5pm and would be on call during other weekday and weekend hours
- 4 car parking spaces proposed to the front of the site
- no external changes are proposed to the building

In the supporting design and access statement, the Agent explains the role of Bromley Women's Aid and goes into detail about the need of the services that the charity provides. The Agent has also submitted further information dated 7th February 2012 addressing some of the concerns raised in the letters of objection. These documents are available to views with the file.

Location

The application property at present is used as two flats, although there is no planning history relating to the use. The building is Locally Listed and is sited within the Bromley Common Conservation Area. This section of Bromley Common is also designated as part of a strategic route.

The semi-detached two storey property is located to the north-eastern side of Bromley Common, relatively close to the junction with Homesdale Road and Hayes Lane. The property has a garden of approximately 47m long with residential properties in Wellington Road to the rear. It is noted that both properties either side of the application site are residential single family dwellinghouses, with the wider area also mainly characterised by residential properties.

Comments from Local Residents

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

- concerns about loss of private residential dwelling to public organisation
- neighbour disputes- more difficult if owned by public organisation
- should only be considered if 21 and 23 were being converted to refuge together
- should be operated from a detached building
- value and saleability of 21 should be protected
- work of the organisation is invaluable but need to consider impact
- properties are locally listed and in conservation area
- 21 and 23 joined by central wall and central chimney stack, date back to 1822
- originally had interconnecting doors
- these are family homes, not suitable for 'multiple family occupancy'
- concerns about drainage- long history of problems with blockages
- smells and odours from both properties interact due to ventilation
- issues with smelling tobacco smoke
- concerns over fire safety- fire spread beneath underfloor ventilation and above the floors in the roof space
- fire safety would need to be updated and is not suitable for house in multiple occupation
- concerns about increased risk introduced by multi-occupancy family unite
- women staying in refuge may be pursued, harassed or stalked by ex-partners
- introduce new risk to area- e.g. arson, forced entry, violence, burglary
- proposed change of use would be out of character with local area and conservation area
- even if drainage, fire safety, security issues are addressed use is still out of character in the conservation area
- proposal seeks to use unauthorised use to justify use
- general shortage of family homes
- 7 residents (plus children) is excessive amount of residents
- over-use of rear garden

- no knowledge or evidence of the quality of how Bromley Women's Aid properties are run
- conspicuous position on main road
- no evidence about groups measures to protect residents
- insufficient staff supervision
- opportunities to cause trouble in evenings and weekends more likely
- inaccuracies in documentation and plans
- questions over security
- would permission make it suitable for other types of refuge?
- how will facility be managed?

Any further comments will be reported verbally at the meeting.

Comments from Consultees

Metropolitan Police- given the intended use as refuge for vulnerable women would expect suitable measures to be employed to provide safe environment. No details submitted and suggest condition be attached to ensure 'Secure by Design' principles are met.

Highways- No objections raised in principle

Waste- No objections raised in principle

Environmental Health (Housing)- detailed comments provided

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies in the Unitary Development Plan:

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- C1 Community Facilities
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements
- H1 Housing Supply
- H4 Supported Housing
- T3 Parking
- T18 Road Safety

The London Plan Policies: - 3.8 Housing Choice
- 3.17 Health and Social Care Facilities

Circular 03/2005 – Changes of Use of Buildings and Land : Para 65 states that all private and voluntary homes (except residential care homes with three beds or less) have to be registered with the local social services authority. Registration can be refused on the grounds that the home would not provide adequate services or

facilities reasonably required by residents or patients. The land use planning considerations local planning authorities will need to concern themselves mainly with are the impact of a proposed institution on amenity and on the environment. If permission is granted, it does not follow that registration with the relevant authority will follow.

PPS1 Delivering Sustainable Development (Para 5) states "Planning should facilitate and promote sustainable development by ... ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities"

PPS3 Housing (2011) goes further: "The Government is seeking to create sustainable, inclusive, mixed communities in all areas ... The specific outcomes that the planning system should deliver are a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas" (paragraphs 9-10); in particular, paragraphs 20-24 are concerned specifically with 'Achieving a mix of housing.'

Planning History

There is no recent planning history at the site. It is noted however that planning permission was refused twice in the 1980s for the erection of three bungalows at the land rear of 19 – 23 Bromley Common.

Conclusions

The main issues relating to this application are the impact of the development and appropriateness of the use of the building as a residential institution on the character of the area; the impact on the amenities of the occupiers of neighbouring properties; and the impact of the proposal with regard to general conditions of safety on the highway.

The area is predominately residential in character and comprises a mix of single dwellings and flats within close proximity to the site. In this case, the use of the building would provide accommodation and support for up to 7 individual households (women and children) with ancillary staff office accommodation which would be staffed during weekday hours. The building has been not yet been converted but it is noted that the requirements under the Housing Act (2004) would need to be met. From an Environmental Health (Housing) is it stated that there has sufficient space to accommodate a maximum of 15 residents (mothers and children, with varying numbers in each bedroom).

With the potential for up to 15 residents (7 mothers and 8 children) and the comings and goings of support staff, it is likely that the activity on site will be increased with the number of people using the property throughout the day and evening. However, whilst this increase in activity is noted, it may be considered that the nature of the use is unlikely to be loud or overly disruptive to local residents. The women and children using this facility will be seeking refuge from domestic violent situations and a place to recover whilst seeking advice and support. Whilst there is likely to be a material increase in the intensity of use when

compared to a single dwellinghouse, Members will need to consider whether this increase in intensity would be significant to warrant grounds of refusal on this basis.

Local concerns primarily relate to the nature of the proposed use, security concerns, the impact of the proposal on the conservation area and the problems of noise and disturbance associated with such uses. The provision of residential accommodation would be appropriate in a residential location and normally the identity of the user or type of person to be accommodated is not a land use matter. It is noted that there are no external changes proposed to the property, however Members will need to take the concerns raised by local residents in account when assessing the application and consider the impact of the proposed refuge on the amenity and the environment in general.

With regard to the nature of the occupation, no technical objections have been raised to the use of the building as a women's refuge in principle from the local Crime Prevention Officer. It is acknowledged however, that additional security measures should be carried out to the building which could be secured by planning condition. No technical objections have been received by the Council's Highways engineer with regard to the proposed parking on the site.

On balance, given the nature of the proposed use of the building as a women's refuge with ancillary staff office use, Members will need to consider whether the proposed intensity of use of the building represents an overdevelopment of the site and whether the use would have a significant impact upon its character and those residents living within it.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03983, excluding exempt information.

as amended by documents received on 07.02.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|----------------|---|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | Reason: | In the interest of the residential amenities of the nearby residents. |
| 3 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | | The premises shall be used for a women's refuge and for no other purposes. |
| | Reason: | In the interest of the residential amenities of the local residents. |
| 6 | | The permission shall enure solely for the benefit of Bromley Womens Aid whilst in ownership of 23 Bromley Common, and for no other persons. |

Reason: In the interest of residential amenities of the local residents.

7 No more than 15 persons (a maximum of 7 adults and 8 children) shall be accommodated at the site at any one time.

Reason: In the interest of residential amenities of the local residents.

Reasons for granting permission:

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

- BE1 Design of New Development
 - BE10 Locally Listed Buildings
 - BE11 Conservation Areas
 - C1 Community Facilities
 - C5 Facilities for Vulnerable Groups
 - C6 Residential Proposals for People with Particular Accommodation Requirements
 - H1 Housing Supply
 - H4 Supported Housing
 - T3 Parking
 - T18 Road Safety
- 3.8 Housing Choice
3.17 Health and Social Care Facilities

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 privacy of occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the safety and security of building and the spaces around them
- (h) accessibility to the building
- (i) the housing policies of the development plan
- (j) the transport policies of the development plan
- (k) the neighbour concerns raised during the consultation process

and having regard to all other matters raised.

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

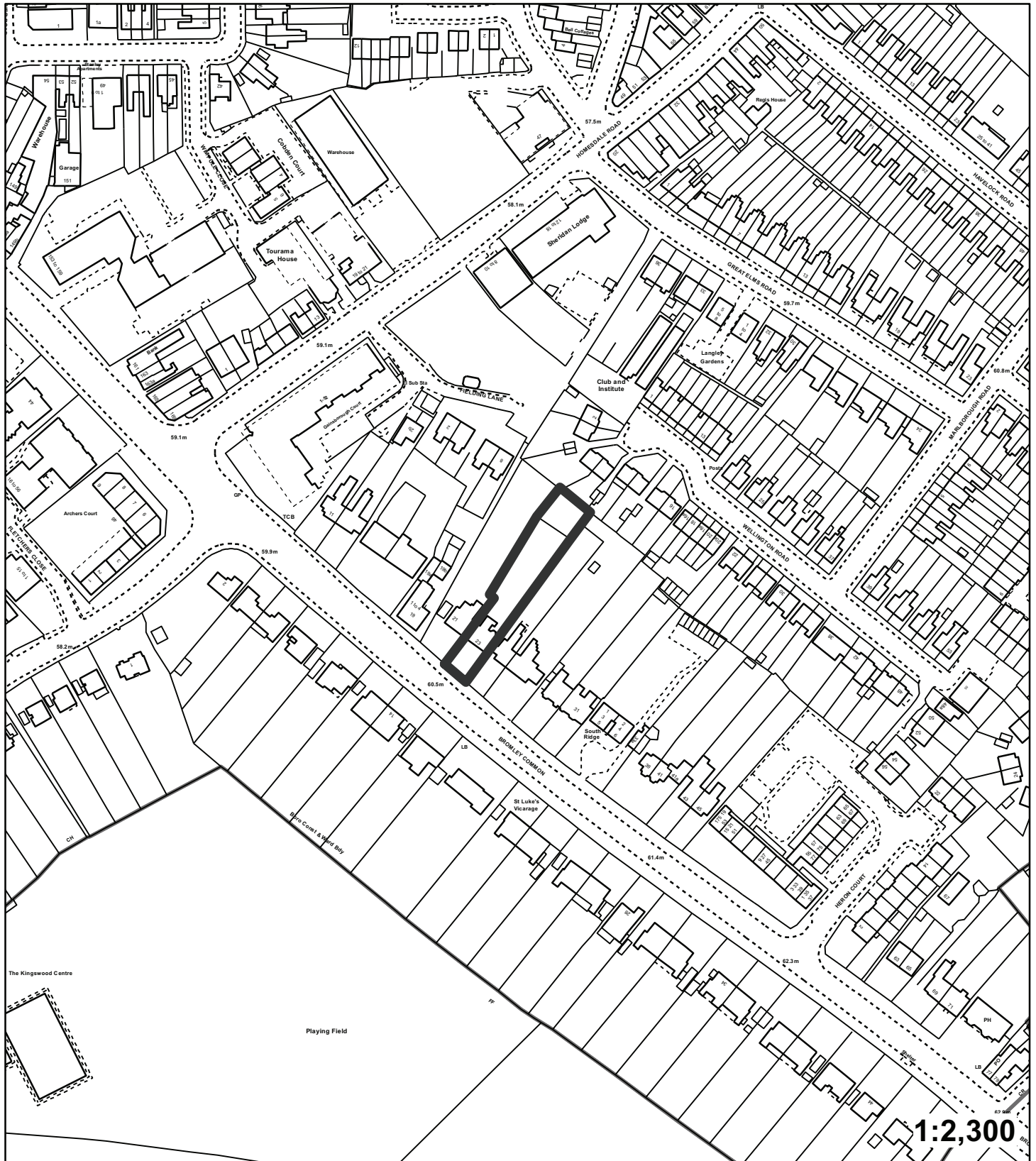
- 1 The proposal constitutes an over intensive use of the premises by reason of the anticipated level of activity on the site resulting in an unacceptable level of noise and disturbance which would be harmful to the amenities of adjoining residential occupiers and out of character with the surrounding

residential area, thereby contrary to Policies BE1, H4 and C5 of the Unitary Development Plan.

Application:11/03983/FULL2

Address: 23 Bromley Common Bromley BR2 9LS

Proposal: Change of use to a womens refuge (Sui Generis use)



SECTION '2' – Applications meriting special consideration

Application No : 12/00010/FULL1

Ward:
Cray Valley West

Address : Land Adjacent 4 Lullingstone Close
Orpington

OS Grid Ref: E: 546578 N: 170445

Applicant : Miss Sofie Barnett

Objections : NO

Description of Development:

Erection of a two storey three bedroom detached dwelling with 2 car parking spaces

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation

Proposal

- The proposed dwelling will be centred on the site with amenity space available to the side.
- The footprint of the building will occupy an area 6.1m in width and 9.4m in length.
- The plot will include a garden to the east side and an area of hardstanding to the west for car parking and access.
- The dwelling will be two storey with a hipped roof and a maximum height of 7.9m.

Location

This disused site is located in the corner of a cul-de-sac currently containing 3 pairs of semi-detached dwellings, and was previously occupied by garages. The site is located between Nos. 4 and 5 Lullingstone Close, and is set behind the dwellings.

A similar vacant site, previously occupied by garages, is situated between Nos. 2 and 3 Lullingstone Close.

Comments from Local Residents

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

Comments from Consultees

At the time of writing the report, no Building Control, Environmental Health, technical drainage and highways comments had been received. Further comments will be reported verbally at the meeting.

No Thames Water objections are raised subject to informatives.

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

Outline planning permission was refused under ref. 09/01834 for the erection of a two storey four bedroom detached house with 2 car parking spaces. The refusal grounds were as follows:

‘The proposal would result in a cramped overdevelopment of the site lacking in adequate amenity area for future occupants and would be detrimental to the character of the area, resulting in a retrograde lowering of the spatial standards of the area and if permitted would set a precedent for similar undesirable development in the locality, contrary to Policies BE1 and H7 of the Unitary Development Plan.’

Outline planning permission was refused under ref. 10/03048 for the erection of a two storey three bedroom detached house with 2 car parking spaces. The refusal grounds were the same.

Planning permission was refused under ref. 10/02873 for the erection of a two storey three bedroom detached dwelling with 2 car parking spaces. The refusal grounds were as follows:

‘The proposal would result in a cramped overdevelopment of the site lacking in adequate amenity area for future occupants and would be detrimental to the character of the area, resulting in a retrograde lowering of the spatial standards of the area and if permitted would set a precedent for similar undesirable development in the locality, contrary to Policies BE1 and H7 of the Unitary Development Plan.’

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

‘The estate has a spacious and open character, particularly in Lullingstone Close, which contains just 6 houses, all with unusually large rear gardens,

and with a substantial open area between Nos. 4 and 5. The appeal plot is small by comparison with those existing, and is set at the rear-most edge of the developed land, adjacent to the open nature reserve. In this position it would not relate well to the existing houses, which are set closer to the cul-de-sac, and would have a rather contrived and 'squeezed-in' appearance which would not enhance the appearance of the group as a whole.

Further, the plot is a small one, and the house would appear to be cramped within the site, in contrast to the spacious layout of the surrounding properties. It would also be set at an oblique angle to Nos. 4 and 5, and would appear out of keeping with the existing arrangement of houses set parallel to or at right angles to each other. Despite the site's suitability in principle for residential use and the generous space between the adjacent houses, these features would together result in a development which would not fit in well with the present surroundings. I conclude that the proposal would have an adverse effect on the character and appearance of the immediate surroundings and would contravene Policies BE1 and H7 of the London Borough of Bromley Unitary Development Plan (UDP).'

Planning permission was granted at Plans Sub-Committee on the 14th April 2011 under ref. 10/02386 for a detached two storey three bedroom dwelling on land adjacent to No.3 Lullingstone Close.

Conclusions

The main issues in this case are the effect of the proposals on the character of the surrounding area, and on the amenities of the occupants of nearby residential properties.

The dwelling granted at No. 3 is a detached two storey 3 bedroom dwelling with provision for the parking of 2 vehicles. This neighbouring plot is rectangular in shape (approximately 22.4m wide and 11-12m deep), and the dwelling granted will be located within the northern part adjacent to No. 3 Lullingstone Close, with the main amenity space located to the side adjacent to No.2. In comparison, the proposal site at No. 4 is 23m in length and 12m in width, therefore similar to the adjacent site. The proposed dwelling will have a height of 7.9m.

This application has been submitted following a dismissed appeal. The material considerations have changed since the permission recently granted at land adjacent to No. 3 Lullingstone Close, which mirrors this site.

Members will need to consider the planning history of the site and the history at the nearby similar site, where planning permission has recently been granted for a new house. Although the sites are similar, both must be considered on their individual merits and the dwellings proposed are not identical. The Inspector considered the dwelling previously dismissed at No. 4 to not fit in well with its surroundings. Members considered the dwelling adjacent to No. 3 to fit better within the street scene as it was smaller, and this proposal did not back onto Green Belt land as the current proposal at No. 4 does. Members therefore considered the spaciousness of the road to be retained by the proposal adjacent to No. 3. Members must consider

whether the current proposal overcomes these previous concerns in light of the recent permission nearby and the comments of the Inspector.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/01834, 09/03048, 10/02386, 10/02783 and 12/00010, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 5 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 6 ACH32 Highway Drainage
ADH32R Reason H32
- 7 ACI02 Rest of "pd" Rights - Class A, B,C and E
ACI03R Reason I03
- 8 ACI13 No windows (2 inserts) first floor flank dwelling
ACI13R I13 reason (1 insert) BE1
- 9 The gates to the parking spaces hereby permitted shall not open out over land outside the application site.

Reason: In the interests of public safety.

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
- (d) the impact on highway safety

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 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

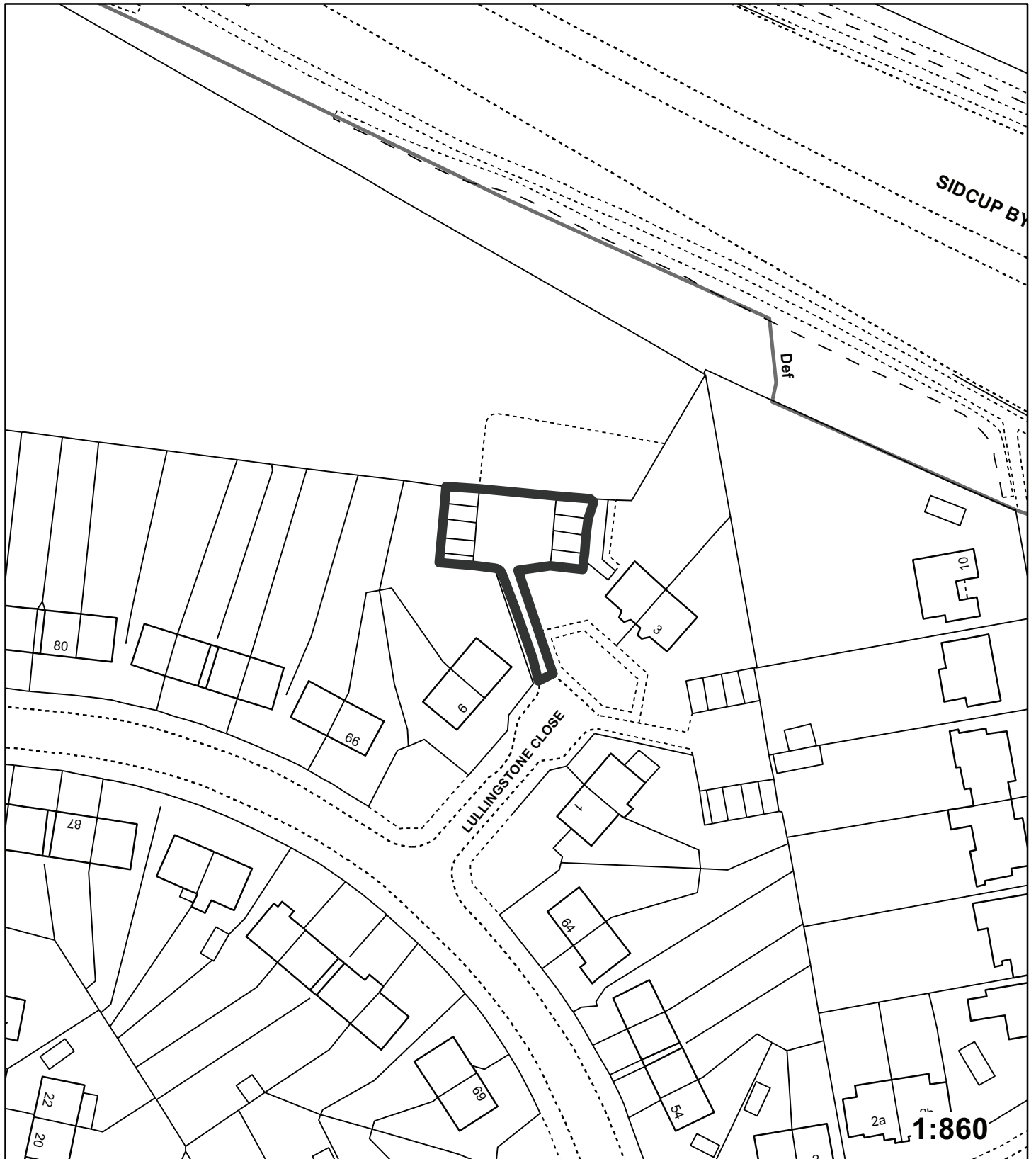
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal would result in a cramped overdevelopment of the site lacking in adequate amenity area for future occupants and would be detrimental to the character of the area, resulting in a retrograde lowering of the spatial standards of the area and if permitted would set a precedent for similar undesirable development in the locality, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Application:12/00010/FULL1

Address: Land Adjacent 4 Lullingstone Close Orpington

Proposal: Erection of a two storey three bedroom detached dwelling with 2 car parking spaces



SECTION '2' – Applications meriting special consideration

Application No : 12/00079/TPO

Ward:
Petts Wood And Knoll

Address : 11 Langley Gardens Petts Wood
Orpington BR5 1AB

OS Grid Ref: E: 543799 N: 167435

Applicant : Mr R Alderman

Objections : YES

Description of Development:

Reduce height by 50 per cent of 2 oak trees in back garden SUBJECT TO TPO 1424

Key designations:

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

Proposal

Reduce height of two oak trees by 50%.

Location

In the back garden of 11 Langley Gardens.

Comments from Local Residents

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

- tree owner does not want trees to be reduced by any amount. Appreciates applicants desire to increase light into his garden but the work proposed is unacceptable
- concern that proposed extent of reduction will affect health of the trees and could affect their stability and impact on safety issues, some pruning would be acceptable
- trees block a lot of light and drop a lot of debris, some trimming would improve the situation

One letter of support

Planning Considerations

This application has been made by the owner of an adjoining property. The two oak trees are in the back garden of 11 Langley Gardens and are on the northern boundary of the garden, one adjoins the back garden of 73 Frankswood Avenue and one adjoins the back garden of 71 Frankswood Avenue. The owner of the latter property has made the application. They are mature specimens in a healthy condition although there is a scattering of small dead wood throughout the canopy. They are about 20 metres in height and are 25 metres from 11 Langley Gardens 23 and 25 metres from the rear of 71 Frankswood Avenue. The trees are a clearly visible feature in Langley Gardens and glimpses can be had between houses in Frankswood Avenue. They are of public amenity value.

The applicant has stated that they overshadow the rear gardens of 71, 73 and 75 Frankswood Avenue and the gardens are shaded from mid morning onwards. The applicant has indicated that he has a medical condition which necessitates that he receives as much sunlight as possible, although no supporting medical evidence has been submitted. He also stated that he had spoken to the owner of the trees and indicated that the owner had no objections to his proposals. However the owner has submitted a letter and he has strong objections to the proposed reduction in the height of his trees.

The proposal to reduce the height of the two oak trees by half is a major operation, which can harm the health of trees by creating large wounds which act as entry points for decay causing organisms, as well as disrupting the trees internal systems of transportation and growth control. In addition the height reduction would harm the amenity value of the trees by leaving them looking extremely unsightly. Alternative work such as the removal of some lower branches and crown thinning to allow light through into the applicants garden would help to increase light levels but would not impact on the visual amenity of the trees. However it should be pointed out that work could only be carried out with the agreement of the owner of the trees.

Conclusions

The proposed reduction in the height of the trees by half is inappropriate because of the visual amenity value of the trees and it would also be harmful to the future health of the trees.

RECOMMENDATION: SPLIT DECISION

CONSENT to lifting of lower canopies of two oak trees to give a clearance over the ground of no more than 4 metres and thinning of the crowns by no more than 20%

Subject to the following conditions:

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

REFUSAL to reduce height by 50% of two oak trees

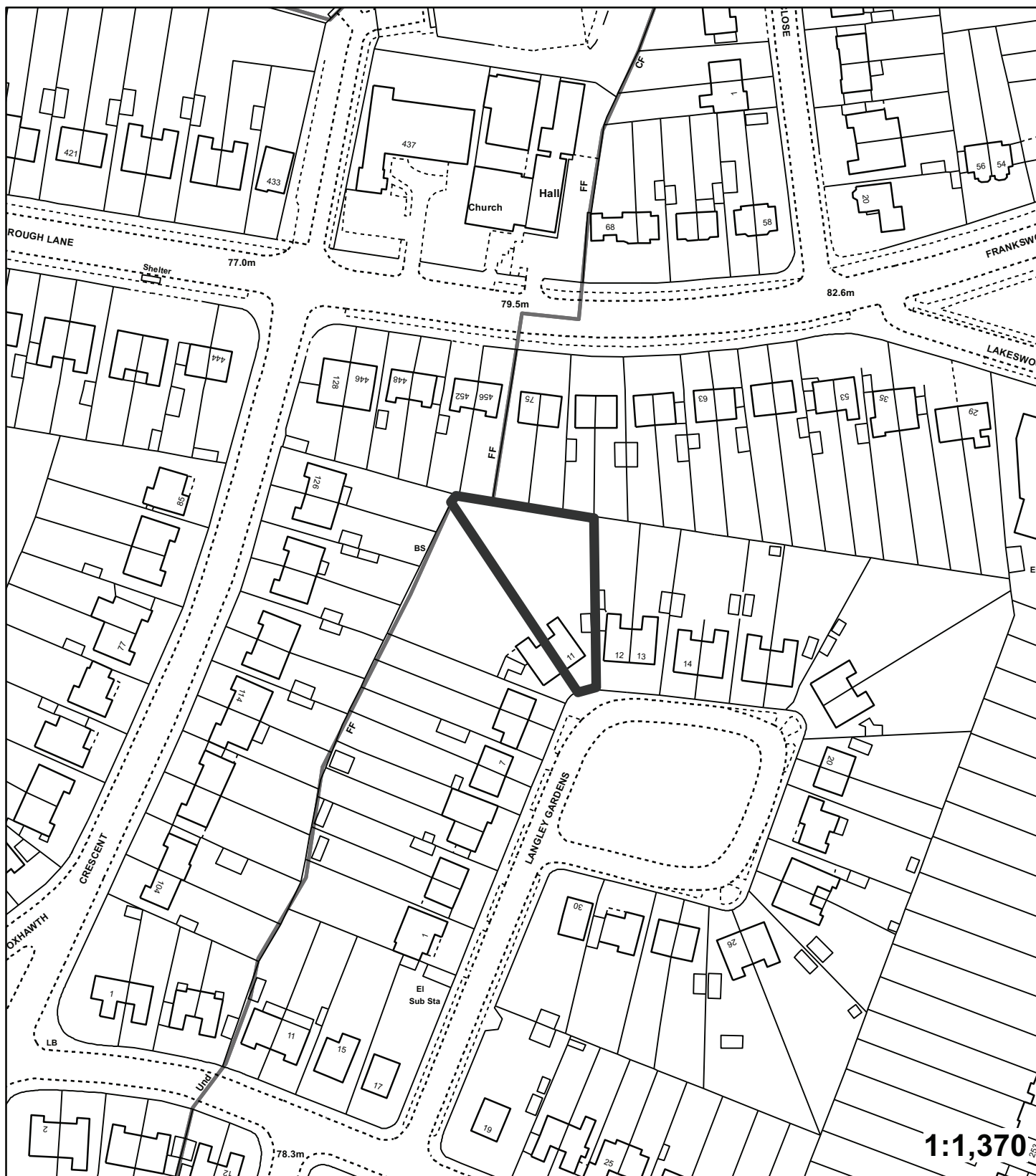
The reasons for refusal are:

- 1 The two oak trees are considered to make an important contribution to the visual amenities of the street scene in Langley Gardens and the proposed height reduction by 50% would be seriously detrimental to the visual amenities of the area and would also be detrimental to the future health of the trees.

Application:12/00079/TPO

Address: 11 Langley Gardens Petts Wood Orpington BR5 1AB

Proposal: Reduce height by 50 per cent of 2 oak trees in back garden
SUBJECT TO TPO 1424



Agenda Item 4.7

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

Application No : 11/03600/FULL3

Ward:
Penge And Cator

Address : 2 - 4 Raleigh Road Penge London SE20
7JB

OS Grid Ref: E: 535594 N: 170188

Applicant : Mr Daniel Jackson

Objections : YES

Description of Development:

Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.

Key designations:

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

Members may recall that this case was presented to the Plans Sub Committee held on the 2nd February 2012.

It was resolved that this case should be deferred without prejudice to any decision taken in order that the applicant considers a reduction in the number of units from 6 two bedroom flats to 4 two bedroom flats.

The applicants have since confirmed that they do not wish to amend the scheme to reduce the number of flats and would like the application to be considered as originally submitted for 6 two bedroom flats.

The previous report is repeated below subject to suitable updates.

Proposal

The proposal seeks permission for the conversion of the first and second floors of the building from a snooker club to form 6 two bedroom flats. To facilitate this conversion, a three storey side extension is to be constructed adjacent to the boundary with 1 Green Lane within what was formerly the police station yard. The extension will accommodate a new entrance hall and staircase which would be

accessed from the yard. Elevational alterations are proposed (including alterations to fenestration), and a communal roof terrace is proposed to provide amenity space for the occupiers of the flats, with a pergola and lily pool.

Although the building fronts Raleigh Road, pedestrian and vehicular access is via an existing crossover from Green Lane. The crossover provides a shared access to the old stables located to the rear of the existing redundant police station. The old stable block is subject to a separate planning application for conversion into a residential dwelling.

Following concerns raised regarding the lack of car parking provision amended plans were submitted to indicate off street car parking for 4 vehicles located adjacent to the existing boundary wall of the rear garden of 1 Green Lane.

Location

The existing building is some three storeys in height. The ground floor is currently occupied by an electrical goods wholesaler accessed from Raleigh Road and this use is to remain as existing. The upper floors of the building were previously used as a snooker club and only had pedestrian access from a narrow alleyway off Penge High Street located adjacent to the old police station.

The police station building is Locally Listed and was constructed in the mid 19th Century. The site is bounded to the south by Green Lane. There is an alleyway to the west bounded by the rear of commercial and retail premises fronting Penge High Street. To the north the site abuts the rear gardens of terraced housing fronting Raleigh Road.

Comments from Local Residents

- The principle of providing affordable housing in the area is good; however the proposal would result in additional pressure for on street car parking.
- The proposed roof terrace area would result in a loss of privacy and amenity.

Comments from Consultees

With regards to highway planning issues, no technical objections are raised, subject to appropriately worded planning conditions on any approval to ensure acceptable highway and pedestrian safety.

With regards to the standard of accommodation proposed, natural ventilation should be provided to bathrooms, fire doors should be provided and balustrades may be required to the void area serving flats 2 and 5. These matters can however be resolved through the Building Regulations application and from an environmental health housing perspective the standard of accommodation provided is acceptable.

In terms of refuse collection, access through the gates must be available without the use of keys or a code to ensure acceptable collection of refuse.

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
- 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. 10/00994, planning permission was refused and dismissed at appeal for elevational alterations and conversion of first and second floors from a snooker club to form 8 one bedroom flats together with communal roof terrace and pergola. The appeal inspector concluded that the living and dining room windows to some of the flats would not provide reasonable levels of natural light and outlook and would be harmful to the living conditions of prospective occupiers. It was therefore concluded by the Inspector that as such the proposal would not provide a high quality residential environment and would be contrary to Policies BE1 and H12. The Inspector also concluded that the pedestrian access to the flats from a narrow alleyway off the High Street would not amount to an attractive residential setting and would also fail to be safe and convenient conflicting with Policies BE1, T6 and T18.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the existing Locally Listed building and the impact that it would have on the amenities of the occupants of surrounding residential properties and whether the standard of residential accommodation to be provided is considered acceptable.

The development proposed appears to be accommodated satisfactorily within the street scene. The proposed extension is of a sympathetic design and scale, subservient to the host building and is considered on balance to respect the existing character and appearance of the area, street scene and surroundings. The

design of the scheme is considered to provide an appropriate solution to reuse an existing redundant building.

In terms of car parking, the development is within an area of high public transport accessibility in a town centre location. Four off street car parking spaces are to be provided and 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, compliant to Policies T3, and T18.

Members may consider that the changes which have been made since the previously refused scheme would on balance provide a more suitable pedestrian access to the proposed flats. With the reduction in the number of flats to be provided, Members may also consider that the proposed living accommodation now appears to provide a much more suitable room layout with provision for natural light and amenity space.

With regards to the communal amenity space located on the roof and gated access, further landscaping, boundary enclosure details and screening to the roof area could be requested through an appropriately worded condition to ensure highway and pedestrian safety along with residential amenities is maintained if Members are minded to approve the application.

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 and other non residential buildings to other uses subject to achieving a satisfactory quality of accommodation and amenity for future occupiers. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider whether the provision of additional residential accommodation in the manner proposed is acceptable in this case given the previously dismissed appeal decision.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00994, 11/03525 and 11/03600, excluding exempt information.

as amended by documents received on 23.12.2011

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 | ACC03 | Details of windows | | | |
| | ACC03R | Reason C03 | | | |
| 6 | ACC04 | Matching materials | | | |
| | ACC04R | Reason C04 | | | |
| 7 | ACH03 | Satisfactory parking - full application | | | |
| | ACH03R | Reason H03 | | | |
| 8 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3m | x | 2.4m |
| | | | | | x |
| | ACH12R | Reason H12 | | | |
| 9 | ACH18 | Refuse storage - no details submitted | | | |
| | ACH18R | Reason H18 | | | |
| 10 | ACH22 | Bicycle Parking | | | |
| | ACH22R | Reason H22 | | | |
| 11 | ACH23 | Lighting scheme for access/parking | | | |
| | ACH23R | Reason H23 | | | |
| 12 | ACH29 | Construction Management Plan | | | |
| | ACH29R | Reason H29 | | | |
| 13 | ACH32 | Highway Drainage | | | |
| | ADH32R | Reason H32 | | | |
| 14 | No loose materials shall be used for the surfacing of the parking and turning area hereby permitted. | | | | |

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

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
- 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 and the impact on existing buildings
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway

- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

1 RDI10 Consult Land Charges/Street Numbering

Application:11/03600/FULL3

Address: 2 - 4 Raleigh Road Penge London SE20 7JB

Proposal: Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.



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

Application No : 11/03870/FULL6

Ward:
Hayes And Coney Hall

Address : 23 Sandiland Crescent Hayes Bromley
BR2 7DP

OS Grid Ref: E: 539799 N: 165620

Applicant : Mr Alix Holloway And Mrs Pauline Ashton **Objections :** YES

Description of Development:

Single storey rear extension with raised decking area and basement

Key designations:

Special Advertisement Control Area
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

The application proposes the construction of a single storey rear extension to accommodate a new kitchen and dining room. The proposed extension would occupy the full width of the existing house and is 4 metres deep in terms of its rearward projection. The extension would be located some 2 metres away from the flank boundaries of the site.

A basement is also proposed which results in the maximum height of the extension when measured from the lower garden level being some 6.3 metres. Due to the creation of the basement area and the significant drop in ground levels down towards the rear garden a raised timber decking area is also proposed. This decking area would not occupy the full width of the existing property and is set some 4.6 metres away from the boundary with number 25 and some 1.6 metres away from the boundary with number 21 and extends out into the rear garden by around 1 metre.

Work had commenced on site with the existing conservatory now demolished, however work has now stopped to await the outcome of this application.

Location

The application site is a detached two storey residential property located within a predominantly residential area towards the north and Green Belt land towards the south. The property lies within the area known as the Warren Wood Estate, and is designated as an Area of Special Residential Character.

There is a significant drop in ground level down towards the rear boundary of the site. The property currently has an existing rear dormer roof extension. The existing single storey conservatory extension has been demolished.

Comments from Local Residents

- The proposed extension would be excessive in height due to the drop in ground levels and would result in significant overlooking and loss of privacy.
- The works would result in harm to the existing wildlife within the area
- The drawings are not accurate with the scale and scope of landscaping not detailed correctly on the documents.
- Dimensions should be provided on the plans to clearly indicate the height and scale of the works
- There is no reference to boundary treatments or trees and vegetation
- The size and position of the basement and extension is overbearing, intrusive and out of character with the area resulting in a loss of privacy.

The applicant has responded to these concerns and their comments can be summarised as follows:

The boundary wall was reduced in height following the work undertaken and it is unfortunate that the boundary has been left in this temporary state, however this is due to the delay in our build following the requirement for a planning application for the works. We hope to resolve this boundary issue as soon as work resumes but the land needs to be left temporarily in this state to provide access for the building work being undertaken. The development will not result in any harm to the existing trees which are some distance away from the proposed extension. We have permission from the Council's Tree Officer to thin its canopy by 20%, however we hope to leave the tree at its existing natural height and have no intention of damaging it in any way. The badger set is down the end of the rear garden at the bottom of the slope obscure by the natural lie of the land and the surrounding woodland.

The full text of this correspondence is available to view on file.

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
- H10 Areas of Special Residential Character

Planning History

Under application ref. 07/04012, an application for a Certificate of Lawfulness for a proposed development was approved for side and rear dormers.

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, the existing building and the street scene in general.

Policies H8 and H10 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 reasonably 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 proposed extension would be subservient to the host dwelling with similar extensions having been constructed at surrounding dwellings.

The proposed extension is located towards the rear of the property and would not be significantly visible from the street scene. The extensions are of an appropriate design and scale in keeping with the street scene, surroundings and the existing house which could on balance be considered to complement the established individual qualities of this Area of Special Residential Character, compliant to Policies H8 and H10.

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. Due to the location of the raised decking area and changes in ground levels it is considered that the proposed decking would not on balance result in any significant overlooking or loss of privacy. Whilst it is acknowledged that some of the existing boundary screening may need to be replaced or replanted due to damage as a result of the works undertaken, Members may consider that an appropriately worded planning condition could be imposed on any approval to minimise any further loss of privacy as a result of the proposal.

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. 07/04012 and 11/03870, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |

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
- H10 Areas of Special Residential Character

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

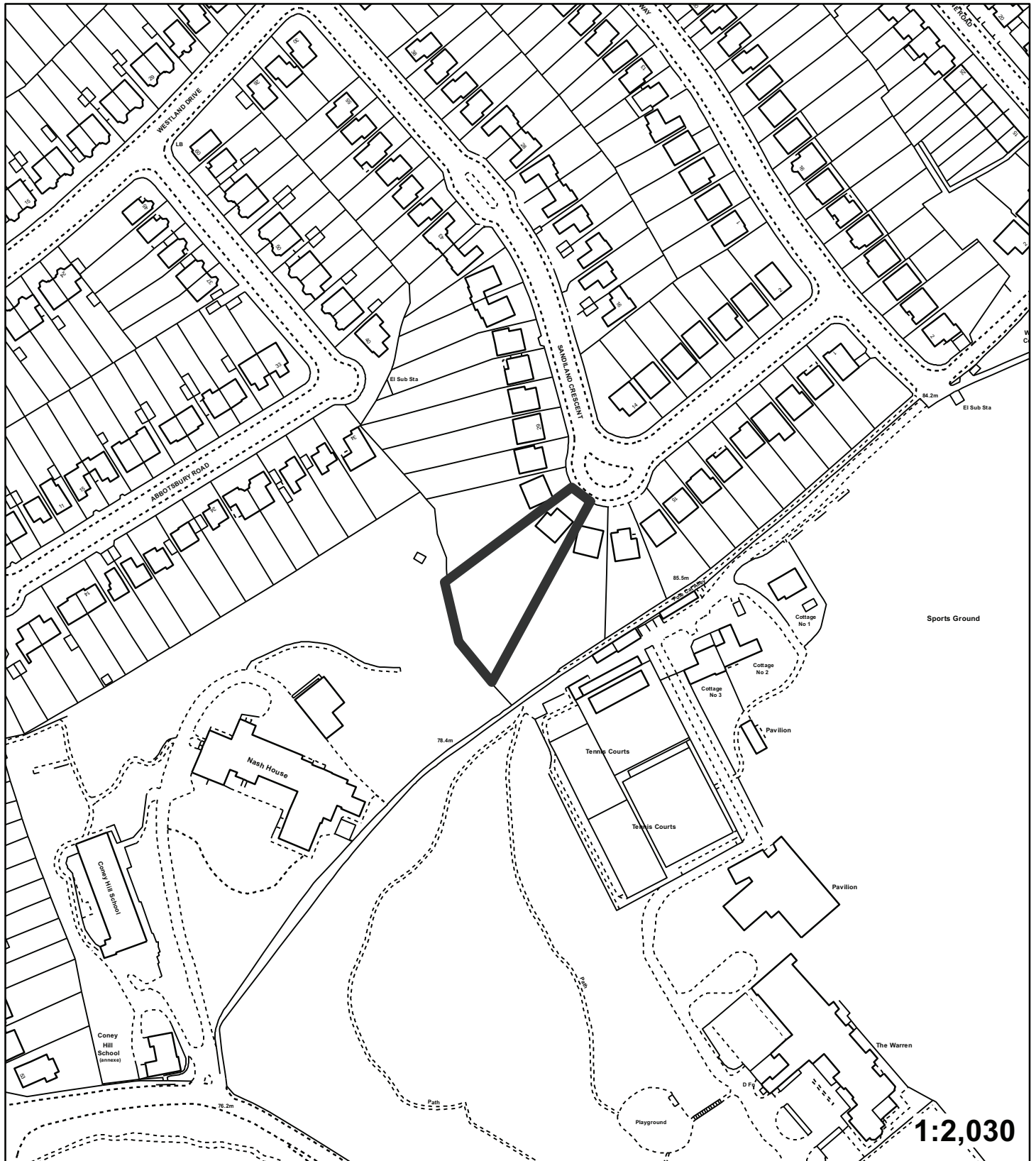
- (a) the impact of the development on the character and appearance of the area
- (b) the relationship of the development to adjacent property and the street scene;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby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

Application:11/03870/FULL6

Address: 23 Sandiland Crescent Hayes Bromley BR2 7DP

Proposal: Single storey rear extension with raised decking area and basement



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Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/03848/FULL1

Ward:
Kelsey And Eden Park

Address : 9 Kemerton Road Beckenham BR3 6NJ

OS Grid Ref: E: 538029 N: 169122

Applicant :

Objections : YES

Description of Development:

Demolition of existing dwelling and replacement three storey building with accommodation in roofspace to provide 7 two bedroom flats, 2 detached two storey houses to rear, 2 detached garage blocks providing a total of 9 car parking spaces, and refuse store.

Key designations:

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

Proposal

- Three storey building to front of site with accommodation in roofspace to provide 7 two bedroom flats (plots 1 – 7);
- 2 detached two storey houses to rear (plots 8 & 9);
- 2 detached garage blocks to rear to provide 9 car parking spaces;
- refuse storage area
- access from the existing access off Kemerton Road with pedestrian and vehicular access to the rear houses and garages alongside the block of flats to the east

Location

- The application site is a large plot comprising a substantial two storey detached dwelling situated at the front of the site.
- To the rear of the site is mature garden land comprising various trees and shrubs as well as lawn.
- The surrounding area is residential in character including a mixture of single dwellings, blocks of flats and flat conversions.
- To the immediate west of the site are two large Victorian buildings, one of which is converted into flats.

- To the immediate east is a bungalow set on a small plot.
- Opposite the site at Nos. 2, 4, 6 and 8 Kemerton Road are blocks of flats. No.10 is a single dwellinghouse.
- To the south-east works are currently underway at 12/14 Kemerton Road for a three storey block with accommodation in roof comprising 12 two bedroom and 2 three bedroom flats and including basement for 16 car parking spaces/ bicycle parking (permitted under ref. 09/01141/OUT).
- To the north of the site in Crescent Road and Oakhill Road are further blocks of flats including the former Beckenham United Reformed Church which was granted permission under ref. 04/00572 to be converted into 12 flats.
- Further to the east are single dwellings in Oakhill Road.
- Kemerton Road slopes gently upwards from west to east.

Comments from Local Residents

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

- over-development
- would not result in an 'appropriate mix' of housing in the road
- neighbouring properties would all be adversely affected
- would result in a separation of less than 1.5m between house and flats
- loss of privacy and light
- bulk would be obtrusive and overbearing, particularly for bungalow at No.11
- impact on the houses in Oakhill Road would be immense
- unacceptable impact on quality of life and amenity
- risk of trespass to surrounding properties
- garage block will have detrimental impact on garden and amenity
- development would run almost entire length of boundary fence changing outlook
- road may not be sufficient width to provide safe pedestrian access
- loss of trees and wildlife habitats
- tandem development of one house behind another
- backland development
- unacceptable increase of number of vehicles in road
- effect of hardstanding on water table
- decline of quality residential life in Beckenham
- impact on privacy, outlook and highway safety
- impact on lighting
- traffic and parking congestion
- damage and commotion caused by construction vehicles
- No's 10 and 11 will become isolated between blocks of flats becoming un-saleable
- parking congestion from site operatives vehicles
- road becoming a concrete jungle
- loss of family homes
- local schools over-subscribed

- does not allow for a contribution for the education department
- narrow cul-de-sac
- loss of green garden area
- noise
- overlooking
- would set a precedent for similar development filling up garden space
- change existing garden to huge stretch of concrete
- change of outlook will considerably affect nearby residents
- cannot justify height
- security risk to properties in Oakhill Road
- driveway appears narrow
- limitation of privacy for new residents
- mass and size of block much larger than neighbouring properties
- out of keeping with houses on road, especially No.7
- disturbance from vehicle access
- two detached houses are an overdevelopment and will overlook houses and gardens in Oakhill Road
- no provision for local medical facilities
- impact on local GP surgeries.

Comments from Consultees

The Council's Highways Development Engineers have raised concerns over the size and location of the refuse store and the size of the turning circle available for service vehicles to turn around. The 9 parking spaces proposed are considered acceptable.

The Council's Waste Advisors have raised concerns over the size of the turning area for vehicles accessing the 2 rear houses and have stated that the houses should have their own separate refuse and recycling facilities. Furthermore, the bin store for the flats should be sited at the front of the block.

The Council's Environmental Health Officer has no objections to the proposal in regard to pollution.

No comments have been received to date from the Council's Environmental Health Officer in respect of housing. Any comments received will be reported verbally at committee.

Thames Water have advised 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. Furthermore, no impact piling shall take place until a piling method statement has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required.

With regard to water infrastructure Thames Water would not have any objection to the above planning application.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development. A 'Secured by Design' condition is therefore recommended should permission be given so that the development achieves full SBD accreditation.

Planning Considerations

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T12 Residential Roads
- T15 Traffic management
- T18 Road Safety

In strategic terms the most relevant London Plan 2011 policies are:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Development
- 3.6 Children and Young People's Play and Informal Recreation
- 3.8 Housing Choice
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture

Mayor's Supplementary Planning Guidance – Providing for Children and Young People's Play and Informal Recreation

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

- PPS1: Delivering Sustainable Development
- PPS3: Housing
- PPG13: Transport

From an arboricultural point of view no significant trees would be lost as a result of the proposal. The house at plot 9 would be marginally within the root protection area (RPA) of tree 35, however, this would be minor and would result in no significant harm to the tree.

Planning History

None

Conclusions

Assessment

The existing two storey building does not conform architecturally to Nos. 5 and 7 Kemerton Road which are traditional Victorian designs of similar bulk and scale. Likewise, No.11 is a bungalow and development in the road takes the form of various designs and architectural styles. Given the mixed pattern of development in the road and numerous flatted developments the proposal for flats may be considered acceptable in principle and not out of character in this location.

The design of the building would reflect a number of the features from other properties in the street. It would, however, be approximately 0.9m higher than No.7 Kemerton Road and would be 3 storeys whereas the buildings on the northern side of Kemerton Road are predominantly two storeys in height. Whilst there are examples of other three storey blocks in the road, they are predominantly found on the southern and south-eastern sides of the cul-de-sac. It is noted that the block at No.8 is part two/part 3 storeys with a subservient two storey element built adjacent to the two storey dwelling at No.10. In this instance, Members may therefore consider that the proposed three storey block with additional accommodation in the roof would not complement the adjacent buildings and given its size and proximity to the front of the site, it has the potential to dominate this part of the road. Furthermore, the block would appear particularly dominant in relation to the bungalow at No.11.

The existing house retains around 1m separation to the western flank boundary of the site from the main two storey element. However, the proposed block of flats would abut the western flank boundary of the site appearing cramped and conducive to a retrograde lowering of the spatial standards to which the area is at present developed.

The proposed garage block for 7 vehicles would also be in very close proximity to the western boundary of the site (less than 1m to the boundary with 7 Kemerton Road) and various forms of built development and hardstanding would encompass a large proportion of the curtilage of the site, allowing little opportunity for soft landscaping and resulting in the loss of previously undeveloped garden land and wildlife habitats which can hold particular significance in urban areas. This would result in a cramped appearance and a significant reduction in the spatial standards of the site, out of character with development in the surrounding area which is largely comprised of single buildings on moderate to very spacious plots.

The creation of the vehicular access through the site will also result in an unacceptable level of disturbance to neighbouring properties as both vehicles used by the occupants of the development and service and refuse vehicles will be frequenting the site. Although planting is proposed along the site boundaries, the levels of separation between the access road, garages and the neighbouring sites would be inadequate to prevent a significant loss of amenity. Furthermore, there does not appear to be any designated pedestrian footpaths through the site but rather priority appears to be given to the movement and parking of vehicles.

With regard to the relationship of the development to adjacent buildings, the proposed three storey block, built up to the boundary with No.7 Kemerton Road and projecting approximately 2.6m further back than the existing house adjacent to this boundary, would result in an over-dominant impact and loss of daylight and amenity to the occupants of No.7. This loss of amenity would be accentuated further by the proposed rear balconies at first and second floor levels which would lead to unacceptable overlooking into this neighbouring site. In addition, a first floor bedroom window is proposed at detached house plot 8 which would face this neighbouring garden. Again, this would allow significant overlooking into this neighbouring site.

The proposed garage positioned adjacent to the boundary with this site and over 4m in height would also lead to a significant reduction in the enjoyment of this property due to the extensive line of built development along this boundary which would result. This would impair the outlook from the rear of No.7 and would result in a 'closed-in' effect when in the garden.

The separation between the proposed block and No.11 would remain similar to the existing relationship between No's 9 and 11. However, the proposed development would project approximately 5.6m further back than the existing single storey rear extension at No.9 and would be three storeys in height with rear balconies at first and second floor levels. This would have a significant detrimental effect on the prospect, privacy and amenities which the occupiers of No.11 can reasonably expect to be able to continue to enjoy by reason of overlooking, loss of outlook and a general over-bearing impact.

There is only 18m minimum separation proposed between the house at plot 9 and the rear of No.6 Oakhill Road, the proposed house would be angled away from the rear of No.6 Oakhill Road with no windows from habitable rooms facing this site and, on balance, Members may consider that it would not result in a significantly harmful impact on the amenities of the occupiers of No.6 Oakhill Road.

The applicant has submitted an Energy Statement detailing measures of sustainable design and construction methods and potential measures for generating on-site renewable energy that would result in a 15% reduction in carbon dioxide emissions. The measures proposed are solar heating systems and solar photovoltaics. Members may consider this acceptable subject to a condition being imposed regarding full details of the scheme to be submitted.

A lift is proposed to serve the upper floors of the flats in the proposed three storey block and all the dwellings would be built to Lifetime Homes Standards. This meets the Council's requirements set out in the UDP and the London Plan.

9 car parking spaces are to be provided within garages for 9 private residential units. From a highway standpoint, this is considered acceptable. However, the site plan and swept path analysis provided indicates that a service vehicle may have difficulty in manoeuvring around the site.

Bicycle storage for the development could be provided within the garages thereby meeting the Council's minimum requirements for bicycle parking/unit as set out in the UDP.

No details have been provided as to what security measures will be incorporated in the development to meet the 'Secured By Design' (SBD) standards to reduce and prevent criminality. A SBD condition is therefore recommended should permission be given so that the development achieves full SBD accreditation in respect of design and layout.

With regard to surface water drainage, details of a proposed system will be required through a condition should permission be granted.

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, resulting in a loss of garden land and a significant reduction in the spatial standards of the site. This would be detrimental to the visual amenities and character of the area and would result in an unacceptable level of disturbance and loss of amenities of the occupiers of adjacent properties.

Furthermore, the proposed three storey block would fail to maintain a minimum 1m side space to the flank boundary of the site and given the scale of adjacent buildings would appear over-dominant and would seriously prejudice the amenities of the occupiers of adjacent dwellings.

Members may therefore consider that the application should be refused.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03848, excluding exempt information.

as amended by documents received on 03.02.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, resulting in a loss of garden land and a significant reduction in the spatial standards of the site, detrimental to the visual amenities and character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan and PPS3.

- 2 The proposal would constitute a cramped and unacceptable form of backland development, resulting in an unacceptable level of disturbance and loss of amenities of the occupiers of adjacent properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.
- 3 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 development of two storeys or more, in the absence of which the proposal 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.
- 4 The proposed three storey block by reason of its height, size and proximity to the boundaries of the site would be out of scale with adjoining development and would seriously prejudice the amenities of the occupiers of adjacent dwellings by reason of overlooking, loss of privacy and visual impact, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.
- 5 The layout of the estate roads and access arrangements to the rear of the site are inadequate for service and refuse vehicles to serve the proposal and do not make adequate provision for pedestrian movement in the vicinity of the development and as such would be prejudicial to the free flow of traffic and conditions of general safety within the development, contrary to Policies H7, T6 and T18 of the Unitary Development Plan.

Application:11/03848/FULL1

Address: 9 Kemerton Road Beckenham BR3 6NJ

Proposal: Demolition of existing dwelling and replacement three storey building with accommodation in roofspace to provide 7 two bedroom flats, 2 detached two storey houses to rear, 2 detached garage blocks providing a total of 9 car parking spaces, and refuse store.



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