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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 26 APRIL 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 SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 1 MARCH 2012**
(Pages 1-6)
- 4 **PLANNING APPLICATIONS**

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|--------|----------|--|
| 4.1 | Darwin | 7-12 | (12/00793/FULL1) - High Elms Country Park Office, Shire Lane, Farnborough. |

SECTION 2 (Applications meriting special consideration)

| Report No. | Ward | Page No. | Application Number and Address |
|------------|----------------------------------|----------|---|
| 4.2 | Mottingham and Chislehurst North | 13-24 | (11/03482/FULL1) - Eltham College, Grove Park Road, Mottingham. |
| 4.3 | Darwin | 25-28 | (12/00298/FULL2) - Unit 3, Lagoon Road, Orpington. |
| 4.4 | Copers Cope | 29-36 | (12/00441/VAR) - Sunnyfields Day Nursery, 19 Bromley Grove, Shortlands. |
| 4.5 | Bickley | 37-42 | (12/00502/FULL6) - 3 Birdham Close, Bickley. |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|---------------------------|----------|--|
| 4.6 | Clock House | 43-50 | (12/00535/FULL1) - 49 Ravenscroft Road, Beckenham. |
| 4.7 | Bromley Common and Keston | 51-56 | (12/00587/FULL6) - 16 Oakley Drive, Bromley. |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|--------------|----------|---|
| 4.8 | West Wickham | 57-64 | (12/00469/FULL1) - 131-133 High Street, West Wickham. |

5 CONTRAVENTIONS AND OTHER ISSUES

| Report No. | Ward | Page No. | Application Number and Address |
|------------|---------------------------|----------|--|
| 5.1 | Bromley Town | 65-68 | (DRR/12/045) - 20 Oaklands Road, Bromley. |
| 5.2 | Bromley Common and Keston | 69-70 | (DRR/12/046) - 20 Oakley Drive, Bromley. |
| 5.3 | Orpington | 71-74 | (DRR/12/048) - 44 Homefield Rise, Orpington BR6 0RU. |

6 TREE PRESERVATION ORDERS

NO REPORTS

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

NO REPORTS

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PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 1 March 2012

Present:

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

Also Present:

Councillors Michael Tickner

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for lateness was received from Councillor Harry Stranger.

25 DECLARATIONS OF INTEREST

There were no declarations of interest.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 JANUARY 2012

RESOLVED that the Minutes of the meeting held on 5 January 2012 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 DARWIN

(11/03590/FULL1) - Orwell, Blackness Lane, Keston.

Description of application - 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.

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

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

1 The proposed dwelling, by reason of its bulk and scale and floor area relative to the existing dwelling, constitutes an inappropriate form of development, harmful to the visual amenities and openness of the

Green Belt, and contrary to Policies G1 and G5 of the Unitary Development Plan concerning replacement dwellings in the Green Belt.

**27.2
BROMLEY TOWN**

(11/03797/FULL6) - 9 Carlyle Avenue, Bromley.

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

It was reported that no objections to the application had been received from the neighbouring property. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**27.3
KELSEY AND EDEN PARK**

(11/03804/FULL1) - 20 Ellesmere Avenue, Beckenham.

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

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposal would result in a cramped over-development of the site, harmful to the spatial standards of the area and would result in the loss of garden land which contributes to the character of the area, thereby contrary to Policies BE1, H7 and H9 of the Unitary Development Plan, PPS3 – “Housing”, and Policy 3.5 of the London Plan 2011.

**27.4
BROMLEY TOWN
CONSERVATION AREA**

(11/03983/FULL2) - 23 Bromley Common, Bromley.

Description of application - Change of use to a womens refuge (Sui Generis use).

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**27.5
CRAY VALLEY WEST**

(12/00010/FULL1) - Land adjacent to 4 Lullingstone Crescent, Orpington.

Description of application - Erection of a two storey three bedroom detached dwelling with 2 car parking spaces.

Comments from Ward Member Councillor John Ince, in support of the application, were reported at the meeting.

Comments from technical drainage and highways were also reported at the meeting.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further informative to read:-

'4 You are advised that there may be a public right-of-way through the site and you are therefore advised to contact the Council's Highways Engineer for further details before development commences. Please write to The Highway Development Engineer, Transport and Highways Division, Environmental Services Department, Civic Centre, Stockwell Close, Bromley, BR1 3UH, or telephone 020 8313 4556.'

**27.6
PETTS WOOD AND KNOLL**

(12/00079/TPO) - 11 Langley Gardens, Petts Wood.

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

Members having considered the report and objections **RESOLVED that the APPLICATION BE REFUSED IN ITS ENTIRETY, WITH NO SPLIT DECISION** for the following reason:-

1 The oak trees are considered to make an important contribution to the visual amenities of the street scene in Langley Gardens and the proposals would be seriously detrimental to the visual amenities of the area and would also be detrimental to the future health of the trees.

SECTION 3

(Applications recommended for permission, approval or consent)

**27.7
PENGE AND CATOR**

(11/03600/FULL3) - 2-4 Raleigh Road, Penge, London SE20.

Description of application - 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.

The Planning Officer advised members that no technical objections had been raised with regard to highway planning issues. Councillor Fawthrop commented that whilst he acknowledged the information set out in the report, Members were at liberty to use their local knowledge of the area and he considered the area to be heavily overparked. Members having considered the report and objections **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1 The proposal would be an overdevelopment of the site, out of character with the locality, thereby detrimental to its visual amenities and character, and contrary to Policies H7 and BE1 of the Unitary Development Plan, PPS 3: Housing, and Policy 3.5 of the London Plan.

2 The proposal is lacking in adequate on-site car parking and will be likely to lead to increased demand for on-street car parking in the surrounding area detrimental to the amenities of nearby residents and prejudicial to the free flow of traffic and conditions of general safety along the highway, thereby contrary to Policy T18 of the Unitary Development Plan.

**27.8
HAYES AND CONEY HALL**

(11/03870/FULL6) - 23 Sandiland Crescent, Hayes.

Description of application - Single storey rear extension with raised decking area and basement.

Comments from Ward Member Councillor Mrs Anne Manning in support of the application, were reported at the meeting.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**27.9
KELSEY AND EDEN PARK**

(11/03848/FULL1) - 9 Kemerton Road, Beckenham.

Description of application - 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.

Oral representations in objection to the application were received. Oral representations from neighbouring Ward Member Councillor Michael Tickner in objection to the application were received at the meeting.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner with reasons 1 and 2 amended to read:-

'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, PPS3 and Policy 3.5 of the London Plan 2011.

2 The proposal would constitute a cramped and unacceptable form of backland development, resulting in overlooking and an unacceptable level of disturbance and loss of amenities of the occupiers of adjacent properties, in particular from the proposed balconies contrary to Policies BE1 and H7 of the Unitary Development Plan.'

The Meeting ended at 7.40 pm

Chairman

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Agenda Item 4.1

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

Application No : 12/00793/FULL1

Ward:
Darwin

Address : High Elms Country Park Office Shire
Lane Farnborough Orpington BR6 7JH

OS Grid Ref: E: 544603 N: 163416

Applicant : Mr Nick Hopkins

Objections : NO

Description of Development:

Installation of sunken wall to mark location of former mansion house

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London Loop
Local Nature Reserve
Local Distributor Roads
Sites of Interest for Nat. Conservation
Sites of Special Scientific Interest
Proposed World Heritage Site

Proposal

- The proposed wall will be positioned at grass level and will not alter any elevational detail of the site.
- The proposal will include a ground level line of brickwork which will be 0.5m wide to mark out the corners of the site of the former mansion house following the receipt of lottery funding.
- The outline created by the brickwork will mark out the outline of the building, indicating a total length of the mansion house which was approximately 40m with a width of 35m. The total length of brickwork proposed will be 24m. A section of the outline of brickwork will extend over an existing area of hardstanding to the north of the site.
- The materials to be used will be engineering bricks with slate inlay.

The application has been submitted with a Biodiversity Statement, a Heritage Statement, and a Tree Survey in light of the special interest of the site.

Location

The site is located in the middle of the High Elms Country Park and is served by a pathway which leads to the car park to the north. The site is bound to the south by the High Elms Golf Course and the Beech Centre of the park is to the north east. The site falls within the Green Belt, a local nature reserve, a Site of Interest for Nature Conservation, a Site of Special Scientific Interest and the proposed World Heritage Site.

Comments from Local Residents

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

Comments from Consultees

The Countryside Manager visited the above site and considers that it would be advantageous to show where the previous High Elms Mansion stood but there is a balance to be made with the current site which consists of lawn merging out to the wider countryside of meadows, golf course and trees. This openness and almost seamless greenness should be maintained but would be threatened by the installation of 150 metres of brickwork. A compromise could be for the mansion to be marked not by the full footprint but by brickwork only at the corners/changes of direction. This could reduce the amount of brickwork by at least 2/3rds and yet visitors would still be able to trace the footprint. If the full footprint were to be marked by bricks there could be a tendency for children to walk along it whilst parents/family walked on the grass immediately adjacent. This would cause trampling leading to a muddy area on each side of the brickwork. However if only the corners were marked by bricks people would make their own routes from corner to corner, reducing the trampling impact. It is further suggested that the room names were not placed in the centre of each space but could be placed on the external brickwork, perhaps with an arrow towards the relevant room. An Archaeological Method Statement is also suggested. Amended plans have been received to this effect dated 11/04/12, and further comments will be reported verbally at the meeting.

English Heritage (Archaeology) raises no objection to the proposal, and has not requested an Archaeological Method Statement. No archaeological requirement is necessary in this case.

Natural England raises no objection to the proposal.

At the time of writing the report, no comments had been received from the Parks department. Any late comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE8 (Statutory Listed Buildings), NE1 (Development and SSSI), NE2 (Development And Nature Conservation Sites), NE5 (Protected Species),

NE6 (World Heritage Site), NE7 (Development And Trees) and G1 (Green Belt) of the adopted Unitary Development Plan.

Planning History

Planning permission was granted under ref. 84/02055 for a walled garden, a detached wooden building and an apiary.

Planning permission was granted under ref. 94/00560 for a change of use of the first floor of the stable block to a countryside ranger's office.

Conclusions

The main issues in this case are the effect of the proposals on the character of the surrounding area, the impact on the setting of the nearby statutory listed buildings, the impact on the openness of the Green Belt, the impact on the special interest of the Site of Special Scientific Interest, nature reserve, the Site of Importance for Nature Conservation and proposed World Heritage Site.

The proposal site falls within several constraints such as the Green Belt, a Site of Special Scientific Interest, a Site of Importance for Nature Conservation and the proposed World Heritage Site. It is considered that the proposal would add no bulk to the site and would not result in a harmful visual impact as the brickwork will all be at ground level on this flat site. The impact on the openness of the Green Belt would therefore be negligible.

The impact of the development amounts to the loss of a small section of grassland and although this does not harm openness as such, its impact must be assessed in terms of the character and appearance of the nature reserve and special interest of the site. The brickwork proposed will leave the majority of the grassed area unaltered. The accompanying biodiversity statement states that the proposal site does not provide a vitally important habitat for any grassland species, including reptiles and amphibians. It is considered that the loss of part of this grassland would not be detrimental to grassland species and there is ample similar habitat retained at the site and elsewhere at High Elms Country Park. The proposed brickwork is also considered to provide a potential new habitat for moss and lichen species.

The proposal will be sited a significant distance from the Statutory Listed Buildings (which comprise the Ice Well and Eton Fives Court to the north, and the Grotto and the Stone Garden Shelter to the south) and is not considered to harm their setting. The nearest of the listed buildings is approx. 40m away. The proposal will not add bulk to the site and will not result in any elevational changes that could be considered harmful to the setting of the buildings. The application has been submitted with a heritage statement and this concludes that the impact would be minimal.

It is considered that the proposal would not harm specific and special interest of the site, the open countryside or the setting of the nearby listed buildings and therefore Members may consider that the proposal is acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00793, excluding exempt information.

as amended by documents received on 11.04.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, BE8, NE1, NE2, NE5, NE6, NE7 and G1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the special interest of the site.

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
- BE8 Statutory Listed Buildings
- NE1 Development and SSSI
- NE2 Development and Nature Conservation Sites
- NE5 Protected Species
- NE6 World Heritage Site
- NE7 Development and Trees
- G1 Green Belt

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 visual amenities of the area
- (c) the impact on the setting of the nearby statutory listed buildings
- (d) the impact on the special interest of the local nature reserve, the Site of Importance for Nature Conservation, protected species and the Site of Special Scientific Interest
- (e) the impact on trees
- (f) the impact on the proposed World Heritage Site

and having regard to all other matters raised.

Application:12/00793/FULL1

Address: High Elms Country Park Office Shire Lane Farnborough
Orpington BR6 7JH

Proposal: Installation of sunken wall to mark location of former mansion house



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SECTION '2' – Applications meriting special consideration

Application No : 11/03482/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Eltham College Grove Park Road
Mottingham London SE9 4QF

OS Grid Ref: E: 541794 N: 172968

Applicant : Eltham College

Objections : YES

Description of Development:

Three storey block comprising classrooms and sixth form accommodation

Key designations:

Areas of Archeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Chain

London City Airport Safeguarding

London City Airport Safeguarding Birds

Metropolitan Open Land

Tree Preservation Order

The application was deferred at the Plans Sub Committee meeting to establish whether any part of the proposed development fell within Metropolitan Open Land (MOL). The whole of the development will be on land outside of MOL. The previous report is repeated below.

Proposal

- Demolition of the existing two storey Jubilee classroom block, former swimming pool and gymnasium building (which currently provide twelve classrooms and a sixth form centre) and 2 temporary classroom buildings
- erection of three storey replacement block providing 21 classrooms and a new sixth form centre in the same general location to the north western corner of the existing quadrangle with a projecting limb over the area currently occupied by temporary classrooms to the west
- proposal will result in a net increase of 1,546m² of gross internal floorspace compared to the buildings to be demolished / removed
- following accommodation will be provided within the classroom block:
 - o 2 Music classrooms

- o 7 Maths classrooms and departmental office
 - o 7 Modern Foreign Language classrooms and departmental office
 - o 3 classrooms for Latin and Economics with office
 - o individual teaching room
 - o seminar / function room facing balcony
 - o ICT suite
 - o sports viewing terraces and balconies
- following accommodation will be provided within the Sixth Form Block:
 - o Sixth Form Centre study area with dedicated WC facilities
 - o Sixth Form Centre recreational / café area with servery and lockers
 - o 2 Sixth Form offices
 - o seminar and private study areas
 - o computer server room
 - o plant rooms
 - o toilet facilities for pupils and staff
 - buildings will be linked at the north-west corner of the quadrangle but have been designed as separate structures to diffuse their bulk and mass whilst the upper storeys are set back at various points to break up and add interest to the elevations
 - building will be set back at second floor level adjacent to the residential properties on Mottingham Lane to reduce the impact on these dwellings - a flat roof area will be provided and the application states that there will be no access to this area other than for maintenance purposes
 - application states that:
 - o improved facilities will fulfil the same educational functions and will not intensify the educational activity on site
 - o proposal reflects College's aim to provide 21st Century educational accommodation
 - o scheme seeks to capture features of adjacent buildings to provide design integrity and interest and to contribute to the special interest of the locally listed Fairy Hall.

The application is accompanied by the following documents:

- Planning Statement
- Design and Access Statement
- Heritage Statement
- Construction Management Plan
- Archaeological Statement
- Stage One Habitat Survey
- Habitat Bat Emergence Survey
- Tree Survey
- Arboricultural Development Report

- Energy Statement
- Surface Water and Foul Drainage Assessment
- Headmaster's Statement on New teaching Block and Sixth Form Centre
- Headmaster's Statement on Justification of Additional Floor Space.

The application sets out a justification for the proposal which includes the following points:

- emphasis of curriculum has shifted from arts or social science based subjects to mathematics and the three sciences
- number of Sixth Form subjects has increased from 17 to 25 and from 3 A-levels to 4 AS levels per pupil
- increased emphasis on foreign languages in recent years – Latin has been taught for 12 years in two temporary classrooms whilst Spanish, Russian and Mandarin have been introduced to the curriculum in recent years
- pressure on rooms means that subjects are frequently taught in spaces not designated or resourced for those subjects
- existing classrooms are inefficient for the type of teaching delivered by the College due to awkward configuration for multi-activity work and lack of suitability for interactive white boards
- temporary classrooms have little sound or thermal insulation and suffer from uncontrolled solar gain
- Jubilee Block is highly inefficient in terms of heat retention and energy generation
- Sixth form centre has no study area and limited catering and toilet facilities and is difficult to keep warm in winter and cool in summer
- higher education is moving towards Virtual Learning Environments involving more electronic communication requiring more extensive computer access
- Sixth Form students now expect more recreational and social facilities for use during non-taught time
- College is committed to providing the highest levels of independent education and must continue to remain competitive - it is imperative that it can offer pupils high quality accommodation across the curriculum.

The Design and Access Statement includes details of pre-application community consultation which resulted in revisions to the scheme including stepping back of the northern elevation of the new Sixth Form Centre at second floor level to reduce to reduce its visual impact and overshadowing. It is stated that the revisions ensured that the daylight and sunlight to the rear garden amenity areas of Littleholme and Burmill will meet Building and Research Establishment (BRE) guidelines for sunlight and daylight normally applicable to habitable rooms. It is further stated that the revision will create the opportunity for a planted terrace to soften the visual impact of the upper storeys of the building.

The application is accompanied by a Heritage Statement which concludes as follows:

- proposals involve the loss of some historic fabric in the pool and gymnasium buildings, and a classroom block from the 1960s which in some ways (e.g.

layout and construction methods) typified its era and made a contextually appropriate western enclosure to the courtyard behind Fairy Hall, however this loss is greatly outweighed by the beneficial effects of the replacement buildings

- replacement buildings have been carefully designed in terms of massing and materials to enhance the courtyard as well as aspect from the sports pitches and the northern pathway
- proposals will increase visual interest whilst continuing themes and materials from previous eras of construction at the College - new focus and improvements in general amenity will greatly enhance the experience of both the heritage asset itself and the site as a whole.

Site and Surroundings

- College is set within extensive grounds at the northern limits of the Borough to the south of the A20
- site borders Lewisham to the west and Greenwich is a short distance to the east
- College buildings are surrounded by suburban housing to the north and east whilst the College playing fields, which are designated MOL, lie to the west and south
- built campus is confined to an area west of the junction of Mottingham Lane and Grove Park Road and is centred around Fairy Hall, a locally listed building which dates from circa 1700, and has developed incrementally over the centuries
- buildings behind Fairy Hall surround an internal courtyard which features a lawn and large sculptures – former gymnasium building and Jubilee Block form the north western section of this enclosure
- school playing fields form part of the South East London Green Chain and the site lies within an Area of Archaeological Significance.

Comments from Local Residents

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

- scheme should have architectural merit – new art block has none
- overbearing visual impact from Bermil and Littleholme
- loss of light / overshadowing at Bermil and Littleholme including loss of light to vegetable plot at Littleholme
- loss of outlook from Bermil and Littleholme
- loss of privacy at Bermil

Comments from Consultees

- English Heritage (Archaeology) – no objections
- Thames Water - no objections
- Drainage – no objections
- Metropolitan Police Crime Prevention Design Adviser – no objections

- Highways – no objections
- Greenwich Council – no objections
- Ecology – no objections
- Sustainable Development and Renewable Energy – no objections.

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

Planning History

There is an extensive planning history relating to the existing school facilities. Planning permission was granted in 2009 for a two storey detached educational art building with single storey link building to provide a new arts facility which is currently under construction (refs. 09/02240, 10/02442 and 10/03221).

Planning permission was granted in March 2012 for a replacement single storey pavilion / changing rooms building (ref. 11/03489).

Planning permission was granted in March 2012 for single and two storey temporary buildings for classroom accommodation and sixth form common room during development of the application proposal (ref. 11/03476)

Planning Considerations

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

UDP

- T1 Transport Demand
- T5 Access for People with Restricted Mobility
- NE5 Protected Species
- NE7 Development and trees
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other means of enclosure
- BE10 Locally Listed Buildings
- BE16 Ancient Monuments and Archaeology
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- C7 Education and Pre-School facilities

London Plan

- 3.18 Education Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Monoxide emissions
- 5.3 Sustainable Design and Construction
- 5.5 Decentralised Energy Networks
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.11 Green Roofs and Development Site Environs
- 5.13 Sustainable Drainage
- 6.3 Assessing effects on Transport Capacity
- 6.13 Parking

- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands.

The proposal is acceptable in terms of its impact on trees.

Conclusions

The main issues relating to the applications are as follows:

- impact on the character of the area and on the amenities of the occupants of nearby residential properties
- impact on the setting of the Locally Listed Fairy Hall
- highways implications.

The applicant has set out a convincing case that the proposed facilities are necessary for the school to meet modern educational requirements. The existing 1960s Jubilee block is undistinguished whilst the former swimming pool building has been substantially altered and neither building is of sufficient architectural interest to warrant their retention. The replacement buildings will be greater in footprint, floorspace and height than their predecessors but are well designed and respond well in terms of massing and orientation to the quadrangle and other buildings in the complex. The existing north wing of the courtyard is approx. 7m to eaves and 9.4m to the ridge of the roof whilst the east wing is approx. 8.8m to the eaves and 13.5m to the ridge of the roof. The proposed buildings will be approx. 11.8m high to the highest parapet and approx. 13.3m high to the ridges of the roof. The elevations of the buildings have been broken up through their detailing which adds interest and detracts from any impression of bulk. It is considered that the buildings will complement the historic interest of Fairy Hall.

Objections have been received from the occupants of Littleholme and Burmill regarding loss of light, outlook and privacy and the visual impact of the building. The rear elevation of Littleholme is approx. 48m from the boundary shared with the college. The rear elevation of Bermil is approx. 60m from the college boundary whilst the rear boundary of Bermil is approx. 34m from the college boundary. The proposed building will occupy the same general position as the building it replaces in respect of proximity to the boundary. The applicant revised the scheme following pre-application consultation with the occupants of Littleholme and Burmill to ensure that the daylight and sunlight to the rear gardens of these properties will meet Building and Research Establishment (BRE) guidelines for sunlight and daylight normally applicable to habitable rooms. The application is also accompanied by a sunpath analysis which demonstrates that the overshadowing that will occur can be considered acceptable. The applicant has indicated that soft landscaping will be used on the flat roof area at second floor level to soften the impact of the building and this can be secured through a landscaping condition. The applicant has also indicated that the flat roof area will not be used as a

balcony and will only be accessed for maintenance purposes. A condition preventing recreational use of the roof area and therefore overlooking is proposed. The proposed windows at first floor level will be obscure glazed to prevent overlooking. It is considered that the proposal will not result in an unacceptable impact on neighbouring residential properties.

The applicant has confirmed that the proposals will result in no intensification of the use of the site and therefore there will be no highways implications beyond the construction stage. The construction impacts of the development have been addressed through the Construction Management Plan.

The proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03482, 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 | ACB13 | Trees - excavation by hand (a) |
| | ACB13R | Reason B13 |
| 5 | ACB18 | Trees-Arboricultural Method Statement |
| | ACB18R | Reason B18 |
| 6 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 7 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 8 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 9 | ACD06 | Sustainable drainage system (SuDS) |
| | ADD06R | Reason D06 |
| 10 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 11 | ACH27 | Arrangements for construction period |
| | ACH27R | Reason H27 |
| 12 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 13 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 14 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 15 | ACL01 | Energy Strategy Report |
| | ADL01R | Reason L01 |

16 The proposed first floor windows facing the northern boundary of the site with the residential properties on Mottingham Lane shall be obscure glazed and fixed shut.

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

17 The second floor flat roof area facing the northern boundary of the site with the residential properties on Mottingham Lane shall not be used as a balcony or sitting out area and there shall be no access to this roof area except for maintenance purposes.

ACI14R I14 reason (1 insert) BE1

18 Prior to the commencement of development details of the gate restricting access to the second floor flat roof area facing the northern boundary of the site with the residential properties on Mottingham Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved gate shall be kept locked shut at all times except when the flat roof area is being accessed for maintenance purposes.

ACI14R I14 reason (1 insert) BE1

19 Prior to the commencement of development details of on-site car parking for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to comply with Policy T18 of the Unitary Development Plans and to ensure adequate on-site car parking during the construction period.

Reasons for permission:

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

UDP

- T1 Transport Demand
- T5 Access for People with Restricted Mobility
- NE5 Protected Species
- NE7 Development and trees
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other means of enclosure
- BE10 Locally Listed Buildings
- BE16 Ancient Monuments and Archaeology
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- C7 Education and Pre-School facilities

London Plan

- 3.18 Education Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Monoxide emissions
- 5.3 Sustainable Design and Construction
- 5.5 Decentralised Energy Networks
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.11 Green Roofs and Development Site Environs

- 5.13 Sustainable Drainage
- 6.3 Assessing effects on Transport Capacity
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands.

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the adjacent Metropolitan Open Land
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on the setting of the locally listed Fairy Hall
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the design policies of the development plan
- (i) the transport policies of the development plan
- (j) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

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

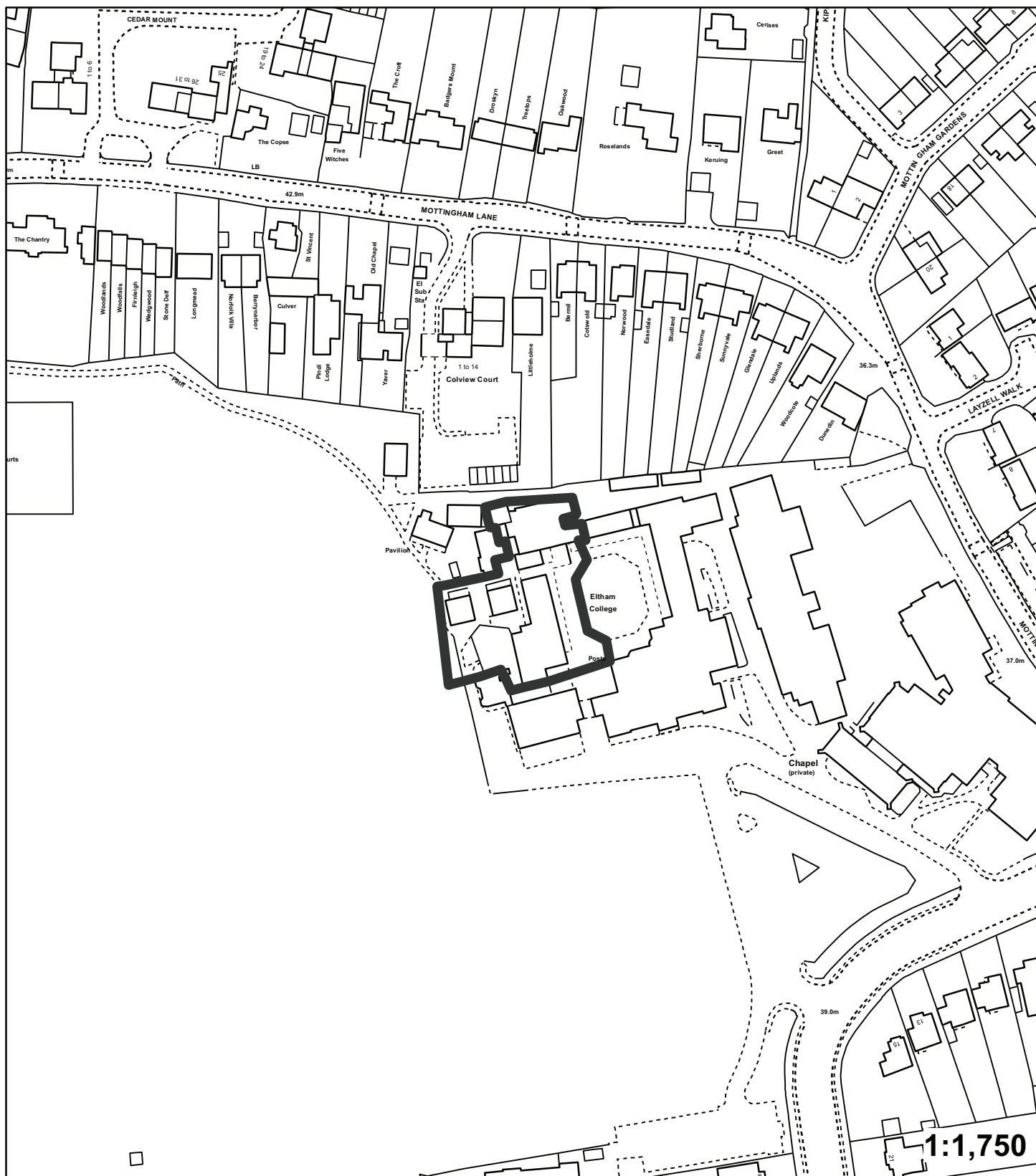
Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

- 3 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 0203 577 9963.
- 4 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.

Application:11/03482/FULL1

Address: Eltham College Grove Park Road Mottingham London SE9 4QF

Proposal: Three storey block comprising classrooms and sixth form accommodation



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Agenda Item 4.3

SECTION '2' – Applications meriting special consideration

Application No : 12/00298/FULL2

Ward:
Cray Valley East

Address : Unit 3 Lagoon Road Orpington BR5 3QX

OS Grid Ref: E: 547111 N: 167915

Applicant : Tromsostan Ltd

Objections : NO

Description of Development:

Change of use from general industry (Class B2) to a gym and martial arts facility (Class D2)

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Business Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding

Proposal

This proposal is for the change of use from general industry (Class B2) to a gym and martial arts facility (Class D2).

Location

The application site is located to the east of Cray Avenue within the designated St. Mary's Cray Business Area.

Comments from Local Residents

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

Comments from Consultees

No comments were made by the Metropolitan Police Crime Prevention Design Advisor.

The Council's Highways Division were consulted who stated the site is within a moderate (4) PTAL area. The site is on an industrial estate and there is no dedicated pedestrian route through to the unit. It is not clear about the level of lighting that is present. This may not make it attractive for pedestrians to use the site and encourage the use of the car.

There are 12 car parking spaces associated with the site. The application indicates that there will be 9 staff at the facility and although it gives the likely busiest times it does not provide any likely number of customers. The Council's Highways Engineer therefore requested that the applicants provides information about the likely numbers of people who will use the facility, including the maximum number of people on site at one time, with as much detail as they have available. This was requested on 21st March 2012 but as such no response has been received from the applicant.

Planning Considerations

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

BE1 Design of New Development
EMP4 Business Areas
T3 Parking

The National Planning Policy Framework 2012 and London Plan 2011 are also key considerations in the determination of this application.

Planning History

There is no recent planning history relating to this property.

Conclusions

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

The site is located within a designated Business Area and as such Policy EMP4 of the UDP is a key consideration in the determination of this application, it states:

Except where sites allocated for other uses are identified in the Schedule of Proposal Sites, in the Business Areas identified on the Proposals Map only the follow uses will be permitted:

- (i) Class B1, provided that the use does not impede effective operation of neighbouring businesses and large new offices meet provisions of Policy EMP1;
- (ii) Class B2; or
- (iii) Class B8; large scale warehousing development over 1000 sqm will be permitted only in the St Mary Cray Business Area.

Concerns are raised to the proposal with regards to the loss of a business unit in a designated business area as it would be contrary to Policy EMP4. The Council wishes to safeguard a supply of such land in the Borough to provide for the growth and development of business and industry. Consequently, proposal in the Business Areas for uses not within Use Class B1 to B8 will not normally be permitted. Business Areas provide appropriate locations for uses within the Business (B1) and General Industry (B2) Use Classes, which provide a sufficient, though limited, supply of good quality sites for modern business development.

As such the proposal would involve the unsatisfactory loss of a business unit within a designated Business Area, contrary to Policy EMP4 and it is recommended permission be refused on this basis.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00298, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

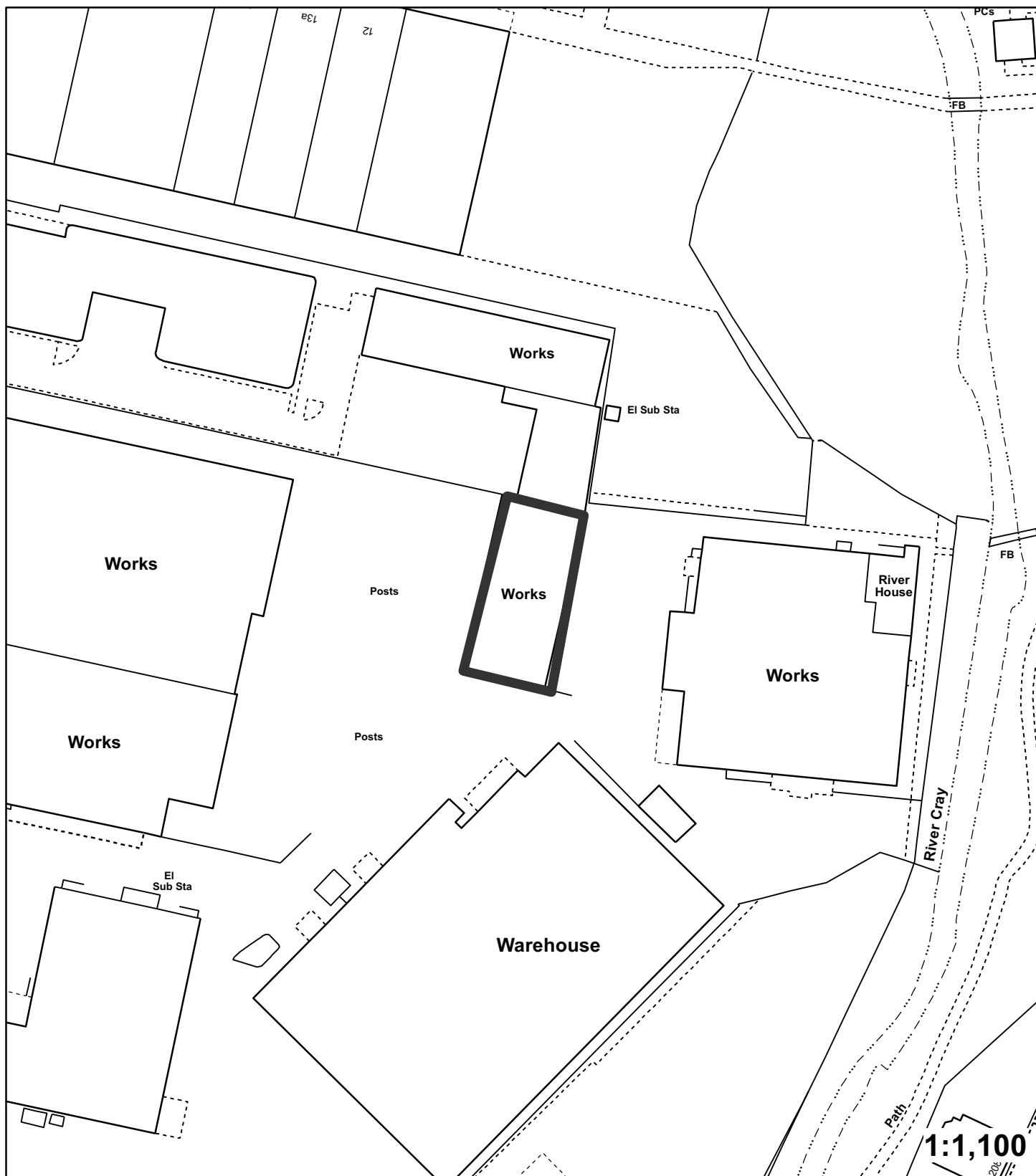
The reasons for refusal are:

- 1 The proposal would result in the loss of a business unit within a designated Business Area required for the growth and development of business and industry and as such is contrary to Policy EMP4 of the Unitary Development Plan 2006.

Application:12/00298/FULL2

Address: Unit 3 Lagoon Road Orpington BR5 3QX

Proposal: Change of use from general industry (Class B2) to a gym and martial arts facility (Class D2)



SECTION '2' – Applications meriting special consideration

Application No : 12/00441/VAR

Ward:
Copers Cope

Address : Sunnyfields Day Nursery 19 Bromley
Grove Shortlands Bromley BR2 0LP

OS Grid Ref: E: 538882 N: 169019

Applicant : Sunnyfields Day Nursery

Objections : YES

Description of Development:

Variation of condition 3 of permission ref. 01/03390/VAR to increase the number of children, aged between 3 months and 7 years, attending the day nursery to 62, with the use being restricted to between 07:30 and 18:30 Monday to Friday.

Key designations:

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

Proposal

- Planning permission was granted under reference DC/97/03152 for change of use from nursing home to day nursery on ground and first floors and three bedroom on second floor.
- The permission included a condition which restricted the number of children attending the nursery to no more than 20 at any one time in order to safeguard the amenities of local residents and to ensure that the proposal did not have an unsatisfactory impact on on-street parking or highway safety.
- In 1999, permission was granted to vary this condition to allow for up to 28 children at the day nursery, and in February 2002, permission was granted under reference 01/03390 for the variation of Condition 4 of 99/00775 granted for use as day nursery which limits number of children to 28 and their ages to between 3 months and 7 years with the use being restricted to between 08:00 and 18:00 Mondays to Fridays, to permit 33 children between the ages of 3 months and 7 years with the additional uses of after school club in school terms between 15:00 – 18:00 and holiday club in school holidays between 08:00 – 18:00 for 12 children aged 4 to 11 years.
- This approval also had conditions attached relating to the number of children to attend the nursery at any one time.

- The current proposal therefore is to vary Condition 3 of 01/03390 to allow up to 62 children to be accommodated at any one time.
- The application form states that the proposed increase in the number of children is from 45 to 62 children. However there does not appear to be any property history which specifically granted permission for the day nursery to accommodate 45 children on a daily basis, therefore the applicant was asked for confirmation.
- The applicant responded by stating that planning permission was granted for 45 children broken down as 33 day nursery attendees and 12 for the after school club. The applicant went on to state that the after school club was closed in 2008, therefore the number of children from the after school club was added to the day nursery.
- This however appears to be a breach of condition, as the most recent planning permission of 01/03390 and the conditions within it were very specific. As such, it may be considered that the lawful number of children allowed to use the day nursery at present is 33 children between the ages of 3 months and 7 years, and the current application is not only seeking to increase the number of children allowed at the day nursery but also regularise the number already using it.
- The current application does not involve any building work, and no changes will be made to the external appearance of the building.

Location

The application site is located on the southern side of Bromley Grove and hosts a detached building which has a lawful use as a children's day nursery.

Comments from Local Residents

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

- do not hesitate to support the application;
- nursery owners very professional;
- good neighbours;
- never appeared to be any ill feeling in the road when collecting children;
- the neighbourhood prefer the day nursery use than and of the past uses;
- nursery has operated from this site for a number of years and has not caused any inconvenience.

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

nursery provision is a valuable service for which neighbouring residents are prepared to accept a fair share of inconvenience;
 however noise levels from Sunnyfields has already reached (and sometimes exceeds) the maximum tolerable level, both in terms of decibels and duration;
 a 38% increase in child numbers is bound to increase levels of noise;
 children cannot be expected to let off steam in an adult-controlled undertone;

- not aware of public consultation over the increase from 32 to 45 children, which the application claims is the current authorised number;
- in which case, baseline for the current application should be 32 (making 62 into a 97% increase);
- sympathise with the plight of Bromley Grove residents whose driveways are routinely blocked by cars delivering and collecting children;
- whilst parking in Bromley Grove is technically unrestricted, in the everyday practical sense it is severely limited;
- have regularly missed rubbish collections as waste vehicles cannot manoeuvre along Bromley Grove to collect rubbish due to inconsiderate parking near nursery;
- over-use of the building in a residential road;
- parking facilities in the road are already overused and will not be able to accommodate the extra traffic;
- an increase in child numbers will lead to an increase in staff numbers, therefore increasing the need for daytime parking;
- there is no provision for car parking for the residents of the two flats above the nursery;
- photographs provided at 7am and 11am to show on-street parking availability along Bromley Grove;
- children may play outdoors for many hours a day, for five days a week and for all but a couple of weeks per year;
- the problem is particularly acute during summer months;
- inevitably a lot of noise is generated by forty-five children but also by the staff supervising them;
- the increased disturbance that an extra seventeen children would produce, either in extra volume or for extended time, would be unreasonable.

A petition has also been submitted by a number of nearby properties which can be summarised as follows:

- parents collecting children park across my driveway;
- have difficulty entering or exiting my drive due to parked vehicles;
- visitors and service-providers cannot park conveniently nearby;
- there is difficult access for council refuse collection;
- noisy morning and afternoon from children in the garden play-area;
- there is a large demand for parking space in Bromley Grove, and the problems can only get worse with more children attending Sunnyfields.

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

Highways Engineers – The increase in the number of children will have an impact upon parking demand and traffic generation within the local road network. There is off-street parking within the curtilage of the site which allows up to 4 cars to be parked and possibility of 2 drop off vehicles. The applicant has provided parents arrival and departure time, however the survey results do not indicate the current modes of travel of the existing users. It is welcomed that 2 out of 10 (20%) of staff

members drive to the site. No information was provided with a day time survey on street parking within 200 metres of the site between 0800 – 0930 and 1600 – 1800 which would help to give an understanding of availability of on street parking during peak hours.

Early Years and Childcare Services – strongly support the current application. The applicant is an established childcare provider in the Borough, running two provisions with overall OfSTED ratings of ‘Good’ with ‘Outstanding’ for partnership with parents/carers.

The applicant has considered the impact of the increase, has actively consulted neighbours, and the nursery is in an excellent position for public transport. The increase in children will therefore have minimal impact on the environment. Full day care in the Borough is insufficient, and the application therefore addresses local and national childcare developments, with the increased number of places being sought offering additional places in an area that is limited of full-time childcare.

Waste Services – Details of new bin area required. Could be covered by condition should permission be granted.

No comments were received from Environmental Health at the time of the report being written.

Any further comments received will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conservation Areas
- C7 Educational and Pre-School Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

Recently, Planning Policy Statements and Planning Policy Guidance notes were replaced by the adopted National Planning Policy Framework (NPPF). This is also a material consideration for the determination of the application.

Planning History

There have been several planning applications in relation to this site. The most recent and relevant applications were as follows:

97/03152/FUL – Change of use from nursing home to day nursery. Permission granted subject to conditions.

99/00775/VAR - variation of condition 03 of permission 97/3152 granted for use as day nursery to increase number of children from 20 to 28. Permission granted subject to conditions.

01/03390/VAR - Variation of Condition 04 of permission 99.00775 granted for use as day nursery which limits number of children to 28 and their ages to between 3 months and 7 years with the use being restricted to between 0800 and 1800 Mondays to Fridays, to permit 33 children between the ages of 3 months and 7 years with the additional uses of after school club in school terms between 1500 – 1800 and holiday club in school holidays between 0800 – 1800 for 12 children aged 4 to 11 years. Permission granted subject to conditions.

Conclusions

Members may consider that the main issues relating to the application are the impact of the increased number of children attending the nursery on the residential amenities of nearby residents, and the effects on traffic, parking, and general conditions of road safety in Bromley Grove and the surrounding road network.

There have been numerous concerns raised from nearby residents about the increase in noise which may result from the additional children. At present there are 45 children attending the nursery albeit the most recent planning permission granted under 01/03390 allowed for 33 children in the day nursery and the additional 12 children have been added from the after school club which was closed in 2008 and the numbers combined with the day nursery. Whilst some additional noise may be incurred when the children are in the outside rear playground, this is not likely to be at all times of the year and would probably be weather dependant.

Furthermore, the nursery is only in use Mondays to Fridays between the hours of 0800 and 1800 (as per condition 3 of permission ref.01/03390). As the lawful number of children allowed to attend the day nursery is 33, Members should consider the increase in numbers from 33 to 62, and to allow operating times from 0730 to 1830 Monday to Friday. The lawful operating hours appear to be between 0800 to 1800, as approved under Condition 3 of application reference 01/03390, however the Design and Access Statement states in page 1 that “the main nursery is open from 8am to 6pm Monday to Friday all year round, but there is a restricted service between 7.30-8am and 6-6.30pm to give some parents extra flexibility, but also to help stagger arrival and departure times.”

However, as the 01/03390 permission only allowed 33 children to attend the day nursery between 0800 - 1800, the impact of the increase from 33 to 62 children as well as the additional opening hours must now be considered. On the one hand, as the breach of condition in terms of the number of children attending the day nursery (added to since the closure of the after school club) has been ongoing since 2008 and the matter has only been raised by local residents as a result of this current application to increase the number of children further, it may be considered that current noise levels caused by 45 nursery attendees are not significantly detrimental to the enjoyment of surrounding properties. However Members must carefully consider whether allowing a further increase in numbers of

children to 62 would lead to an excessively detrimental impact upon nearby residents. On the other hand, neighbours may have come to accept that the noise levels currently experienced are those to be expected from 33 nursery attendees and, should this application be refused and the breach of condition remedied, noise levels may decrease to more acceptable levels.

Members may therefore consider that the increase in numbers of children from 33 to 62 children is a significant increase which may be likely to result in a significant loss of amenity to local residents. Furthermore, the applicant has stated that the numbers of children attending the day nursery have not increased since October 2001, but that the nursery now finds it necessary to allow enough economies of scale to ensure future sustainability of the business in light of rising costs and maximising high staff : child ratios. However Members are reminded that although Condition 3 a) of 01/03390 allowed for 33 children to attend the day nursery and Condition 3 b) allowed for a further 12 children to attend the after school club, when this facility closed down in 2008 the number of children allowed to attend the day nursery was added by the applicant to the day nursery, without agreement by the Local Planning Authority, which increased the numbers attending the day nursery. Therefore Members can see that the numbers of children at the day nursery have in fact been increased since 2001.

The second main issue relating to the application is the impact on parking demand, traffic generation and general conditions of Highways safety in the vicinity of the nursery. Whilst Members may welcome that only 2 out of 10 (20%) staff members drive to the site, and there is off street parking facility within the curtilage of the site which allows for up to 4 cars to be parked and the possibility of 2 drop-off vehicles, Members may consider that the increase in the number of children will have a significant impact on parking demand and traffic generation within the local road network.

To summarise, Members need to consider whether or not the increase in the number of children attending the nursery would lead to an increase in noise levels significant enough to have an unduly harmful effect on the amenities of nearby residents. At present the lawful number of children allowed to attend the day nursery is 33, by way of Condition 3 of permission 01/03390, even though it would appear that in July 2008 the numbers granted to use the after school club (12 children) were added to the numbers using the day nursery, and the day nursery has been operating with 45 children in attendance ever since. The application now seeks to increase this number to 62. In terms of the effect on parking in the surrounding road network, there appears to be limited on-street parking spaces available for additional demand during the hours of maximum parking demand and Members must therefore carefully consider whether the additional number of children would significantly impact upon the local road network.

Background papers referred to during production of this report comprise all correspondence on files refs. 97/03152, 99/00775, 01/03390, and 12/00441, excluding exempt information.

as amended by documents received on 05.03.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed increase in the number of children attending the day nursery would be detrimental to the amenities of adjacent and nearby residents by reason of the additional noise and disturbance generated, contrary to Policies BE1 and T18 of the Unitary Development Plan.

Further recommendation

Enforcement action authorised to regularise the number of children currently using the day nursery, in accordance with permission DC/01/03390.

Application:12/00441/VAR

Address: Sunnyfields Day Nursery 19 Bromley Grove Shortlands Bromley BR2 0LP

Proposal: Variation of condition 3 of permission ref. 01/03390/VAR to increase the number of children, aged between 3 months and 7 years, attending the day nursery to 62, with the use being restricted to between 07:30 and 18:30 Monday to Friday.



SECTION '2' – Applications meriting special consideration

Application No : 12/00502/FULL6

Ward:
Bickley

Address : 3 Birdham Close Bickley Bromley BR1
2HF

OS Grid Ref: E: 542406 N: 167764

Applicant : Mr Barlas Remzi

Objections : YES

Description of Development:

Part one/two storey side and rear extension with single storey front extension and roof alterations incorporating a rear dormer

Key designations:

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

Proposal

Permission is sought for a part one, part two storey side and rear extension with a single storey front extension and roof alterations incorporating a rear dormer.

The property benefits from a single storey garage for part of the flank elevation and a single storey rear extension for part of the rear elevation, which it is proposed to demolish and replace with the proposed development.

To the rear an extension of 3.8 metres in depth is proposed, with the two storey side element also projecting to the rear by 3.8 metres and giving a two storey rear projection with a width of 5.1 metres, leaving 3.3 metres to the adjoining neighbour's boundary at first floor level. A rear dormer is also proposed to the existing rear roofslope.

The two storey side element projects 2.3 metres from the flank wall of the original dwelling and has a length of 12.2 metres, 3.8 metres of which are beyond the existing rear wall. A 1 metre side space is allowed to the boundary. A hipped roof matching the angle of the existing roof slope is proposed.

The single storey front extension has a width of some 5.2 metres and a forward projection of 1.2 metres to the proposed side element and the existing principal elevation. This element comprises an extended entrance area and habitable room.

Location

The application site is located to the northern edge of Birdham Close and features a two storey semi-detached dwelling of a similar size, design and scale as other properties in this cul-de-sac.

Comments from Local Residents

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

- the proposal would lead to a loss of daylight to No.2.
- the proposed flank window would lead to a loss of privacy.
- a sense of enclosure would result due to the bulk of the proposal.
- the proposed side space would be inadequate.
- overlooking would result to the properties at the rear.

Comments from Consultees

The Council's Highway's Engineer has stated that the proposal would result in at least two parking spaces to the front of the property and as such no objection is raised.

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
T3 Parking

Supplementary Planning Guidance 1 and 2

Planning History

A previous application for a similar scheme, application reference 11/03766, was refused in February 2012. The ground of refusal was:

“The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development, in the absence of which the extension would constitute a cramped form of development, out of character with the street scene and detrimental to the amenity that the neighbouring property at No.2 might reasonably expect to enjoy contrary to Policy H9 of the Unitary Development Plan.”

Member's should also be aware of other properties in the Birdham Close that have had similar applications approved:

No. 2 was granted permission for a first floor front and side extension (in order to create a two storey side extension) under application reference 88/01426.

No. 5 was refused permission for a part one/two storey side and rear extension (09/02924) due to a lack of a 1 metre side space.

Elsewhere, Nos. 11 (04/00188), 13 (06/03260) and 29 (06/03759) have had previous permissions for alterations that included or consisted of first floor side elements.

Conclusions

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

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

Objections have been raised by the neighbouring property at No.2 concerning a boundary dispute. There is disagreement as to where the boundary line between the two properties is situated and as a result the where the side space is measured to. Disputes of this nature are not within the Council's control and are considered a private legal matter to be rectified outside of the planning process.

The proposed single storey rear element measures 3.8 metres in depth and, given the presence of a single storey extension at No.4 of a similar depth, it is not considered that this part of the proposal would result in a detrimental impact to the neighbouring residents at that dwelling.

To the front elevation the existing garage is to be demolished and a relatively shallow extension is proposed comprising habitable space. Although a parking space would be lost in the form of the garage, two parking spaces would still be provided. As such this is considered acceptable and would not harm the character of the area or the host dwelling, whilst complying with Policy T3.

The proposed rear dormer is also considered to be acceptable. This element is relatively modest within the existing roofslope and although overlooking would result to the properties to the rear and to the gardens of adjacent residents, it is unlikely to be to an unacceptable level in addition to that already resulting from existing first floor rear windows.

The previous application, reference 11/03766, was refused due to the two storey side element only allowing for a side space of 0.84 metres; this was principally due to the retention of the existing garage and the proposed development being to the front and rear of this structure. This revised proposal removes the existing garage and the plans submitted show a 1 metre side space for the full height and length of

the flank elevation, with 0.64 metres from the flank wall of No.2 to the disputed boundary line. Therefore the two storey side extension allows for a 1 metre side space as required by Policy H9.

Given that the proposal now complies with Policy H9 it is considered that the previous refusal ground has been overcome and the proposal is, on balance, considered acceptable.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00502 and 11/03766, 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 ACI09 Side space (1 metre) (1 insert) western
 ACI09R Reason I09
 - 4 Before the development hereby permitted is first occupied the proposed window(s) to the western flank elevation of the development hereby permitted shall be obscure glazed in accordance with details submitted 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 and openings should be at high level.
 ACI11R Reason I11 (1 insert) BE1 and H8
 - 5 ACI13 No windows (2 inserts) western flank two storey side
 and rear extension
 ACI13R I13 reason (1 insert) BE1 and H8
 - 6 ACK01 Compliance with submitted plan
- Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interests of the amenity of neighbouring properties.
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T3 Parking

Supplementary Planning Guidance 1 and 2

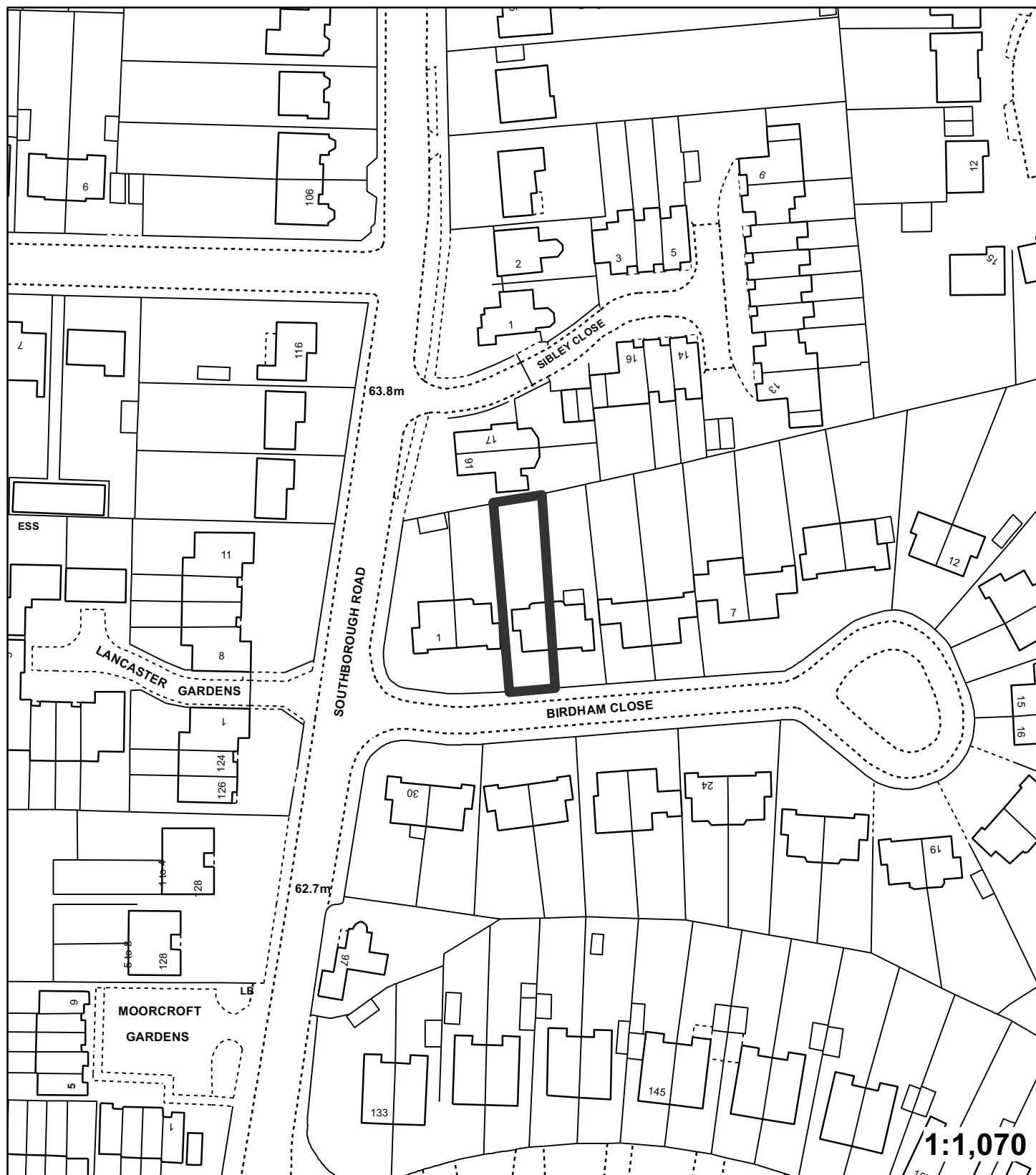
INFORMATIVE(S)

- | | | |
|---|-------|-------------------------------------|
| 1 | RDI07 | 1 metre side space |
| 2 | RDI15 | Highways Act – overhanging vehicles |
| 3 | RD130 | Obscure Glazing |

Application:12/00502/FULL6

Address: 3 Birdham Close Bickley Bromley BR1 2HF

Proposal: Part one/two storey side and rear extension with single storey front extension and roof alterations incorporating a rear dormer



Agenda Item 4.6

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

Application No : 12/00535/FULL1

Ward:
Clock House

Address : 49 Ravenscroft Road Beckenham BR3
4TP

OS Grid Ref: E: 535808 N: 169636

Applicant : Mr Les Hardy

Objections :YES

Description of Development:

Conversion of existing dwelling into 1 two bedroom and 1 three bedroom self-contained units with two car parking spaces at front. RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

- The current proposal seeks retrospective planning permission for the conversion of the existing dwelling into 1 two bedroom and 1 three bedroom self-contained units with two car parking spaces at front.
- The ground floor will provide a living / dining room, two bedrooms and a bathroom, with the rear garden being accessed via the rear of the unit.
- The second flat would be split over two levels. The first floor of the host building will provide a kitchen / dining room, a lounge, bedroom 1 and bathroom, with the second floor having two bedrooms and a study, with access to the rear garden via the side alley.
- There will be no external alterations to the existing host building. Pedestrian and vehicle access to the property will remain unaltered.

Location

The application site is located on the south-eastern side of Ravenscroft Road, which comprises of mainly 2-storey Victorian terraced and semi-detached dwellings and which is located within a suburban residential area on the borders of Penge and Beckenham. This is a densely built-up locality, and the road consists of

mainly small single family dwellings, although there is evidence that some properties have already been sub-divided.

Comments from Local Residents

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

Comments from Consultees

Highways Engineer stated that the site is located in an area with a medium PTAL rate of 4. Two car parking spaces are indicated on the front of the development accessed via the existing vehicular crossover from Ravenscroft Road, which is acceptable in principle. The applicant should however be advised to provide cycle storage to accommodate 1 space per unit.

No comments provided by Highways Drainage Engineer.

Environmental Health stated:

1. All partitions leading onto the staircase enclosure and separating occupancies should be half-hour fire resisting to BS 476 where an LD2Type audible fire alarm system is provided in accordance with the requirements of BS 5839.
2. All fire doors should conform to BS 476 Parts 20-23 (half-hour resistance) and fitted with cold smoke seals and self-closers.
3. The bathrooms to both flats do not appear to be provided with natural ventilation. Adequate means of mechanical ventilation should therefore be provided.
4. Bedroom 2 to flat 2 does not appear to meet the minimum standard for the provision of natural lighting and ventilation. All habitable rooms should be provided with a glazed area of at least 1/10th of the available floor area and a ventilation opening of at least 1/20th of the available floor area. The developers should ensure that all habitable rooms meet this standard.

These issues raised by Environmental Health should be addressed at Building Regulations stage.

No response from Thames Water at the time of writing the report.

Planning Considerations

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

BE1 Design of New Development
H11 Residential Conversions

T18 Road Safety
T11 New Accesses
T3 Parking

Recently, Planning Policy Statements and Planning Policy Guidance notes were replaced by the adopted National Planning Policy Framework (NPPF). This is also a material consideration for the determination of the application.

Planning History

06/04368/ELUD - Rear dormer extension CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT. Permitted Development on 31.01.2007

07/03752/FULL6 - Single storey rear extension RETROSPECTIVE APPLICATION. Granted permission 14.12.2007

08/00342/FULL1 Conversion of existing dwelling into 2 two bedroom flats and 1 studio flats with 2 car parking spaces at front. Refused permission 18.03.2008.

08/03640 - Conversion of existing dwelling into 2 two bedroom flats and 1 studio flats with 2 car parking spaces at front.

This case was subsequently dismissed at appeal on 14th May 2009. The Inspector found that the proposal for 3 units at this location would be an overdevelopment of the site that would not only lead to extra demand for parking (which is already at a premium in this area) but would also result in the upper floor units being small, lacking in any amenity space. The Inspector therefore found that the proposal as a whole would result in an overdevelopment of the site.

Conclusions

Members may consider that the main issues relating to the application are the effect that the conversion of the property has upon the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and whether the proposal leads to a loss of a small or medium sized family dwelling.

The proposal seeks retrospective planning permission for the conversion of the host building into 1 two bedroom and 1 three bedroom self-contained units. This does not involve any external alterations, no further extensions to those that have already been built at the site under previous applications, and the scheme will not alter the existing pedestrian or vehicular access, with two car parking spaces being retained to the front of the property.

The most recent application that was refused under reference DC/08/03640/FULL1 was refused on the basis that the scheme would result in an overdevelopment of the site, lacking in adequate amenities for future occupiers and which would, if permitted, set a pattern for similar undesirable conversions in the locality, resulting in an over-development of the area and a retrograde lowering of

the standards to which it is at present developed, contrary to Policies BE1 and H11 of the Unitary Development Plan.

The current proposal has reduced the number of units within the building, which is considered to overcome the previous issues raised with regard to the overdevelopment of the site.

In terms of the subsequent Appeal decision, the Inspector considered that Policy H11 of the Unitary Development Plan (UDP) allows for residential conversions if 4 criteria are satisfied, including criterion (ii), which requires a satisfactory living environment for the intended occupiers; and criterion (iv), which states that conversion should not lead to a shortage of “medium or small-sized family dwellings” in the area. Policy BE1 sets out 9 separate criteria which should be satisfied by all new development proposals, of which it was considered that criterion (v), concerning the protection of residential amenity, the most relevant in this case.

The Inspector stated in effect that the previous proposal would create 3 separate dwelling units, none with more than 2 bedrooms, in what was originally and formerly a single family dwelling. The appellant did not attempt to justify this number of units on the basis of any particular or known housing need. It was therefore considered that the proposal would diminish the supply of family dwellings in the area, contrary to UDP policy H11 (iv), which is intended to maintain a mix of house types appropriate to the borough’s household structure. This aim was supported by the Inspector, and was considered that if this appeal were allowed there was little doubt that it would be regarded as a precedent that would encourage further applications which could lead to the cumulative loss locally of family accommodation.

Another aspect of this issue is that, on the balance of probability, 3 units might normally be expected to generate more demand for car parking than 1. However it can be seen that parking conditions in Ravenscroft Road are already very congested and at or close to capacity at times. While the proposal would provide 2 usable off-street spaces at the front, the Inspector stated that 3 units might well generate a demand for on-street parking as well. This was another factor in determining that the previous scheme was symptomatic of over-development.

Turning to residential amenity, owing to the previously completed extensions the 3 proposed flats would all have acceptable habitable room-sizes, which, as the Council confirmed at the time of the Appeal, would meet the internal floor space standards. However, the appellant acknowledged the 2 upper floor flats would both be small, and would lack any outdoor amenity space of their own. And there appear to be few places in the immediate locality - parks, open spaces etc. – that are available for outdoor recreation. While the Inspector agreed that this might not be strictly contrary to policy, it was considered that it would nevertheless be another symptom of over-development, which adds weight to the aforementioned planning objections to the scheme.

In terms of the current application therefore, Members may note that one unit has been removed from the proposal and both the ground floor unit and the first and

second floor split-level unit have both been afforded outdoor amenity space by splitting the existing rear garden into two. This appears to overcome the previous concerns relating to lack of amenity space for the future occupiers of the self-contained units.

In terms of car parking provision, this was raised as an issue by the Inspector who felt that two car parking spaces for 3 self-contained units would not be sufficient and could exacerbate problems along Ravenscroft Road where the existing parking already appears to be at a premium. The current application for 2 self-contained units, each with 1 off-street parking space, appears to be more acceptable and in addition the Highways Engineers have agreed that the provision is acceptable.

Turning to the loss of a medium sized family dwellinghouse, the resulting accommodation will provide 1 two bedroom unit and 1 three bedroom unit, with the latter also having a study which could in future be converted into habitable accommodation. Members may therefore consider that the provision of 1 two bedroom unit may provide a small residential family unit, and the three bedroom unit, with the possibility of converting it into a four bedroom unit, would result in a medium-sized family dwelling. As such, members may consider that whilst the proposal will result in the loss of a single-occupancy unit, it would not result in the loss of a small or medium sized dwelling as these are to be created by the conversion of the host building. In addition, by carrying out a brief survey of the immediate vicinity, it appears that the majority of the properties along the road remain in single occupancy with only a few properties having been split into flatted accommodation. Members may therefore consider that granting permission for the current application would not lead to a shortage of medium-sized dwellings.

Having had regard to the above Members may therefore consider that the current proposal has sufficiently overcome the previous concerns raised with regard to applications DC/08/00342/FULL1 and DC/08/03640/FULL1, would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, nor would the application result in the loss of a small or medium sized family dwelling unit.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00342, 08/03640 and 12/00535, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 3 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 4 | ACK01 | Compliance with submitted plan |

Reason: In order to accord with the terms of the planning permission hereby granted, to protect the residential amenity of nearby residents and to comply with Policies BE1 and H11 of the Unitary Development Plan.

Reasons for granting permission:

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

- BE1 Design of New Development
- H11 Residential Conversions
- T3 Parking
- T11 New Accesses
- T18 Road Safety

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

- (a) the relationship of the development to the adjacent properties;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the privacy of occupiers of adjacent and nearby properties;
- (e) the impact on highway safety and road conditions;
- (f) the impact on parking conditions;
- (g) and having regard to all other matters raised.

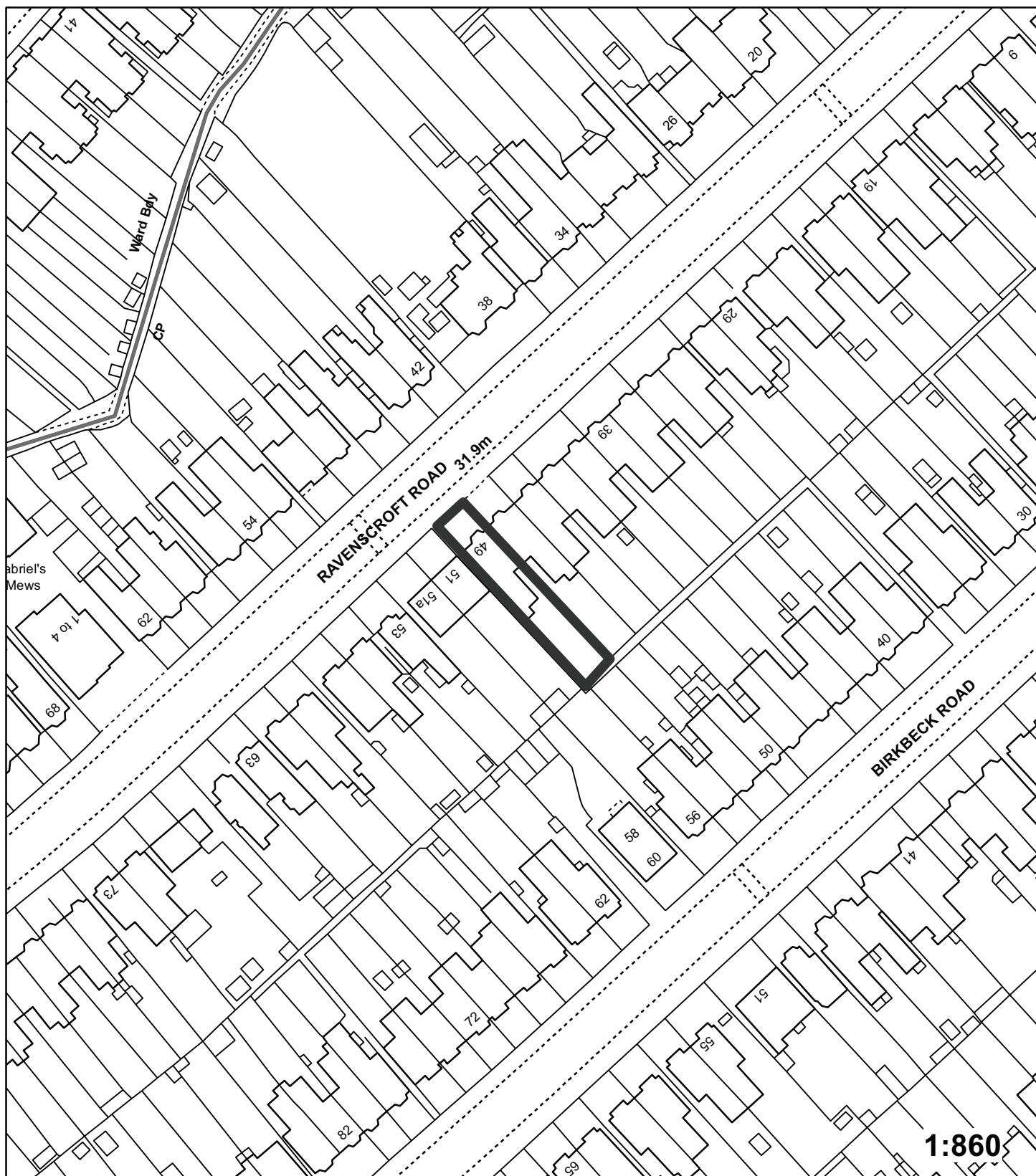
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 RDI21 Seek Building Control advice

Application:12/00535/FULL1

Address: 49 Ravenscroft Road Beckenham BR3 4TP

Proposal: Conversion of existing dwelling into 1 two bedroom and 1 three bedroom self-contained units with two car parking spaces at front.
RETROSPECTIVE APPLICATION



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Agenda Item 4.7

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

Application No : 12/00587/FULL6

Ward:
Bromley Common And
Keston

Address : 16 Oakley Drive Bromley BR2 8PP

OS Grid Ref: E: 542155 N: 165213

Applicant : Mr A Jones

Objections : YES

Description of Development:

Detached garage to rear RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

- Detached garage measuring maximum height 3.5m x 7.5m long x 3.5m wide
- Dual-pitched roof
- Window and door to western side elevation.

Location

- The garage is sited adjacent to the eastern boundary of the curtilage of the site
- Access is from Cedar Crescent
- Prior to the construction of the garage there was previously a garage in the same location
- The site is bounded to the north by No.20 Oakley Drive and to the east by No.1 Cedar Crescent
- The southern and western sides of the site are bounded by highway.

Comments from Local Residents

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

- height of building is not shown

- roof is not as in the application
- much higher than original garage
- cuts out sunlight and shades garden
- can be seen from every living room
- overlooked by a window and door
- invasion of privacy
- noise if used as a garage or workshop
- much nearer
- looks like a small bungalow
- value of property has been reduced

Comments from Consultees

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

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
 T18 Road Safety

Planning History

05/03379 - Single storey side and rear extensions with enlarged roof including 3 rear dormers – REFUSED

05/04450 - Single storey side and rear extensions with enlarged roof including 2 rear dormers – PERMITTED

06/00917 - Single storey side and rear extension – PERMITTED

11/02119 – Certificate of lawfulness refused for a replacement detached garage. The reason the proposal was not lawful was as follows:

The proposed development is not permitted by virtue of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as the height of the building would exceed 2.5 metres and would be situated within 2 metres of the boundary of the curtilage of the dwellinghouse.

11/03285 – Replacement detached garage – PERMITTED

Following a complaint that the garage had been constructed higher than approved the Council requested a retrospective planning application be submitted in order to

show the correct ground levels and consequential difference in height between the front and the rear of the garage.

Conclusions

The main issues relating to the application are the effect that it has had on the character of the area, the impact that it has on the amenities of the occupants of surrounding residential properties and the effects it has on parking and road safety in the vicinity of the site.

At its highest level the proposed garage measures around 0.5m higher than the former garage at the site (which had a mono-pitched roof) as well as the previously approved replacement garage (both of which measured 3m maximum). At its lowest height the garage measures 3m. The length of the garage has also increased from the former garage at the site (by approximately 2.25m) as has the width (by approximately 0.5m). Whilst more significant in scale than the previous development, it is considered that the garage is of a reasonably attractive design with a pitched roof and brick detailing and, subject to it being rendered as shown on the submitted drawings, it would appear to be compatible with the scale and form of adjacent buildings and areas. Furthermore, being set well-back from the highway boundary, the garage has minimal visual impact on the street scene.

The garage is sited in close proximity to the neighbouring dwelling at No.1 Cedar Crescent and although it is longer with a more prominent ridge height due to the design of the roof, when compared to the former garage, the impact on the amenities of the occupiers of this property is not considered to be significantly harmful to warrant refusal of the scheme.

Objections have been received from the occupiers of 20 Oakley Drive, to the north of the garage, whose rear garden faces the 'higher' rear elevation of the garage, over loss of outlook and daylight, overlooking and invasion of privacy and noise. The garage is situated approximately 6.5m away from the dwelling at No.20 and, again, due to the design of the roof and its length, the development does appear more prominent from this neighbouring site than the former garage which had a flat/mono-pitched roof. Whilst it is acknowledged that the development does have some visual impact, it is not considered that the outlook or amenities of the occupiers of No.20 have been affected to a degree which would warrant the application being refused. With regard to overlooking/loss of privacy, the window and door do not directly face the neighbouring site, are screened by the boundary fence and are unlikely to be a source of significant overlooking. With regard to loss of light and overshadowing, this is likely to have only affected a small proportion of the rear part of the garden of No.20 and only for a limited time each day and is therefore not considered unduly harmful to the living conditions of the occupiers of this site.

The existing vehicular crossover would be utilised and although the existing fencing along Cedar Crescent hinders pedestrian visibility, as the access arrangements are as existing the proposal is considered acceptable from the highways perspective.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03285 and 12/00587, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 Details of render to be applied along the north, east and west elevations of the building shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this decision. The render shall be implemented within 1 month of the date of the above mentioned approval and shall be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

Reasons for granting permission:

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

BE1 Design of New Development
H8 Residential Extensions
T18 Road Safety

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

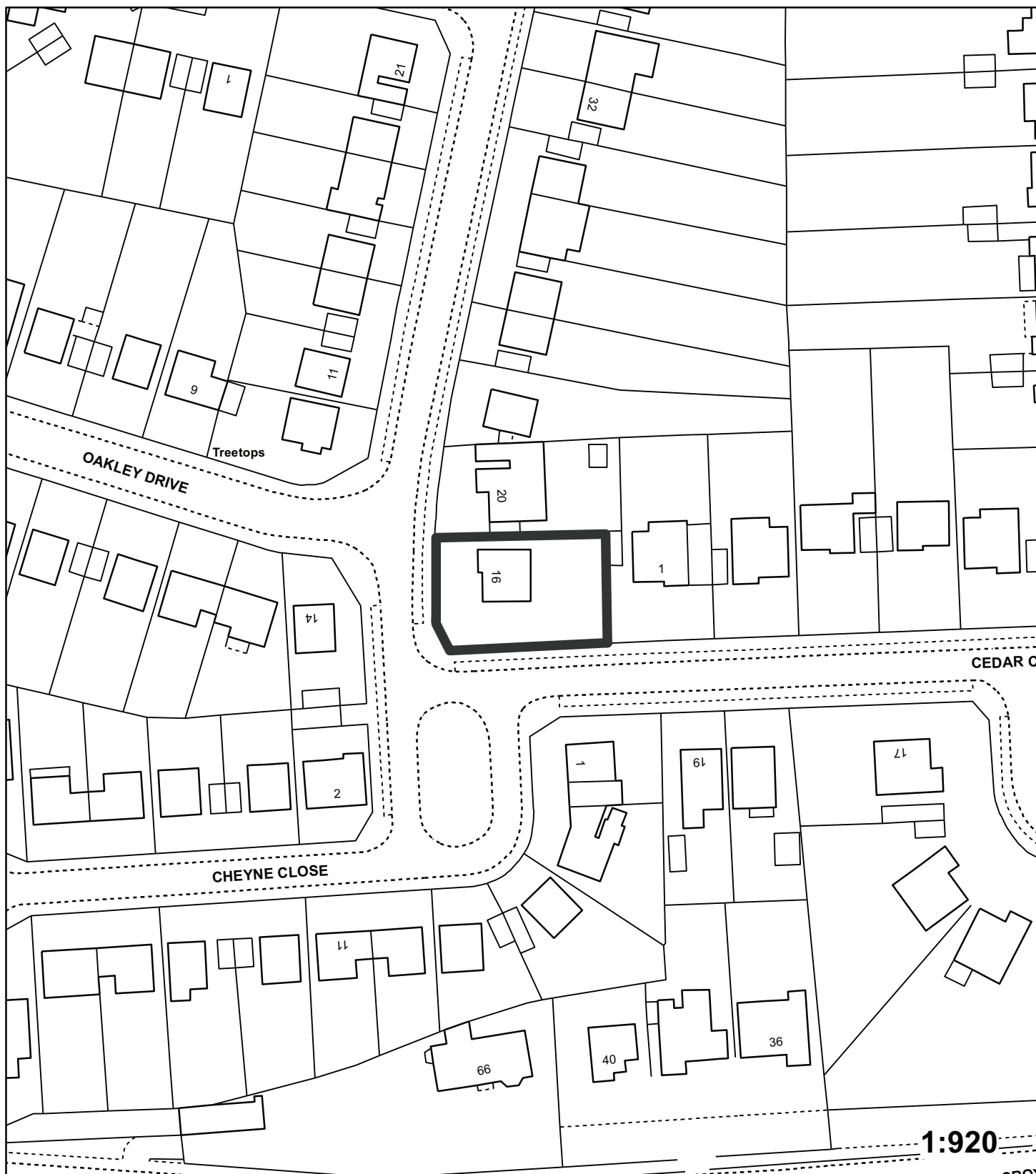
- (a) the appearance of the development in the street scene
- (b) the relationship of development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the transport policies of the development plan
- (f) the adjoining owners concerns raised during the consultation process

and having regard to all other matters raised.

Application:12/00587/FULL6

Address: 16 Oakley Drive Bromley BR2 8PP

Proposal: Detached garage to rear RETROSPECTIVE APPLICATION



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

Application No : 12/00469/FULL1

Ward:
West Wickham

Address : 131 - 133 High Street West Wickham
BR4 0LU

OS Grid Ref: E: 537848 N: 166070

Applicant : Mrs M Andreade

Objections : YES

Description of Development:

Roof alterations to include side dormer extensions, elevation alterations, part one/three storey rear extensions, conversion of first floor, second floor and roof space to provide 8 two bedroom self-contained units with roof terrace/garden areas, 6 car parking spaces and cycle and refuse store.

Key designations:

Secondary Shopping Frontage
Stat Routes

Proposal

- The proposal comprises the sub-division and extension of the existing building to provide 8 two bedroom residential units, 6 car parking spaces and associated amenity space.
- There are two existing residential units which will be retained, with an additional 6 units. The two existing residential units do not have access to on-site parking spaces, and this will remain the case. The additional 6 residential units will each be afforded 1 on-site car parking space.
- The residential accommodation will be split over the first floor, the second floor and the loft space. The commercial unit at ground floor is not part of the current application being considered, but is part of a separate application reference 12/00422 (Change of use of ground floor from Class A1 (retail) to class A2 (financial and professional services) and sub-division into 2 separate units).
- Access, parking, refuse and bicycle storage is all provided at ground floor to the rear of the retail unit.

Location

The application site is located on the southern side of the High Street in West Wickham, on the corner with Grosvenor Road. The site has a frontage to the High Street of about 10 metres and a frontage to Grosvenor Road of about 33 metres.

The site at present comprises a three storey commercial and residential building, with the ground floor being in commercial use and the upper floors being in residential use. The ground floor unit does not form part of the application, but has been the subject of a separate application which sought to sub-divide and convert it into two Class A2 units.

Comments from Local Residents

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

- excessive proposal to say the least;
- 8, 2 bedroom flats and 2 shops with only 6 parking spaces in an already congested area must be classed as an overdevelopment;
- parking in this area is already very difficult;
- a four storey building is just too big and would be out of keeping with other properties in the High Street;
- proposal to provide 6 parking spaces for 8 two bedroom flats and the ground floor commercial units is insufficient;
- Grosvenor Road is one of the narrowest roads in old West Wickham and is often congested particularly with the busy KwikFit tyre shop situated at the junction with the High Street;
- proposed building is very large and not in keeping with other residential houses;
- suggested amenity / garden is located on top of the parking area and is therefore on a level with, and directly opposite, bathroom and front bedroom of neighbouring property;
- intolerable intrusion of privacy;
- Grosvenor Road is a narrow road with a narrow pavement – the extended height and depth of proposed building will appear oppressive;
- restriction of light to neighbouring properties;
- previous applications for 5 and 6 flats were rejected, yet this is a larger scheme of 8 flats;
- current proposal is also higher and does not include parking for all flats;
- parking exit will also have limited sight of the narrow pavement and without a driveway would appear dangerous;
- inadequate parking – could easily be 16 cars looking for spaces.

Comments from Consultees

Highways Drainage – no objection, however the site is within the area in which there is a restriction on the rate of discharge of surface water from new developments into the River Ravensbourne or its tributaries. Discharge of surface water would therefore need to be controlled should permission be granted.

Transport for London (TfL) requested that the development should seek to maximise the use of public transport, walking and cycling. TfL would expect appropriate cycle parking to be provided in line with London Plan and local standards. Also in line with London Plan standards, 20% of the parking spaces must be for electric vehicles and a further 20% of spaces having passive provision for use by such vehicles. Adequate parking for disabled people should be provided, the proposals currently have no designated parking spaces for use as disabled parking.

Servicing and deliveries should take place off the TLRN both during construction and subsequently, via the rear access of Grosvenor Road, and this should be secured by appropriate condition.

Temporary obstructions to the public highway must be kept to a minimum. In addition, should this development be granted planning permission this does not discharge the requirements under the Traffic Management Act 2004.

Traffic – provision for bicycle storage consists of a cycle store with 12 racks, which meets the minimum requirement of one cycle parking space per unit. Further details should be provided as to the type of racks being provided.

Waste Services – refuse store should allow for 2 euro containers (1 x 1100 and 1 x 660), 2 paper wheelie bins (240 litre), 2 glass / plastic / cans wheelie bins (240 litres) and 1 x 140 litre wheelie bin for food.

No objection raised by Environmental Health Pollution. Should permission be granted, steps should be taken to control pollution.

Thames Water – no objection raised with regard to sewerage or water infrastructure.

Highways Engineers – In regards to the layout of the parking area drawing No.SK01 indicates a typical car utilising parking space for number three. The manoeuvrability remains tight but it is considered to be practical.

A parking beat survey was undertaken to review any potential parking stress during the evening. The surveys occurred on 21 and 22 March 2012 between the hours of 19:00 and 7:00, the parking survey within the area showed that there is available parking in the surrounding roads. However the applicant is aware that parking during the day is at premium; as High Street, West Wickham is part of the Transport for London Road Network, and parking is prohibited between 7:00 and 19:00; this adds to the parking pressure on the other surrounding roads. An increase in parking demand in an area where a few spaces are available would generate considerable pressure to find spaces with a significant risk of illegal or unsuitable parking and on-street manoeuvring. This would cause inconvenience and in some locations, risk to traffic and pedestrian safety.

However, six car parking spaces would be provided for 8 units this is unsatisfactory. Based on 2001 census results, car ownership in West Wickham ward was approx. 1.35 cars per household. Considering that the available census information is approximately 11 years old, and the growth in car ownership level

since 2001, greater parking demand is likely to exist now. Therefore one for one parking space for the development (8 spaces in total) should be provided.

Planning Considerations

BE1 Design of New Development
H7 Housing Density & Design
T3 Parking
T7 Cyclists
T11 New Accesses
T17 Servicing of Premises
T18 Road Safety
S2 Secondary frontages

Recently, Planning Policy Statements and Planning Policy Guidance notes were replaced by the adopted National Planning Policy Framework (NPPF). This is also a material consideration for the determination of the application.

Planning History

In terms of relevant planning history, permission was granted under reference 02/01240 for elevational alterations and conversion of first and second floors into 2 one bedroom flats.

A previous application was refused under ref. 06/04553 for a block of 6 flats with a ground floor retail unit and 6 parking spaces. This was refused on the following grounds:

1. The proposed development, by virtue of its height, depth, bulk, external detailing and design, would result in a cramped overdevelopment of the site, harmful to the appearance of the streetscene and the setting of the neighbouring locally listed building. The application is therefore contrary to Policy BE1 of the Unitary Development Plan; and
2. The proposed development fails to provide a good level and quality of external amenity space and adequate cycle storage facilities. The application is therefore contrary to Policies H7 and T7 of the Unitary Development Plan.

Application reference 07/02157 was for demolition of existing buildings and erection of a three storey building comprising retail unit (Class A1) on ground floor and 6 two bedroom flats on upper floors with roof terrace/garden, 6 car parking spaces, cycle and refuse store which was refused on similar grounds:

1. The proposed development, by virtue of its height, depth, bulk, external detailing and design, would result in a cramped overdevelopment of the site, harmful to the appearance of the street scene and the setting of the neighbouring locally listed building. The application is therefore contrary to Policy BE1 of the Unitary Development Plan; and

2. The proposed development fails to provide a good level and quality of external amenity space. The application is therefore contrary to Policy H7 of the Unitary Development Plan.

A further application was submitted under reference DC/07/04049 for the demolition of existing building and erection of a three storey building comprising retail unit (Class A1) on ground floor and 1 one bedroom and 5 two bedroom flats on upper floors with roof terrace/garden 6 car parking spaces/cycle and refuse store. This application was refused by the Council but allowed at Appeal.

The most recent application, reference 11/01869, sought to extend the time limit that this application could be implemented. This application was granted permission.

Conclusions

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

Members will be aware that the principle of some form of residential development on this site has already been accepted at Appeal by The Planning Inspectorate, and there is an extant permission on this site from the Appeal being extended through application 11/01869. As such, it may be considered by Members that the current application should therefore be assessed in relation to the main differences in terms of the extant permission.

The supporting Design and Access Statement, on page 10, effectively states that the proposed development mirrors the profile of the redevelopment scheme that was granted permission in 2008 and renewed in 2011. In addition, access and amenity provision mirrors that previously approved, and parking provision is also identical.

The main difference however is that the number of residential units has been increased by two, to provide 8 two bedroom units, whereas the extant permission would provide 1 one bedroom unit and 5 two bedroom units. Members may therefore consider that whilst the site coverage of building would not be increased, the increase in the number of units and indeed the addition of the 6th unit being two bedrooms rather than one, would be an intensification of the site.

Whilst the supporting statement states that parking provision would be identical to that already approved, Members may consider that the provision of 6 car parking spaces for 8 two bedroom units is insufficient. Indeed the Council Highways Engineers stated in effect that the scheme would be lacking in on-site car parking provision which would exacerbate an already densely parked vicinity, in particular Grosvenor Road, as the High Street frontage is a red route and no on-street parking is available in this location.

Nearby residents have raised a number of issues in terms of the proposed development, the main and recurring issues being overdevelopment of the site, insufficient parking for the proposed development, and loss of privacy due to the second floor balcony area. When comparing the extant permission with the current scheme, the height of the building does appear to have been increased. The previously approved scheme appears to have a maximum height of approximately 10.7 metres, whereas the current application has been increased to a maximum height of approximately 11.35 metres. The height from ground level to eaves has not been altered, still measuring approximately 7.9 metres, however the roof of the current scheme has been increased in terms of height and bulk, now providing additional residential units within the roofspace and the addition of dormer window extensions to the flank elevations.

The supporting documentation states in effect that the overall bulk, height and scale of the current proposal does not differ from the extant permission, however Members may determine that the increase in height of the roof, the provision of dormer window extensions and the design of the roof is in fact bulkier than the scheme previously allowed at Appeal and subsequently extended in time, so much so that direct comparisons between the schemes cannot be drawn. Members may therefore consider that the design of the roof would appear incongruous in terms of the host building and would be out of character with other buildings in the area, and that the additional bulk would therefore be excessively bulky, with a top-heavy and cramped appearance that would detract from the streetscene in general.

The current scheme has also provided an amenity area for units 7 and 8 which would be located to the rear of the building above the second floor extension. This would have a privacy screen to be agreed by way of condition should permission be granted, however Members may consider that whilst the principle of some form of balcony area has been agreed above ground floor level to the rear of the site, providing amenity space at second floor level in the form of a balcony / terrace area would be detrimental to the residential amenities of neighbouring properties. Notwithstanding any form of privacy screening, Members may consider that this balcony area would still lead to loss of privacy for the residents of a number of properties along Grosvenor Road by way of overlooking which would not be acceptable.

In terms of the layout of the parking area, drawing No.SK01 indicates a typical car utilising parking space for number three and whilst the Highways Engineer stated that the manoeuvrability remains tight, it was considered to be practical.

A parking stress survey was carried out, this was done so during the evenings of 21 and 22 March 2012 between the hours of 19:00 and 7:00, and showed that there is available parking in the surrounding roads. However Members should already be aware that parking during the day is at premium; as the High Street, West Wickham is part of the Transport for London Road Network, and parking is prohibited between 7:00 and 19:00. The parking stress survey did not account for daytime parking availability.

Members should be aware that the parking restrictions between 07:00 and 19:00 adds to the parking pressure on the surrounding roads and it is considered that an

increase in parking demand in an area where a few spaces are available would generate considerable pressure to find spaces with a significant risk of illegal or unsuitable parking and on-street manoeuvring. This would cause inconvenience and in some locations, could result in a risk to traffic and pedestrian safety.

In addition, six car parking spaces would be provided for 8 units which is considered to be unsatisfactory. The growth in car ownership level since 2001, when the most recent Census information is available from, is likely to have risen which indicates that a much greater parking demand is likely to exist now. Therefore Members may consider that one for one parking space for the development (8 spaces in total) should be provided and the current provision is unacceptable.

As such, Members may consider that the proposal as a whole is unacceptable in that it would result in a cramped over intensive redevelopment of the site, lacking in sufficient parking provision for future occupiers, the roof design would be excessive in terms of its bulk and scale and the proposed second floor roof terrace, which is to provide amenity space for future occupiers of the building in units 7 and 8, would be detrimental to the residential amenity and privacy that occupiers of neighbouring properties should be able to continue to enjoy by reason of overlooking and loss of privacy.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/01240, 06/04553, 07/02157, 07/04049, 11/01869, 12/00422, and 12/00469, excluding exempt information.

as amended by documents received on 02.02.2012 29.02.2012 07.03.2012
13.03.2012 27.03.2012

RECOMMENDATION: PERMISSION BE REFUSED

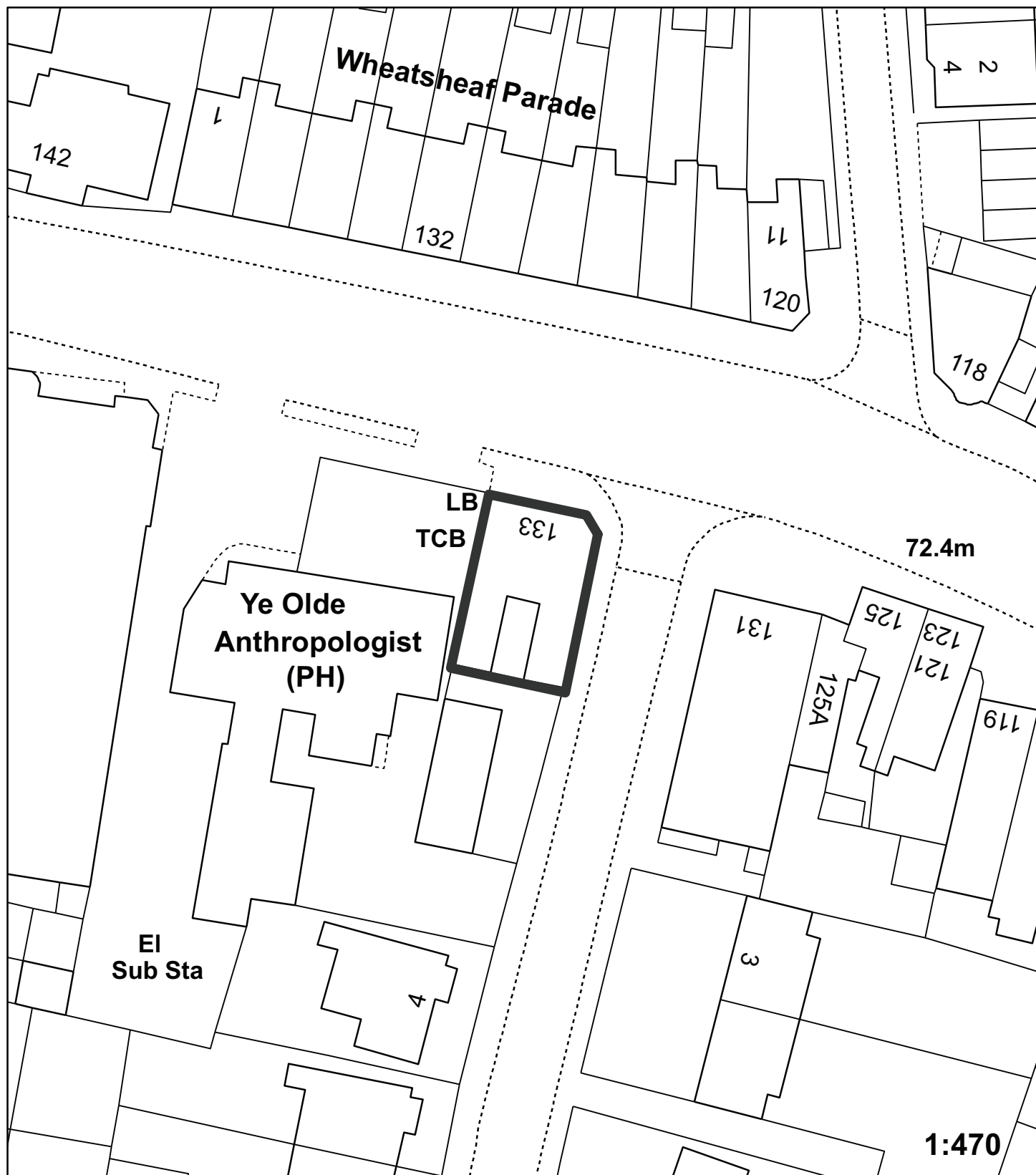
The reasons for refusal are:

- 1 The proposed development, by reason of the number of units and additional bulk and design of the roof, would result in a cramped over-intensive redevelopment of the site, harmful to the appearance of the street scene and contrary to Policies BE1 and H7 of the Unitary Development Plan.
- 2 The proposed second floor roof terrace would be detrimental to the residential amenity and privacy that occupiers of neighbouring properties should be able to continue to enjoy by reason of overlooking and loss of privacy, contrary to Policies BE1 and H7 of the Unitary Development Plan.
- 3 The limited number of proposed on-site parking spaces would be likely to increase parking demand in an area where few spaces are available which would, as a result, generate a significant risk of illegal or unsuitable parking and on-street manoeuvring which would be prejudicial to the free flow of traffic and conditions of general safety within the development, contrary to Policies T11 and T18 of the Unitary Development Plan.

Application:12/00469/FULL1

Address: 131 - 133 High Street West Wickham BR4 0LU

Proposal: Roof alterations to include side dormer extensions, elevation alterations, part one/three storey rear extensions, conversion of first floor, second floor and roof space to provide 8 two bedroom self-contained units with roof terrace/garden areas, 6 car parking spaces and cycle and refuse



Report No.
DRR/12/045

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Plans Sub Committee 4

Date: 26 April 2012

Decision Type: Non-Urgent Non-Executive Non-Key

Title: 20 OAKLANDS ROAD, BROMLEY BR1 3SL

Contact Officer: Mick Lane, Planning Investigation Officer
Tel: 020 8461 7729 E-mail: mick.lane@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Bromley Town

1. Reason for report

A complaint has been received about the erection of an open-sided timber structure at the above property.

2. **RECOMMENDATION(S)**

No further action be taken.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
-

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: Non-recurring cost.
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £
 5. Source of funding: N/A
-

Staff

1. Number of staff (current and additional): One
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: No statutory requirement or Government guidance.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): One
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The site is a large detached private residential dwelling house situated on the Eastern side of Oaklands Road within a quiet residential area which has been subdivided into several flats which have no permitted development rights.
- 3.2 In November 2011 a complaint was received regarding a single storey structure erected adjacent to the boundary fence of the complainants' property.
- 3.3 A site visit was undertaken where it was observed that an open-sided timber lean to structure had been constructed between the south facing elevation wall and the southern boundary fence with a slight fall from north to south, being approximately 2.1m at the highest point dropping to 2.05m adjacent to the boundary fence. This structure was fixed to the south elevation by means of a timber joist which supported cross-members and a ply wood roof and was supported adjacent to the southern boundary by three upright wooden posts. The structure was measured to be 3m x 2.5m x 2.1m in height and attached to the main building supported by three posts adjacent to the neighbouring boundary without side or end panels. The structure is not fixed to the neighbouring boundary fence.
- 3.4 On 15.11.2011 after consultation it was decided that the structure did not cause any material harm to the amenities of the area and no further action was expedient. A letter was sent to the complainant advising of this course of action.
- 3.5 On 28.11.2011 a further complaint was received alleging that a business was being run from the subject address.
- 3.6 A further site visit took place on 05.12.2012 when it was confirmed that the lean to structure was still in place. There were no materials stored within this area that could be construed as being connected with a business use nor was there any other evidence of business activity. A request for a planning application for the structure was sent to the tenant of flat 2, who accepted responsibility for the structure on 05.12.2011.
- 3.7 The main concerns are the effect that the structure has on the character of the area and on the amenities of the occupants of the adjacent residential properties.
- 3.8 It is considered that the structure does not result in a significant loss of amenity to local residents or impact detrimentally on the character of the area. It should also be borne in mind that had the building not been subdivided into flats the structure would have been permitted development under class E of the General Permitted Development (Amendment) (No.2) (England) Order 2008. In this context and after consultation with the Council's solicitor, it is not considered expedient take enforcement action.

| | |
|---|---|
| Non-Applicable Sections: | Policy, Financial, Legal and Personnel Implications |
| Background Documents: (Access via Contact Officer) | General Permitted Development Order (As amended) |

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Report No.
DRR/12/046

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE 4

Date: 26 April 2012

Decision Type: Non-Urgent Non-Executive Non-Key

Title: 20 Oakley Drive, Bromley, BR2 8PP

Contact Officer: Andy Lambert
Tel: 020 8313 4956 E-mail: andy.lambert@bromley.gov.uk

Chief Officer: Bob McQuillan Chief Planner

Ward: Bromley Common and Keston

1. Reason for report

- 1.1 A Certificate of Lawfulness application was granted at 20 Oakley Drive for roof alterations to provide accommodation in the roof space and rooflights to side elevations under 10/01212 on 24 June 2010. This Certificate indicates that the works were permitted development.
- 1.2 The Certificate advised that to be permitted development any upper window located in a wall or roofslope forming a side elevation of the dwellinghouse shall be:

"Obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above floor of the room in which the window is located."
- 1.3 The 6 rooflights (3 on each side) are clear glazed but are higher than 1.7 metres above floor level. On this basis planning permission would be required and it is necessary to consider what further action, if any, is required.

2 RECOMMENDATION(S)

- 2.1 No further action in respect of the 6 rooflights to side elevations.

3. COMMENTARY

- 3.1 A Certificate of Lawfulness application was granted at 20 Oakley Drive for roof alterations to provide accommodation in the roof space and rooflights to side elevations under 10/01212 on 24 June 2010. The Certificate indicated that the works were permitted development.
- 3.2 This Certificate advised that to be permitted development any upper window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:
- “Obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above floor level of the room in which the window is located.”
- 3.3 The 6 rooflights (3 on each side of the roof) are clear glazed but are higher than 1.7 metres above floor level. On this basis planning permission would be required.
- 3.4 However, because of the height of the rooflights above floor level the view afforded will be mainly of sky and would appear not to be detrimental to adjacent residential properties.
- 3.5 This arrangement does not result in any material harm due to overlooking or loss of privacy and is considered to be acceptable at this location. On this basis, no further action is considered to be required.

4. POLICY IMPLICATIONS

- 4.1 Policy BE1 of the adopted Unitary Development Plan is relevant.

Ref: H(DC)/ADL/10/01212

Report No.
DRR/12/048

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Plans Sub-Committee 4

Date: 26 April 2012

Decision Type: Non-Urgent Non-Executive Non-Key

Title: 44 HOMEFIELD RISE, ORPINGTON, BR6 0RU

Contact Officer: Tim Bloomfield, Development Control Manager
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Orpington

1. Reason for report

A shed has been erected in the rear garden, partly in excess of the permitted development height limit.

2. **RECOMMENDATION**

No further action.

Corporate Policy

1. Policy Status: <please select>.
 2. BBB Priority: <please select>.
-

Financial

1. Cost of proposal: <please select>
 2. Ongoing costs: <please select>.
 3. Budget head/performance centre:
 4. Total current budget for this head: £
 5. Source of funding:
-

Staff

1. Number of staff (current and additional):
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: <please select>
 2. Call-in: <please select>
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The site is a semi-detached house in a residential area. Complaint has been made concerning construction of a small flat roofed shed in the rear garden.
- 3.2 On 13.04.2012 the shed was inspected, the framework being complete. The rear garden slopes down from east to west and from rear to front. It has been excavated to accommodate a level slab. A temporary structure in front of the shed is to be removed on completion.
- 3.3 The shed is within 2m of surrounding boundaries and should not exceed 2.5m in height in order to be permitted development.
- 3.4 The heights of each corner were measured from original ground level. The rear corners are 2.3m and 2.5m high. The front left corner is 2.4m high and the front right corner is 2.7m high, which is in excess of the permitted height limit.
- 3.5 Because of the lie of the land, only one corner of the structure exceeds the permitted development height limit and the shed is 200mm lower than an adjacent neighbouring garage. It should also be noted that the complaint is anonymous. In the circumstances no further action is recommended.

ENF/DM/12/048

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