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To: Members of the  
**PLANS SUB-COMMITTEE NO. 1**

Councillor Mrs Anne Manning (Chairman)  
Councillor John Ince (Vice-Chairman)  
Councillors Douglas Auld, Kathy Bance, Katy Boughey, Lydia Buttinger,  
Samaris Huntington-Thresher, Tom Papworth and George Taylor

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on  
**THURSDAY 4 AUGUST 2011 AT 7.00 PM**

MARK BOWEN  
Director of Resources

Members of the public can speak at Plans Sub-Committee meetings on planning reports, contravention reports or tree preservation orders. To do so, you must have

- already written to the Council expressing your view on the particular matter, and
- indicated your wish to speak by contacting the Democratic Services team by no later than 10.00am on the working day before the date of the meeting.

These public contributions will be at the discretion of the Chairman. They will normally be limited to two speakers per proposal (one for and one against), each with three minutes to put their view across.

**To register to speak please telephone Democratic Services on 020 8313 4745**

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**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**

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**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](http://www.bromley.gov.uk/meetings)

## A G E N D A

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

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NO REPORT

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# Agenda Item 3

## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 9 June 2011

### Present:

Councillor Mrs Anne Manning (Chairman)  
Councillor John Ince (Vice-Chairman)  
Councillors Kathy Bance, Katy Boughey, Peter Dean,  
Simon Fawthrop and Tom Papworth

### Also Present:

Councillors Graham Arthur, Brian Humphrys and  
Richard Scoates

#### **41 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**

Apologies for absence were received from Councillors Douglas Auld and George Taylor; Councillors Simon Fawthrop and Peter Dean acted as their alternates respectively. Apologies for absence were also received from Councillors Lydia Buttinger and Samaris Huntington-Thresher.

#### **42 DECLARATIONS OF INTEREST**

Visiting Ward Member Councillor Richard Scoates, declared a personal interest in item 4.1 as a Governor of Cudham Primary School.

Andy Lambert, Planning Officer declared a personal interest in item 4.5. Mr Lambert left the room during the discussion and vote.

#### **43 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 APRIL 2011**

**RESOLVED** that the Minutes of the meeting held on 14 April 2011 be confirmed and signed as a correct record.

#### **44 PLANNING APPLICATIONS**

##### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

##### **44.1 DARWIN**

**(11/01173/FULL1) - Cudham Primary School, Jail Lane, Biggin Hill.**

Description of application - Single storey detached building comprising replacement classroom and staff room.

Oral representations in support of the application were

received. Oral representations from Ward Member, Councillor Richard Scoates in support of the application were received at the meeting; he left the room before the debate.

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

## **SECTION 2**

(Applications meriting special consideration)

### **44.2 PETTS WOOD AND KNOLL**

#### **(10/01287/FULL6) - 8 Wood Ride, Petts Wood, Orpington.**

Description of application - Part one/two storey rear and side extension with elevational alterations and roof alterations to incorporate raising the ridge height and rear dormer extension.

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

It was reported that a further letter of support from the applicant had been received.

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

### **44.3 CLOCK HOUSE**

#### **(10/02225/FULL1) - 86 Ravenscroft Road, Beckenham.**

Description of application - three storey block comprising 2 one bedroom and 4 two bedroom flats with access road, car parking, refuse and cycle storage on land to the rear of 84, 86 and 88 Ravenscroft Road.

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

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

### **44.4 WEST WICKHAM**

#### **(10/03631/FULL6) - 98 Copse Avenue, West Wickham.**

Description of application - Raised patio and associated works. RETROSPECTIVE APPLICATION.

Oral representations in support of the application were

received. Oral representations from Ward Member Councillor Brian Humphrys were received at the meeting.

It was reported that further objections to the application had been received; photographs in support of the objections were circulated to Members. Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED** without prejudice to any future consideration, to enable Members to visit the site and to be considered at a future Plans Sub-Committee.

**44.5  
HAYES AND CONEY HALL**

**(11/00208/FULL1) - 214 Pickhurst Lane, West Wickham.**

Description of application - change of use from residential (Class C3) to residential and cattery (sui generis), retention of cat pens and store and lean-to extension. RETROSPECTIVE APPLICATION.

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

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

1 The use hereby permitted shall be carried out only by Mr and Mrs Daikhi while they are the residential occupiers of 214 Pickhurst Lane.

REASON: To enable the council to reconsider the situation in the event of a change of user in the interest of the amenities of the area.

2 No more than 24 cats shall be boarded at the property at any one time.

REASON: In the interests of the residential amenities of the area.

3 Customers shall not be admitted to the property before 09.30 hours and after 14.30 hours, nor before 16.00 hours and after and 19.00 hours between Monday to Saturday inclusively, and no customers shall be admitted to the property on any Sunday or Public holiday.

REASON: In the interests of the residential amenities of the area.

**44.6  
WEST WICKHAM**

**(11/00543/FULL1) - 105 Station Road, West Wickham.**

Description of application - Part one/two and three storey part new build part extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace.

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.

**44.7  
BROMLEY COMMON AND  
KESTON**

**(11/00563/FULL1) - Denton Court, 60 Birch Row, Bromley.**

Description amended to read, 'Demolition of existing sheltered housing accommodation and erection of 4 semi-detached and 23 terraced two storey houses (4 including accommodation in roof) (13 two bedroom, 12 three bedroom and 2 four bedroom), with 40 car parking spaces.

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

Comments from Ward Member Councillor Alexa Michael, were reported at the meeting.

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

The second paragraph on page 64 of the report should be amended to read: 'As amended by documents received on 14.04.2011.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended, subject to the conditions set out in the report of the Chief Planner.

**44.8  
WEST WICKHAM**

**(11/00922/FULL6) - 23 Woodland Way, West Wickham.**

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

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

**SECTION 3**

(Applications recommended for permission, approval or consent)



**44.9  
CRYSTAL PALACE**

**(10/02985/FULL6) - 24 Versailles Road, Penge,  
London SE20.**

Description of application - Detached children's play frame, wendy house and swing. RETROSPECTIVE APPLICATION.

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

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

1 Details of a scheme of boundary screening which should include fencing and the size, species and location of the proposed trees/planting shall be submitted within 28 days of the date of the Decision Notice. Any trees or plants which within a five year period become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

The approved scheme shall be implemented in the first planting season following the grant of permission.

2 Details of a screen to the southern side of the play frame/wendy house shall be submitted to, within 28 days of the date of the Decision Notice and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained permanently thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the protection of residential amenities at adjoining properties and to comply with policy BE1 of the Unitary Development Plan.

The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan including the policies set out below, and taking into account all other relevant material planning considerations:

Policy (UDP)

BE1 Design of New Development.

**44.10  
WEST WICKHAM**

**(11/00079/FULL6) - 235 Pickhurst Rise, West  
Wickham.**

Description amended to read, 'Detached summerhouse/outbuilding at rear (RETROSPECTIVE APPLICATION).

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.

**44.11  
COPERS COPE**

**(11/00994/FULL1) - Land rear of 91-117 Copers Cope Road, Beckenham.**

Description of application - Demolition of Nos 103-105 Copers Cope Road and erection of 39 dwellings with estate road at land rear of 91-117 Copers Cope Road (revision to permission granted under ref 05/04534 to amend house design for plots 2, 3, 36, 38, 39).

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

Comments from Ward Member Councillor Russell Mellor were reported at the meeting.

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

**44.12  
CHISLEHURST  
CONSERVATION AREA**

**(11/00851/FULL6) - 28 Woodclyffe Drive, Chislehurst.**

Description of application - Mansard roof extension incorporating front side and rear dormer extensions.

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

1 The proposed roof alterations would result in a bulky and unacceptable addition to this prominent end of terrace dwelling which would appear discordant and out of character with adjoining development, harmful to the visual amenities of the street scene and the character of the area, thereby failing to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**44.13  
CHISLEHURST**

**(11/00621/FULL1) - Lyridon, The Drive, Chislehurst.**

Description amended to read, 'Five bedroom detached house with integral garage and three bedroom detached house with integral garage at land adjacent to Lyridon'.

Oral representations in objection to and in support of

the application were received at the meeting. It was reported that further objections to the application had been received. Comments from Highways Engineers were reported at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**44.14  
HAYES AND CONEY HALL**

**(11/00795/FULL6) - Old Hurst Cottage, Pickhurst Green, Hayes, Bromley.**

Description of application - formation of pedestrian access.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Graham Arthur in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**45 CONTRAVENTIONS AND OTHER ISSUES**

**45.1  
PETTS WOOD AND KNOLL**

**5 THE CHENIES, PETTS WOOD, BR6 0ED**

Oral representations in support of and in objection to enforcement action being taken were received at the meeting. The Chief Planner's representative explained that the works that had been granted planning permission included 1 rooflight on the front roof slope, and the view was taken that this did require planning permission as it was an integral part of the overall scheme for extensions and alterations to the property. The permission was subject to a condition requiring submission of details of all windows (including rooflights and dormers). It was noted that the agent speaking for the owner of the property admitted that he had not submitted these details for the rooflight – he was responsible for the roof alterations, and the other builder constructing the single storey rear extension submitted details of the windows for that part of the development. The 2 rooflights constructed are in different positions from the approved elevations. The agent claimed that the rooflights are "permitted development". The Chief Planner's representative explained that, if carried out in isolation from works requiring planning permission, rooflights fall within

Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008), and there is no limitation in the Order that removes this permitted development in Conservation Areas. The agent's contention is incorrect, and permission is required for the rooflights as they are an integral component of the permitted extensions. The Chief Planner's representative also explained that a Breach of Condition Notice or an Enforcement Notice could be served, and officers could decide on the best course of action. The Committee agreed the recommendation, subject to it referring to rooflights, not "the rooflight".

Members having considered the report and representations, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO REMOVE THE ROOFLIGHTS.**

**46 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000**

The Chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

Exempt Minute of the meeting held on 9 June 2011.

**47 CONFIRMATION OF EXEMPT MINUTES OF MEETING HELD ON 14 APRIL 2011**

**RESOLVED** that the Exempt Minutes of the meeting held on 14 April 2011 be confirmed and signed as a correct record.

The Meeting ended at 9.50 pm

Chairman

## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00940/FULL6

**Ward:**  
Cray Valley East

**Address :** Sunnybank Crockenhill Road Swanley  
BR8 8EP

**OS Grid Ref:** E: 549435 N: 167157

**Applicant :** Mrs B Hearn

**Objections :** YES

### **Description of Development:**

Veranda to front elevation, car port and garden shed  
RETROSPECTIVE APPLICATION

Key designations:

Special Advertisement Control Area  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Local Distributor Roads

This application was deferred by Members without prejudice on 7th July to be included on List 2 and the report is repeated below.

### **Proposal**

This application seeks retrospective planning permission for the erection of two outbuildings forward of the principal elevation and an extension to the principal elevation comprising a veranda.

The two outbuildings consist of a car port and a garden shed, located to the western boundary and are of a wooden construction. Both are in excess of 5 metres from the dwelling. The car port allows for the parking of two vehicles and measures 4.9 metres in width, between 2.15 metres and 2.9 metres in height and 4.6 metres in depth with a pitched roof sloping upward from front to rear.

The garden shed is positioned adjacent to the car port with a slight separation to the western boundary and abutting the northern boundary onto Crockenhill Road. This structure measures 3.7 metres in width, between 2.1 and 2.4 metres in height and 2.45 metres in depth with a pitched roof sloping down from front to rear.

The veranda is of an open timber construction with balustrades to the front and side with a pitched roof and runs the full width of the dwelling, some 12 metres. This structure projects 1.9 metres from the front elevation with a height of between 1.9 metres and 2.75 metres. The floor level is raised 0.5 metres from ground level with centrally positioned steps leading to the

### **Location**

The application site is located to the southern edge of Crockenhill Road near to Crouch Farm and a short distance to the east of the site is the Borough boundary. The site features a detached two storey dwelling with a gated entrance and high planting to the boundary with Crockenhill Road. The application site is within the Green Belt.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. Two letters of representation were received, which can be summarised as follows:

- the residents of Chimney Corner object on the grounds that no exceptional circumstances have been demonstrated to justify further encroachment upon the Green Belt.
- the resident of Filmer House does not object on the proviso that no further development be undertaken.

### **Comments from Consultees**

None

### **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  
G1 The Green Belt  
G4 Dwellings in the Green Belt or on Metropolitan Open Land

Also of consideration are policy 3D.9 (Green Belt) of the London Plan and Planning Policy Guidance 2: Green Belts

### **Planning History**

Of particular relevance to this application is application reference 83/00093 which granted permission for a two storey side and rear extension with dormer extensions and a porch.

Enforcement action is currently pending (ref.11/00112/OPDEV) for the development subject to this application.

## Conclusions

The main issues for consideration in this case will be the impact of the proposed front extension and two outbuildings upon the character and openness of the Green Belt and the impact of the proposal to the amenities of neighbouring residents.

Aerial photos from 2006 show that neither of the outbuildings were erected and the veranda had not been constructed. As of 2010, aerial photos show the veranda to be in place and two structures are present on the site of the current car port and shed, although it is difficult to ascertain whether they are indeed the same structures or not.

Documents show that the previous porch that was replaced by the current veranda was permitted in 1983 with the same forward projection but a far smaller footprint. At the same time a two storey side and rear extension was undertaken, which involved the enlargement of the roof space for accommodation.

It is estimated from the original drawings contained with application 83/00093 that the extensions of 1983 represented an increase of some 57 square metres over the 102 square metres of the original dwelling, or 56% over the original floor area.

It is considered that the proposal substantially exceeds the tolerances of policy G4 which states the net increase in floor area over that of the original dwelling may be no more than 10%. The veranda adds a further 22.8 square metres to the property, representing an increase of some 22% over the floor area of the original dwelling and a cumulative increase of 78% over the original floor area. As such it is considered that this extension is contrary to policy G4.

The two outbuildings are located to the north-west of the application site with large trees to Crockenhill Road and planting to the western boundary. It is therefore considered that their presence is not detrimental to the openness or character of the Green Belt. However, their use is considered to be inappropriate by definition with policy G1 stating that new buildings within the Green Belt will be considered inappropriate unless they are for the following purposes:

- (i) agriculture and forestry (unless permitted development rights have been withdrawn);
- (ii) essential facilities for outdoor sport and outdoor recreation and open air facilities and other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- (iii) limited extension, alteration or replacement of existing dwellings;
- (iv) limited infilling or redevelopment in accordance with the guidance in PPG2 Annex C within the designated major developed sites at Biggin Hill Airport and Cheyne Centre, Woodland Way, West Wickham.

Neither building is used for any of the above purposes and it is therefore necessary for the applicant to demonstrate that very special circumstances exist to warrant permission being granted. No argument has been presented arguing that such

circumstances exist to justify this inappropriate development being permitted and as such it is considered that the two outbuildings are contrary to policy G1.

It is therefore recommended that Members refuse the application on the grounds that the veranda extension represents an unacceptable enlargement to the original dwelling in conjunction with previous extensions, and that the two out buildings are inappropriate development for which no very special circumstances have been demonstrated.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00940, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the granting of planning permission for the proposed outbuildings, which are inappropriate by definition, as an exception to Policy G1 of the Unitary Development Plan or PPG2 'Green Belts'.
- 2 The proposed front extension, by reason of the additional floor area created, would result in an unacceptable enlargement over the original dwelling contrary to Policy G4 of the Unitary Development Plan and Central Government Guidance contained in PPG2 'Green Belts'.

Further recommendation:

Enforcement Action be authorised to secure the removal of the unauthorised extension and outbuildings.



Reference: 11/00940/FULL6  
Address: Sunnybank Crockenhill Road Swanley BR8 8EP  
Proposal: Veranda to front elevation, car port and garden shed  
RETROSPECTIVE APPLICATION



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/01105/FULL1

**Ward:**  
Copers Cope

**Address :** Bishop Challoner School 228 Bromley  
Road Bromley BR2 0BS

**OS Grid Ref:** E: 538945 N: 169431

**Applicant :** Mr D Rolls

**Objections :** YES

### **Description of Development:**

Construction of wooden play area including climbing apparatus with maximum height of 2.6m. Erection of wooden shelter with maximum height of 3.3m. Creation of loosefill impact absorbing material surface to south of site

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Urban Open Space

### **Proposal**

This proposal is for the construction of a wooden play area including climbing apparatus with maximum height of 2.6m; erection of wooden shelter with maximum height of 3.3m; and creation of loosefill impact absorbing material surface to south of site.

Three other applications - refs. 11/01122, 11/01104 and 11/01105 are also on this agenda involving other works to the site.

### **Location**

Bishop Challoner School, formerly Shortlands House School, is a late 18th century Grade II Statutory Listed Building and is set within an area of Urban Open Space.

### **Comments from Local Residents**

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

- the distance from the rear gardens of Scotts Avenue to the application site is short. The site generates 'appalling' noise which starts at 8am and finishes at 9pm, two nights a week in addition to fetes, concerts etc.
- the Education Authority has said for some years that there is insufficient open areas for play for the 400 or so pupils.
- the fences of the residence at Scotts Avenue have been extended to stop footballs coming over. There is no supervision for much of the play time by staff resulting in injuries for residents.
- at present noise levels from the school are unacceptably high. Further noise from excited young children so close to the boundary is unacceptable.
- from the climbing frame it may be possible for children to look directly into the rear garden of No. 6 Scotts Avenue.
- no objection to the application in principal but it should be moved to a site much further from the residential properties where the noise would be less noticeable given the size of the grounds.
- no reason why these playground structures need to be provided.
- the OS extract does not identify by number the houses at No. 6 and 8 Scotts Avenue which are most affected by the application.
- confusion over which plans are included as part of the application and adjoining properties not indicated.
- the elevation incorrectly shows the fence height to the gardens to the residential properties in Scotts Avenue as 1.8m the fence is actually 1.5m (at the rear of No. 8). This significantly alters the relationship of the wooden adventure play area to the gardens of the residential properties.
- the wooden adventure play area is shown as being approximately 10m long while another drawing shows this as being 25m long (N.B. the latter measurement is for the loosefill material on which the play equipment would sit).
- there is no accurate indication of the trees and hedges shown on the drawings.
- the proposal will significantly increase the noise level emanating from the school playground first thing in the morning, at mid morning break and at lunchtime.
- intrusive height of the wooden shelter.
- potential for weekend use of the site.

### **Comments from Consultees**

Thames Water raises no objections to the proposal. No comments are received from the Highways Drainage Section.

From a heritage and urban design perspective no objections are raised in relation to the proposal.

From a trees perspective no objections are raised in relation to the proposal.

Any comments on potential noise from the Environmental Health Officer will be reported verbally.

## **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  
BE8 Statutory Listed Buildings  
G8 Urban Open Space  
C7 Educational and Pre-School Facilities  
PPS5 Planning for the Historic Environment

## **Planning History**

There is a substantial planning history pertaining to the site which has been outlined in planning application ref. 11/01105.

## **Conclusions**

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

In respect of the impact on the character of the area, the Bishop Challoner School site is designated Urban Open Space and as such Policy G8 is a key consideration when determining such an application. Section (ii) of Policy G8 is most applicable in this instance as it states that "Proposals for built development in areas defined on the Proposals Map as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site".

The proposal is considered to satisfy this criterion and is not considered to impair the predominately open nature of the site and as such is considered to be in accordance with Policy G8.

The proposed loosefill impact material is permeable and as such is not anticipated to result in any significant drainage issues. The appearance of the material is considered to be in keeping with the surroundings and would not result in a detrimental visual impact. The proposed appearance of the adventure play area would be natural treated wooden frames and other elements in green which is considered to respect its surroundings and not appear incongruous. The proposed wooden shelter is considered to have been sensitively designed and would respect and complement its setting within the curtilage of a listed building.

In respect of the impact on the residential amenities of neighbouring properties, the proposed wooden play area would be sited a minimum of 1m from the boundary with No. 8 Scotts Avenue. At present there is a substantial amount of planting and an approximately 1.8m high close boarded wooden fence (although it has been stated by a local resident that this fence is in fact 1.5m in height) on the boundary

with between the residential properties and the application site. The rear elevations of the adjoining properties would be a minimum of 20m from the proposed site. Members are asked to consider whether the concentration of play activity in close proximity to the boundary with adjoining residential properties would result in an unacceptable increase in noise and disturbance for the residents of No. 6 and No. 8 Scotts Avenue, contrary to Policy BE1; or whether the use of these facilities primarily for relatively short prescribed periods of time during the week would ensure that the residential amenities of the neighbouring properties would be not be significantly impacted. While it may be argued that the application site is at present used by children as a play area this is likely to be on an informal basis and Members are asked to consider whether the formalisation of this site as a designated play area would result in an unacceptable increase in noise at this location to the detriment of the residential amenities of the occupants of the adjoining properties.

Objections have been raised in relation to loss of privacy for the neighbouring properties due to the indicted maximum height of 2.6m. However, having viewed the manufacturers specification and sample image it is evident that no part of the proposal would result in a raised platform on which one could stand and view into neighbouring rear gardens at this height with the elements on which one could stand being closer to the ground and as such the potential impact in terms of loss of privacy or sense of overlooking is anticipated to be minimal.

The wooden shelter would be located in close proximity to an unused section of the site which appears to have once served as a walled orchard and adjoins Scotts Avenue. The shelter would be located a minimum of 20m from the rear elevation of No. 10 Scotts Avenue and would be largely screened from the view of No. 10 by an existing garage and shed and from the view of No. 8 by existing planting on the boundary and as such the impact of the proposed wooden shelter is not anticipated to be of such an extent as to warrant refusal.

In summation, Members are asked to consider whether the proposal would result in an unacceptable increase in noise levels and activity in close proximity to the rear gardens of residential properties or whether the potential noise generated would be of an acceptable level. On balance, given the potential alternative sites for the proposal which would not impact as significantly on the residential amenity of neighbouring properties it is recommended the application be refused.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01105, excluding exempt information.

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

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

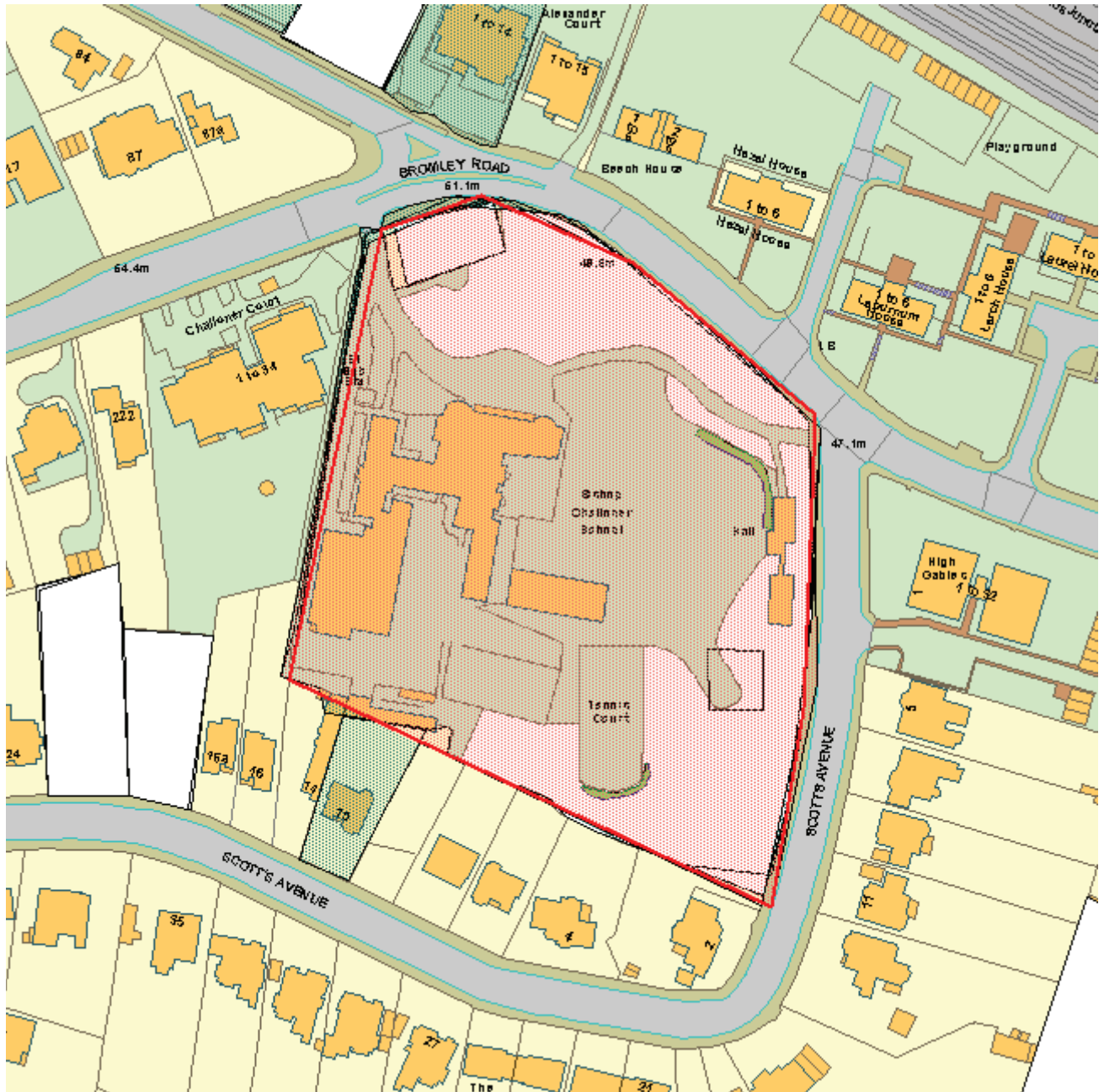
- 1      The proposed development by reason of its proximity to the boundaries with neighbouring residential properties would result in an unacceptable detrimental impact on the residential amenity for the occupiers of Nos. 6 and

8 Scotts Avenue thus contrary to Policy BE1 of the Unitary Development Plan.

Reference: 11/01105/FULL1

Address: Bishop Challoner School 228 Bromley Road Bromley BR2 0BS

Proposal: Construction of wooden play area including climbing apparatus with maximum height of 2.6m. Erection of wooden shelter with maximum height of 3.3m. Creation of loosefill impact absorbing material surface to south of site



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## SECTION '2' – Applications meriting special consideration

**Application No :** 11/01122/FULL1

**Ward:**  
Copers Cope

**Address :** Bishop Challoner School 228 Bromley  
Road Bromley BR2 0BS

**OS Grid Ref:** E: 538945 N: 169431

**Applicant :** Mr D Rolls

**Objections :** YES

### **Description of Development:**

Erection of metal mesh fencing on boundary with Bromley Road to a maximum total height of 2.5m; erection of fencing to north of grassed area with single gate to east and double gate to west; replacement double gates on boundary with Scott's Avenue; erection of gate to west of site.

Key designations:

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

### **Proposal**

This proposal is for the erection of metal mesh fencing on the boundary with Bromley Road; erection of fencing to north of internal grassed area with single gate to east and double gate to west; replacement double gates on boundary with Scott's Avenue; erection of gate to west of site.

The proposed metal mesh fencing on the boundary with Bromley Road (annotated at 1 on the plans) would have a maximum total height of 2.5m and would be constructed above an existing brick retaining wall. It would start at the entrance to the site along Bromley Road where it would extend for 6m at which point there would be a gap of 2.2m to accommodate the bay window feature of the lodge and then would extend for a further approximately 65m before turning into the site. This would in part replace an existing wooden fence which is approximately 2m high (at some points with an additional 0.8m high trellis above) and which extends for a total of 32m.

The proposed metal mesh gate to be located to the west of the site (annotated as 4 on the site plans) would be 3m in width and 2m in height. A 2.4m high metal mesh fence is also proposed to be constructed to replace an existing 0.6m fence on the grassed area adjacent to the front elevation of the listed building (annotated at 2 on

the site plan) with a double access gate to the west and a single access gate to the east. The fence would be approximately 48.5m in length at which point it projects an additional 6m to the south.

The proposed replacement double gates on the boundary with Scotts Avenue (annotated at 3 on the site plan) would be a maximum of 1.7m in height and would have a total width of 2m, including additional fencing. The existing wooden fence which has been painted blue is a maximum of 1.3m in height and 1.8m in width.

Three other applications – refs. 11/01124, 11/01104 and 11/01105/FULL1 are also on this agenda involving other works to the site.

## **Location**

Bishop Challoner School, formerly Shortlands House School, is a late 18th century Grade II Statutory Listed Building located in Urban Open Space.

## **Comments from Local Residents**

- the proposed 2.4m high welded mesh security fencing ‘Securimesh’ is typically used for “prisons, border fences, boundary fencing for military sites” and is wholly inappropriate in the context and setting for a Grade II listed building.
- concerns as local residents were not consulted by the School.
- the proposed metal mesh fencing is out of keeping with the streetscene.
- the proposal is wholly inappropriate in the context and setting of a Grade II Listed Building.
- concerns as to which documents are being submitted as part of the application.
- submitted drawings do not show the adjoining residential properties which are affected by the proposals and do not accurately represent trees within the site and include works unrelated to the current application.
- the reason for the fencing is given as “to provide better security along the boundary” notion that the proposed partial fencing will improve security is flawed by the fact that there are two wide ungated/open entrances from Bromley Road and at the corner of Scotts Avenue and Bromley Road.
- a green dense hedge as in evidence at the lower end of the site fronting Bromley Road or replacement timber fencing set on top of the existing dwarf wall would be more appropriate.
- charges in the deeds for Bishop Challoner site state that fences should not exceed 1.8m in height.
- the existing low level boundary fence (approximately 0.75m high) runs parallel to the driveway into the School is clearly visible from the Bromley Road entrance.
- the existing timber gates (1.5m high) set within mature hedgerow are used by pupils on a daily basis and are more in keeping with a discrete private school entrance.
- the design an access statement refers to the 2m high double gates being “similar in colour and style to boundary fencing to maintain continuity”.

However, the boundary enclosure all along Scotts Avenue is mature hedgerow and there is no similar boundary fencing existing or proposed adjacent to these gates.

- the design and access statement states the “gates are seldom used and are to remain locked and deter passersby”.
- the replacement fencing should be congruous with the historical and architectural nature of the site as a whole which the ‘dense mesh panel fencing’ does not.
- the replacement gates on the boundary with Scotts Avenue should be of wooden construction and of a similar height to the existing gates. The proposed replacement gates would be wholly out of keeping with the streetscene and with the importance of the site of which they form part.
- the existing access via Scotts Avenue has never been granted planning permission.
- the proposal is seeking to legitimise the use of an unplanned and unapproved entrance to the school and to permanently close off the safer and original entrance with consequent effects on road safety.
- the original entrance between No. 8 and 10 Scotts Avenue be brought back into use and additional measures such as parking restrictions be introduced.
- the erection of metal mesh fencing on the boundary with Bromley Road would unduly impair the open nature of the site contrary to Policy G8.
- the proposal would be contrary to Policy BE7 (i) and (ii) as the hedgerow along the boundary with Bromley Road is an important feature of the streetscape which ought not to be diminished in any way by the erection of the metal mesh fence.
- the 2.5m high fence would be inappropriate and would erode the open nature of the area and would adversely impact on local townscape character.
- the proposal is not a replacement fence as it extends further along the boundary with Bromley Road.
- the proposed fence should be built behind the hedgerow so that the hedgerow and planting can remain on the immediate boundary with Bromley Road.
- nearby enclosures are constructed of red brick, black wrought iron railings, white fences or other wooden fences which are pleasant and enhance the local townscape character.
- although the immediate boundaries are not within a conservation area, Shortlands Road, a designated Conservation Area intersects Bromley Road at very close proximity to the school. The Victorian houses, tree lined streets and leafy suburban ambience of Shortlands and Bromley Road will be adversely affected by the construction of a 2.5m high security military metal mesh fencing.

### **Comments from Consultees**

From a trees perspective no objections are raised as no significant trees would be affected by the proposal.

From a heritage and urban design perspective the proposal is considered to be unacceptable as the proposed fence on the boundary with Bromley Road is considered to be an inappropriate material and excessively high. The current wooden fence of a natural material is considered to be more complementary and in keeping with its setting. The proposed 'internal' fencing encloses a grass area which is part of the setting of listed building and replaces a more discrete fence of a lower height.

The Councils Highways Division raises no objections to the proposal.

The Metropolitan Police Crime Prevention Design Advisor states that the proposal is considered to meet the requirements of the Secured by Design (SBD) Schools Guides as long as the gaps in the welded mesh are small enough to resist climbing. The application should therefore meet the requirements of Secured by Design.

### **Planning Considerations**

BE1 Design of New Development  
BE7 Railings, Boundary Walls and Other Means of Enclosure  
BE8 Statutory Listed Buildings  
C7 Educational and Pre-School Facilities  
G8 Urban Open Space  
PPS5 Planning for the Historic Environment

### **Planning History**

There is a substantial planning history pertaining to the site which has been outlined in planning application ref. 11/01105.

### **Conclusions**

The main issues relating to this application is the effect the works would have on the Grade II Listed Building and its setting.

The existing wooden fence although sizeable is considered to be more in keeping with the context of the site and does not extend for such a length as the proposed metal mesh fencing. The proposed metal mesh fence would appear incongruous in the streetscene and does not respect or complement the setting of the site.

Policy HE10.1 of PPS5 states that "when considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval". In this instance, given the overall boundary arrangements and the possibilities of other options, the potential security benefits

of the application do not outweigh the potential detrimental impact to the setting of the site and listed building, contrary to Policy BE8.

The existing planting and hedgerow on the front boundary with Bromley Road which is considered to form an important feature of the streetscape would most likely be affected in order to accommodate the proposed metal mesh fencing, contrary to Policy BE7. The proposed 2.5m height of the proposal is considered to be excessively high and would form an imposing and overly dominant feature in the streetscene which is generally characterised by lower brick walls, railing and hedges and as such the proposal would adversely impact on the local townscape character, contrary to Policy BE7.

The proposed internal 2.5m high metal mesh fencing (to replace a low 0.6m fence) is considered to directly affect the setting of the listed building, due to its excessive height and design and is therefore contrary to Policy BE8. In addition the site is a designated Urban Open Space and the scale, siting and size of the proposal is considered to unduly impair the open nature of the site, also contrary to Policy G8. The proposed 2m high metal gate on the boundary with Scotts Avenue would appear industrial in appearance and would be out of character with the area.

In summation, the proposals as a whole are considered to harm the setting of the listed building and the openness of the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01122, excluding exempt information.

#### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

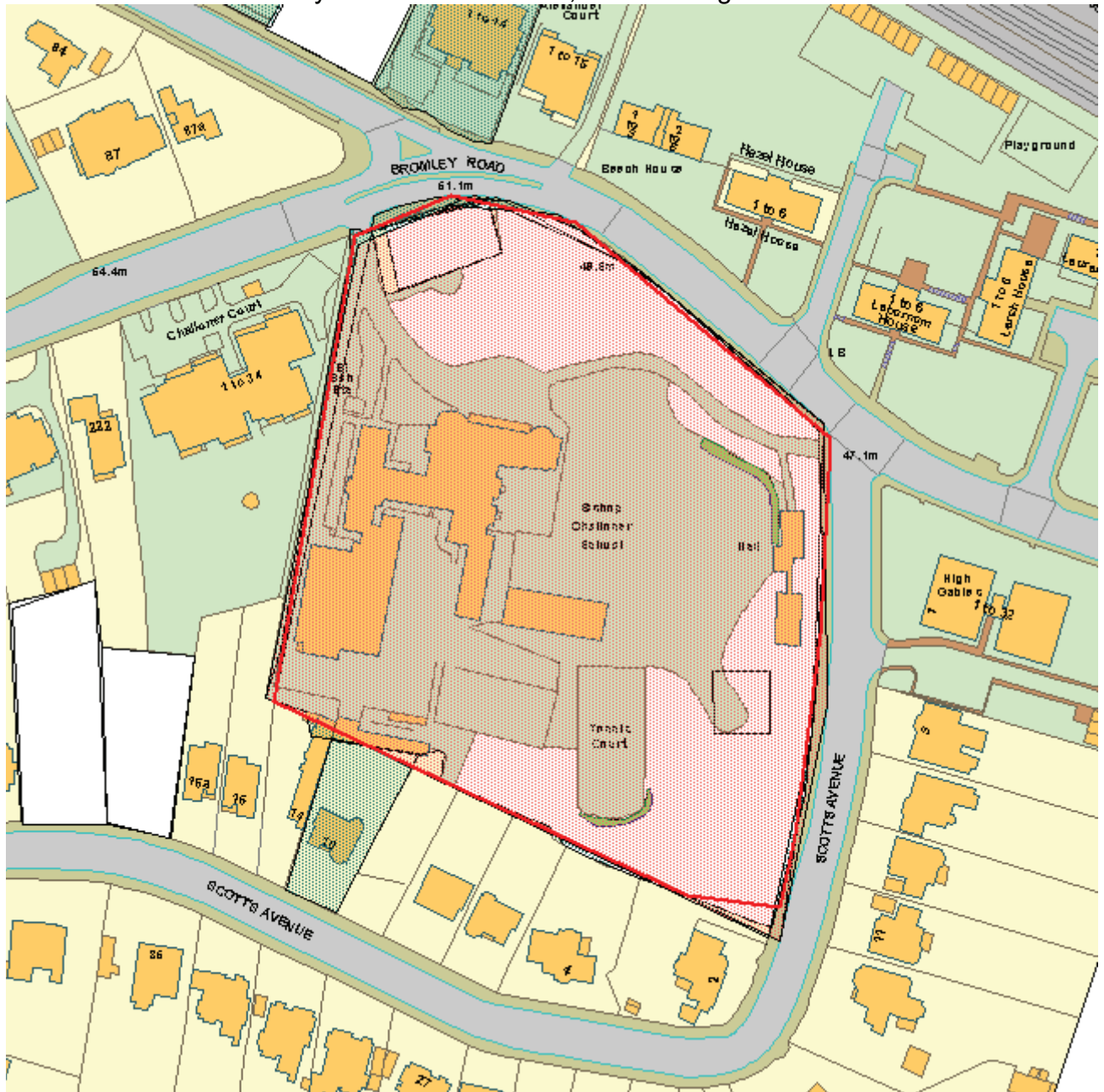
D00003      If Members are minded to refuse permission the following grounds are suggested:

- 1      The proposed internal metal mesh fencing would due to its design, extent, height and external appearance be harmful to the character and setting of the listed building and would unduly impair the open nature of the designated Urban Open Space site, contrary to Policy G8 of the Unitary Development Plan.
- 2      The proposed front boundary fence due to its design, extent, height and external appearance would be harmful to the streetscene and setting of the historic listed building, contrary to Policy BE8 of the Unitary Development Plan.

Reference: 11/01122/FULL1

Address: Bishop Challoner School 228 Bromley Road Bromley BR2 0BS

Proposal: Erection of metal mesh fencing on boundary with Bromley Road to a maximum total height of 2.5m; erection of fencing to north of grassed area with single gate to east and double gate to west; replacement double gates on boundary with Scott's Avenue; erection of gate to west of site.



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# Agenda Item 4.4

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

**Application No :** 11/00642/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 6 Hawes Road Bromley BR1 3JR

**OS Grid Ref:** E: 540703 N: 169857

**Applicant :** Mr Jeremy Ellis

**Objections :** YES

## **Description of Development:**

Two storey side and single storey rear extensions

Key designations:

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

## **Proposal**

This proposal is for an angled two storey side and single storey rear extensions set off the boundary by approximately 1m apart from a section of the two storey element. This two storey section has a passage running underneath at ground level.

## **Location**

The property is located on the south eastern side of Hawes Road in close proximity to the junction with Palace Road. The property is a semi-detached two storey family dwelling house with detached garage, due to the sharp turn in the road, lies at the end of a row of housing to the north-east, whilst it also directly adjoins the garden to 55 Palace Road to the south; the house of No. 55 itself is set notably further forward to the west than No. 6 due to the street layout. The property lies in a diverse residential area, with a variety to the architecture of individual houses and the layout of streets.

## **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 result in a loss of aspect for the occupant of No. 55 Palace Road.
- the proposal appears to be an overdevelopment and is not sympathetic to the scale of other local properties.
- if permitted the proposal would have a detrimental impact on the future property sale value of No. 55.
- the full development value of both sites could be enhanced by the purchase of No. 55 Palace Road.

### **Comments from Consultees**

During the previous application planning ref. 10/01616, Thames Water were consulted who stated that as there were public sewers crossing the site all building works that would be in the line of or come within 3m of such sewers would require approval from Thames Water.

### **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  
 H9 Side Space  
 H8 Residential Extensions

### **Planning History**

In 1968 under planning ref. 86/02738, permission was granted for the formation of off street parking for two cars.

In 1987 under planning ref. 87/00496, and established use certificate was granted for the conversion of 6 Hawes Road into a ground floor and first floor flat.

In 1989 under planning ref. 89/02688, permission was granted for the construction of a detached garage.

In 2010 under planning ref. 10/01616, permission was refused by Decision Notice dated 2nd August 2010 for a two storey side and single storey rear extension on the following grounds:

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 area, conducive to a retrograde lowering of the spatial standards to which the area is at present developed contrary to Policy H9 of the Unitary Development Plan.

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect



to be able to continue to enjoy by reason of visual impact and loss of prospect in view of the storey side extension's location on the boundary.

This refusal was appealed against and dismissed by Appeal Decision dated 11th November 2010.

## **Conclusions**

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

In the Appeal Decision for the previous application under planning ref. 10/01616 in which the full flank elevation of the two storey element was built right up to the boundary with No. 55 Palace Road, the Planning Inspector noted that "At a first floor level the side extension would over-sail a retained access to the rear garden. The siting of the first floor extension would be directly on the side boundary. This would mean that the Council's requirement for a 1m side space from a side boundary to the flank elevation of a two storey addition is not satisfied...The appellant has drawn to my attention to the fact that the side extension would adjoin the open garden areas of the houses and the public house to the south, thus retaining a sense of openness to the area. I agree with the appellant it is of prime importance of have regard to the actual purpose of Policy H9, where the supporting text to the Policy states that the Council are seeking to ensure space is retained around residential buildings and to avoid a cramped appearance. In this instance, it is apparent that the retained space to the south of the appeal property would ensure a spacious appearance is kept and no terracing appearance would be created". The Inspector did find however, that the proposal would result in an unacceptable loss of outlook for the occupants of No. 55 and dismissed the appeal on that basis only.

This current proposal has been redesigned so that only the first floor element of the proposal would be located on the boundary with the Red Lion public house. This would be located approximately 6m from the front elevation and would be partially screened from view by the rest of the proposed two storey side extension when viewed from the front. The proposal therefore, is not anticipated to be significantly detrimental to the overall appearance of the property or character of the area.

The Inspector found that the "detailed designed and scale of the proposed side extension to the house, and that to the rear, would respect the appearance of the host property. They would be appropriate additions to the house and not harm the character of the area". The proposed single storey rear extension is considered to be modest in scale and is not anticipated to result in a significant impact on the residential amenities of the adjoining properties.

The Inspector found that the "length of this new elevation (first floor element) along the boundary would be a substantial increase in building mass close to the rear garden of No. 55. This would be unduly imposing upon the outlook from No. 55 and dominant to that property's garden". The current proposal has now been stepped back 1m from the boundary with No. 55 and as such it is considered the proposal

would not longer result in a loss of prospect for No. 55. In the Appeal Decision the Inspector did not raise any concerns that the previous scheme would have caused in relation to the Red Lion public house. The current scheme is anticipated to have a minimal impact for this property despite part of the first floor being located on the boundary given the distance of approximately 14m from the proposal to the rear elevation of the Red Lion.

Given the orientation of the site where No. 55 and the Red Lion public house are both located to the south of the site the proposal is not anticipated to result in a significant loss of light for the adjoining properties. No windows are proposed to be located in the flank elevation and as such the impact in terms of loss of privacy or sense of overlooking for neighbouring properties is anticipated to be minimal.

In summation, the current proposal is considered to have overcome the previous grounds of refusal and the Inspectors concerns and would no longer be overly dominant nor would it be detrimental to the amenities that the occupiers of adjoining properties by reason of visual impact and loss of prospect nor would it be detrimental to the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00642, 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      ACK01      Compliance with submitted plan

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan.

- 4      AC113      No windows (2 inserts)      first floor flank      extension  
          AC113R      I13 reason (1 insert)      BE1

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

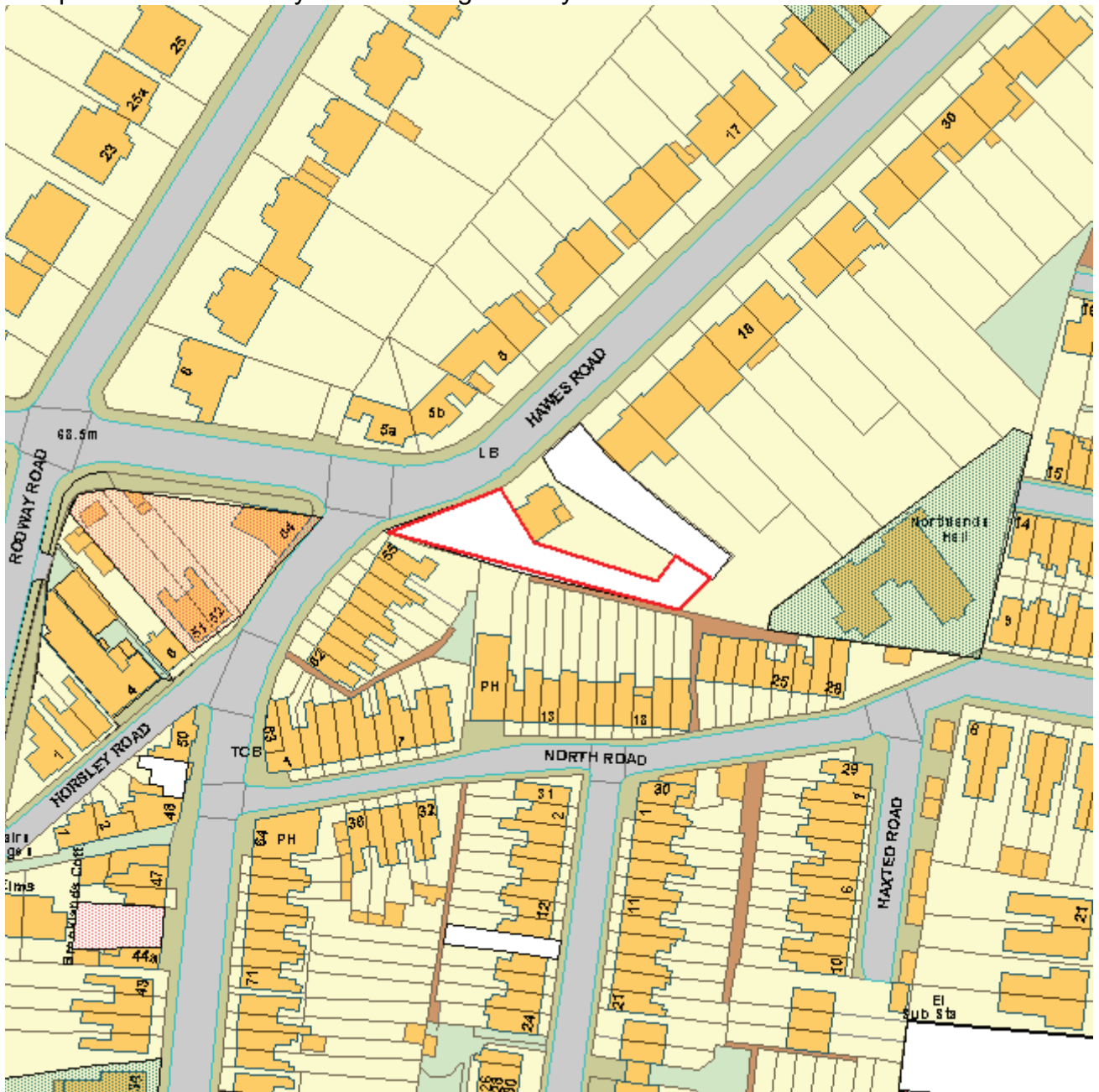
- BE1    Design of New Development
- H9    Side Space
- H8    Residential Extensions

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

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

and having regard to all other matters raised.

Reference: 11/00642/FULL6  
Address: 6 Hawes Road Bromley BR1 3JR  
Proposal: Two storey side and single storey rear extensions



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

**Application No :** 11/00962/FULL1

**Ward:**  
Bromley Common And  
Keston

**Address :** The Old Forge Chantry Lane Bromley  
BR2 9QL

**OS Grid Ref:** E: 541651 N: 167892

**Applicant :** SW Automotive (Mr A Ward)

**Objections :** YES

### **Description of Development:**

Extraction system on roof  
RETROSPECTIVE APPLICATION

Key designations:

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

### **Proposal**

This retrospective application relates to the erection of an extraction system which has been constructed on a flat roof of the property approximately 4m above ground level. The property is located to the south of Chantry Lane, which has a mixture of commercial and general industrial uses in close proximity to the application site and semi-detached and terraced two storey residential dwellings.

The application relates to the construction of two flues on the flat roof of an existing single storey building currently used for motor vehicle repairs (Class B2). One of the flues is approximately 1.66m in height with a diameter of 0.8m the centre of which would be located approximately 0.93m from the southern boundary and the other flue which would be approximately 2.19m in height with a diameter of 0.8m, the centre of which would be sited approximately 0.78m from the southern boundary and 1.03m from the south western boundary.

### **Comments from Local Residents**

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

- concerns as the retrospective application made on 18.11.02 reference 02/03933/ELUD confirmed the use of the premises as ‘mechanical repairs and car valeting’ which does not include any car body repairs, filling or paint spraying and which also stated the approved use would not result in the “detriment to the amenity of the surrounding residential properties by reason of noise, vibration, smells, fumes, smoke, soot, ash, dust or grit”. The current use has not been approved by the Council and will require an appropriate application for the change-of-use.
- the submission did not appear to refer to any plans, Design and Access Statement, full elevations, site plans or dimensional guidance to show what has been built and how it impacts on the neighbouring properties, from their visually different viewpoints.
- one of the house abutting the premises (on Walpole Road) was built in 1869 and was one of only three buildings in the area at that time. There may have been a laundry built at about the same time, but there was certainly not a car body repair shop at that date. Therefore, it is not correct to say that the residents should accept that they are living in a commercial area together with the consequences thereof as stated by the applicant.
- visual impact of the proposal.
- if a fence were erected to screen the chimney and paint them to improve their appearance this would do little to enhance the visual impact of the flues.

Members should note that the 2002 application in fact related to a different site and is not therefore relevant to the current case.

### **Comments for Consultees**

The Council’s Environmental Health Division was consulted who raised no objections to the proposal, subject to conditions restricting the hours of use of the extraction system.

### **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

### **Planning History**

In 1981 under planning ref. EUC/19/81/865 an Established Use Certificate was granted for the continued use of The Old Forge for repair and maintenance of motor cars and incidental paint repairs.

### **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 flues are a prominent feature in the area when approaching from the west on Chantry Lane. The flues are largely shielded from view by the existing two storey building when approaching from the east of Chantry Lane. The application site and adjoining properties are primarily industrial buildings and the local area is industrial in its appearance. The flues are sited a minimum of 10m from the highway and as such the proposal though prominent in the streetscene the proposal is not anticipated to be significantly detrimental to the character of the area given to such an extent as to warrant refusal. However, the applicant has offered to either screen or finish the ducting in an alternative colour and it would seem appropriate to add a condition to cover this.

The proposal is located approximately 25m from the rear elevation of No. 35 Walpole Road, 24m from the rear elevation of No. 31 Walpole Road and a minimum of 25m from the properties on Bloomfield Road. While the proposal will result in a visual impact for adjoining residential properties, given the distance of the proposal to the application site the proposal is not anticipated to result in such harm, subject to an appropriate condition.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00962, excluding exempt information.

as amended by documents received on 20.04.2011

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 Detailed drawings and/or samples indicating the means of screening/minimising the visual impact of the approved ventilation system shall be submitted to and approved in writing by the Local Planning Authority within 1 month from the date of this Decision Notice. The development shall be carried out in accordance with the approved details.

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

- 2 The extraction system hereby permitted shall not be used before 08:00 and after 18:00 Monday to Friday, before 09:00 and after 13:00 on Saturday and not at all on Sundays or Public Holidays.

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

### **Reasons for permission:**

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

## BE1 Design of New Development

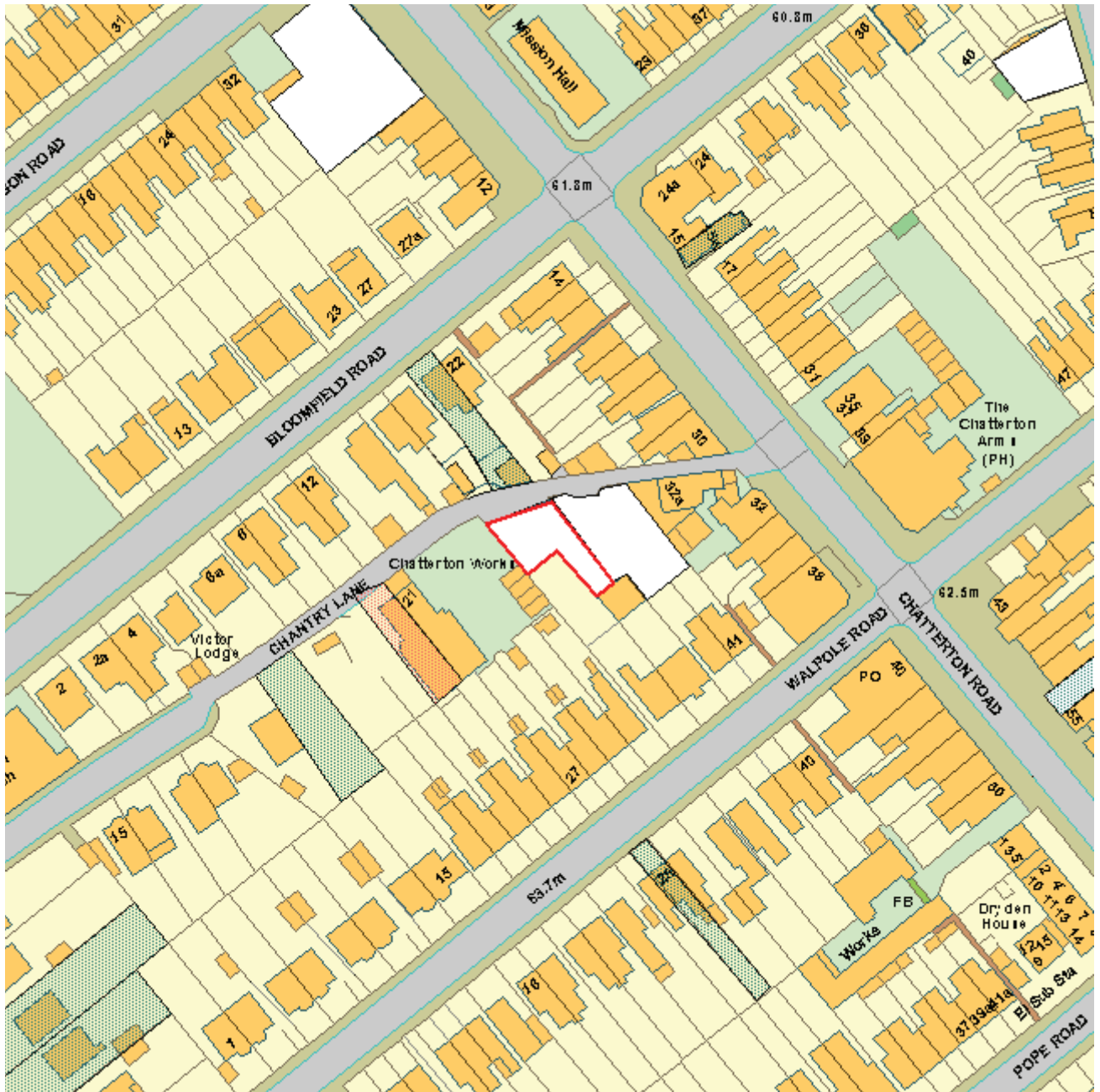
The development is considered to be satisfactory in relation to the following:

- (a) the impact of the development on the residential amenities of adjacent properties.
- (b) the impact of the development on the character of the surrounding area.

and having regard to all other matters raised.



Reference: 11/00962/FULL1  
Address: The Old Forge Chantry Lane Bromley BR2 9QL  
Proposal: Extraction system on roof  
RETROSPECTIVE APPLICATION



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# Agenda Item 4.6

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

**Application No :** 11/01104/LBC

**Ward:**  
Copers Cope

**Address :** Bishop Challoner School 228 Bromley  
Road Bromley BR2 0BS

**OS Grid Ref:** E: 538945 N: 169431

**Applicant :** Mr D Rolls

**Objections :** NO

## **Description of Development:**

External landscaping treatment including removal of boundary fencing and gate  
(LISTED BUILDING CONSENT)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Urban Open Space

## **Proposal**

Listed Building Consent is sought for external landscaping treatment including removal of boundary fencing and gate. The following elements are proposed to be removed:

- part wooden/part metal mesh fencing with wooden posts enclosing two ball courts to the south of the site;
- wooden fencing above brickwork on the boundary with Bromley Road, brickwork is to be retained;
- a wooden gate on the boundary with Scotts Avenue;
- low level metal mesh fencing separating the grass area and driveway to the north east of site (highlighted as yellow in site plan).

The applicant has applied for Listed Building Consent for the removal of the above elements due to their location within the curtilage of a Listed Building.

Three other applications - refs. 11/01122, 11/01124 and 11/01105 are also on this agenda involving other works to the site.

## **Location**

Bishop Challoner School, formerly Shortlands House School, is a late 18th century Grade II Statutory Listed Building. It features a stuccoed centre of 2 storeys and 5 windows and 2 bowed wings of yellow brick of higher elevation and 3 windows each, colonnaded veranda along the ground floor of the centre portion and modern additions behind. The historian George Grote, was born at the site on the 17th November 1794.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received in respect of the Listed Building Consent application all objections appeared to relate to other elements of the scheme.

### **Comments from Consultees**

From a heritage perspective no objections are raised.

### **Planning Considerations**

BE1 Design of New Development  
BE8 Statutory Listed Buildings  
BE9 Demolition of a Listed Building  
C7 Educational and Pre-School Facilities  
G8 Urban Open Space  
PPS5 Planning for the Historic Environment

### **Planning History**

There is a substantial planning history pertaining to the site which has been outlined in planning application ref. 11/01105.

### **Conclusions**

The main issue relating to this application is the effect that the removal of various elements as described above would have on the Grade II Listed Bishop Challoner site.

Details of the works that are proposed have been provided together with photographs of various features which are to be removed. The features which are proposed to be removed are not considered worthy of retention and their loss would not harm the historic character of the listed building.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result impact detrimentally on the character of the Grade II listed Bishop Challoner School site and Listed Building Consent should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01104, excluding exempt information.

## **RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACG01  | Comm.of dev-Listed Building and Con.Area |
|   | ACG01R | Reason G01                               |

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
- BE9 Demolition of a Listed Building
- G8 Urban Open Space
- C7 Educational and Pre-School Facilities
- PPS5 Planning for the Historic Environment

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

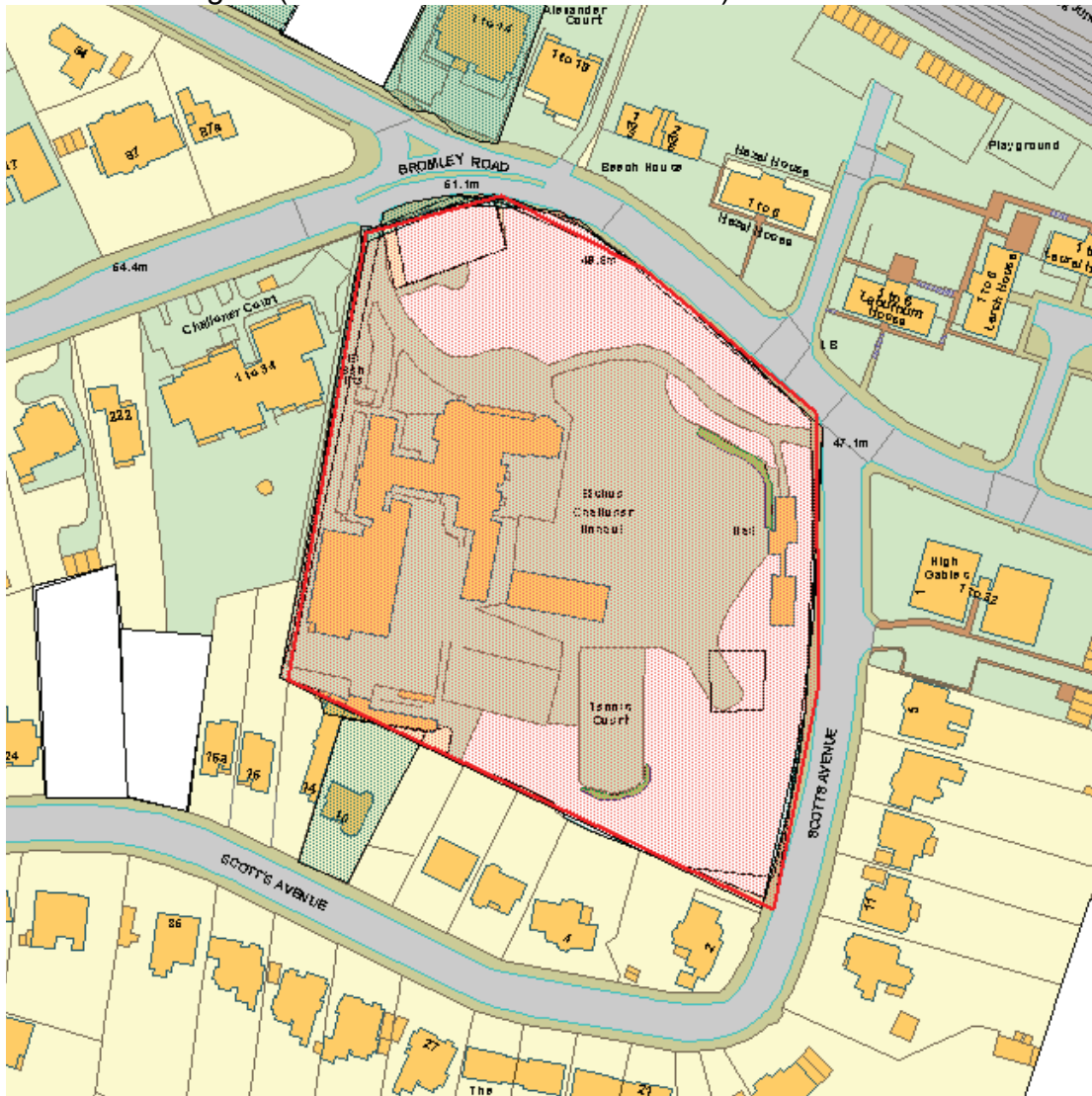
- (a) the impact of the proposal on the historical character of the Statutory Listed Building.

and having regard to all other matters raised.

Reference: 11/01104/LBC

Address: Bishop Challoner School 228 Bromley Road Bromley BR2 0BS

Proposal: External landscaping treatment including removal of boundary fencing and gate (LISTED BUILDING CONSENT)



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

**Application No :** 11/01124/FULL1

**Ward:**  
Copers Cope

**Address :** Bishop Challoner School 228 Bromley  
Road Bromley BR2 0BS

**OS Grid Ref:** E: 538945 N: 169431

**Applicant :** Mr D Rolls

**Objections :** YES

### **Description of Development:**

Erection of fencing to enclose playground areas and ball court and insertion of double gates to a maximum height of 2.4m. Resurfacing of existing hardstanding areas and creation of additional hardstanding.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Urban Open Space

### **Proposal**

This proposal is for the erection of metal mesh fencing described as 'rebound' fencing to enclose playground areas and ball court and insertion of double gates for entry and exit to a maximum height of 2.4m. The existing hardstanding areas are proposed to be resurfaced with tarmac of a light grey colour and additional hardstanding is also proposed to be created which would replace the existing cricket nets/practice grounds. The additional proposed hardstanding would be approximately 313.5 sq m.

Three other applications – refs. 11/01122, 11/01104 and 11/011051 are also on this agenda involving other works to the site.

### **Location**

The proposal site is located to the south of the Grade II Listed Bishop Challoner School in close proximity to the boundary with the residential properties on Scotts Avenue. The site as a whole is allocated as Urban Open Space.

### **Comments from Local Residents**



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

- unclear as to where fencing is proposed to be located and chain link fencing is quite inappropriate given the character of Scott's Avenue.
- proposal is wholly inappropriate in the context and setting of a Grade II Listed Building.
- unclear as to what documents have been submitted as part of the application.
- concern that the submitted drawings include other work unrelated to the application and are confusing with poor quality photographs.
- there are already extensive hardstanding/playground areas around the School grounds and there does not seem to be sufficient justification for the substantial increase in the proposed re-surfacing details with the resultant loss of grassed areas and increased water run off.
- high fencing that is to be introduced gives rise to a fear on the part of the local residents that large groups of children will be corralled at certain times in comparatively small areas with a consequent increase in noise levels.
- local residents have frequently complained about the noise made by children at play times and the provision of high fencing around play areas may increase noise levels.

### **Comments from Consultees**

Thames Water raises no objections to the proposal. No comments are made by the Councils drainage section.

No objections are raised from a trees perspective as no significant trees would be affected by the proposal.

No objections are raised from a heritage and urban design perspective.

### **Planning Considerations**

BE1 Design of New Development  
BE8 Statutory Listed Buildings  
C7 Educational and Pre-School Facilities  
G8 Urban Open Space  
PPS5 Planning for the Historic Environment

### **Planning History**

There is a substantial planning history pertaining to the site which has been outlined in planning application ref. 11/01105.

### **Conclusions**

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



The Bishop Challoner School site is designated Urban Open Space and as such Policy G8 is a key consideration when determining such an application. Section (i) of Policy G8 is most applicable in this instance as it states that “proposals for built development in areas defined on the Proposals Map as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use).

The proposal is considered to satisfy this criterion as the proposal for resurfacing of the existing playground areas and ball court and creation of additional hardstanding is related to the existing recreational use of the site. The proposed hardstanding would be increased in size to include the land now used for cricket practice grounds. There are existing structures on the site at present and as such the site does not appear significantly open in nature at this location. While the proposal would involve the erection of a 2.4m high fencing in the place of the existing approximately 2.2m high fencing on balance, this is not anticipated to impair the open nature of the site and as such is considered to be in accordance with Policy G8.

The proposal would be sited a minimum distance of approximately 7.7m from the boundary with the residential properties on Scotts Avenue. Given the approximately 1.8m high fencing and substantial planting on the boundary at present the proposal would not be significantly visible from these properties and as such is not anticipated to be detrimental to the residential amenities of the occupants of these properties.

The area is currently utilised for play by children at the school and the proposal although increasing the size of the hardstanding is not anticipated to result in a significant increase in levels of noise at the site particularly as the area where the additional hardstanding is proposed is also a designated play area at present.

Policy BE8 which relates to statutory listed buildings states that “applications for development involving a listed building or its setting...will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting”. The proposal would be located a minimum of 29m from the rear elevation of the historic Bishop Challoner Building and would be in closer proximity to a more recent two storey addition. Given this distance and the location of the development to the rear of the site the proposal is not anticipated to detract from the historic value or appearance of the Bishop Challoner Building and as such is considered to be in line with Policy BE8. The proposal would not be highly visible when viewed from Bromley Road or Scotts Avenue and as such is not anticipated to detract views into the site.

In these circumstances, Members may consider that permission can be granted.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 11/01124, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACD02      Surface water drainage - no det. submitt  
ADD02R      Reason D02
- 3      Details of the proposed slab levels of the hardstanding and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

- 4      Details of the materials to be used for the hardstanding area, fencing and gates shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

**Reason:** In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 5      Details of the external colouring of the gates and fencing hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

**Reason:** In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

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
- G8 Urban Open Space
- C7 Educational and Pre-School Facilities
- PPS5 Planning for the Historic Environment

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

- (a) the appearance of the development within the curtilage of a listed building;
- (b) the relationship of the development to adjacent properties;
- (c) the impact on the open nature of the site which is designated Urban Open Space
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

Reference: 11/01124/FULL1

Address: Bishop Challoner School 228 Bromley Road Bromley BR2 0BS

Proposal: Erection of fencing to enclose playground areas and ball court and insertion of double gates to a maximum height of 2.4m. Resurfacing of existing hardstanding areas and creation of additional hardstanding.



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

**Application No :** 11/01248/FULL6

**Ward:**  
**Chislehurst**

**Address :** 25 Park Road Chislehurst BR7 5AY

**OS Grid Ref:** E: 543893 N: 170888

**Applicant :** Mr Wade Rasmussen

**Objections :** YES

### **Description of Development:**

Side boundary fence in rear garden between Nos. 24 and 25. Max height 2.2 m  
RETROSPECTIVE APPLICATION

### Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

### **Proposal**

- A 2.2m high side boundary fence has been erected along part of the north-eastern flank boundary with No.24 Park Road which consists of horizontal wooden slats
- It requires planning permission as it exceeds 2m in height.

### **Location**

This mid-terrace property, which lies within Chislehurst Conservation Area, is located on the south-eastern side of Park Road, and backs onto a rear access road.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from the owner and tenants of the adjoining property at No.24, which can be summarised as follows:

- loss of light to high-level side windows of conservatory
- difficulty of maintaining windows due to closeness of fence
- fence blocks ventilation via windows

- view of fence from windows is unsightly and oppressive.

### **Comments from Consultees**

No comments were received from the Advisory Panel for Conservation Areas.

### **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

BE7 Railings, Boundary Walls and Other Means of Enclosure

BE11 Conservation Areas

### **Planning History**

There does not appear to be any record of planning permission having been granted for the single storey rear extension to No.24 adjacent.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character and appearance of Chislehurst Conservation Area, and the impact on the amenities of the occupants of neighbouring residential properties.

The applicant states that he erected the fence as the neighbour's extension is situated on the boundary with his property and contains clear glazed windows which were unneighbourly, and rotting timber window frames which were unsightly. Noise from the windows was also a problem.

The appearance and design of the fence is acceptable in this conservation area location, and is not visible outside the rear garden area due to high boundary screening. Therefore, it is not considered to be harmful to the character and appearance of Chislehurst Conservation Area.

With regard to the impact on the adjacent property at No.24, the fence blocks the outlook and light from the high-level side windows in the conservatory, however, the glazed roof allows sufficient light into the rear extension, and high-level windows are not normally expected to provide a view. Maintenance of the boundary structures are a private matter, as are ventilation issues.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01248, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

**Reasons for permission:**

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

- BE1 Design of New Development
- BE11 Conservation Areas
- BE7 Railings, Boundary Walls and Other Means of Enclosure

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

- (a) the visual impact on the character and appearance of Chislehurst Conservation Area
- (b) the impact on the amenities of the occupiers of the adjacent residential property

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

Reference: 11/01248/FULL6  
Address: 25 Park Road Chislehurst BR7 5AY  
Proposal: Side boundary fence in rear garden between Nos. 24 and 25. Max height 2.2 m  
RETROSPECTIVE APPLICATION



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Report No.  
DRR/11/071

London Borough of Bromley

Agenda  
Item No.

PART 1 - PUBLIC

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**Decision Maker:** PLANS SUB COMMITTEE 1

**Date:** 4 August 2011

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

**Title:** 37 HIGHFIELD ROAD, BICKLEY, BR1 2JN

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

**Chief Officer:** Chief Planner

**Ward:** Bickley

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1. Reason for report

A complaint has been made regarding the reduced sidespace at an extended property in breach of a condition. It is therefore necessary to consider whether it is expedient to take any action.

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2. **RECOMMENDATION**

**No further action**

### 3. COMMENTARY

- 3.1 The site is a detached residential property. In 2009, permission was granted for a two storey side extension which is now complete (DC/09/02955). Condition 3 of the permission required a 1m side space between the south flank wall and the side boundary although the building is not parallel with the boundary.
- 3.2 Complaint has been made from a member of the public, who has had a similar application refused, that the side space is less than 1m.
- 3.3 The site has been inspected and it has been confirmed that the side space at the front of the extension is only 0.6m, a discrepancy of 0.4m. The side space widens to 1.9m at the rear as shown on the approved plans. Only the front section of the side space is less than 1m in breach of the condition.
- 3.4 The garage is 2.75m wide whereas the approved plans indicate a width of 2.6m. This would account for some of the reduced side space at the front of the extension
- 3.5 Examination of the boundary fence indicates that it has been erected within the property boundary by up to 0.2m nearer than the line of previous fencing. This is the gap between the fence and mortar fillets adjacent to the paving slabs at no.39). Towards the rear of the extension this gap diminishes to zero.
- 3.6 Thus the actual side space at the front of the extension is 0.8m, a discrepancy of approx. 0.2m.
- 3.7 Given that the side space is less than 1m for a relatively small section of the extension it is concluded that the breach of the condition is relatively minor. On balance it is therefore considered that it would not be expedient to take enforcement action to demolish and rebuild the flank wall of the extension in the position shown on the approved plan.

ENF/DM/11/00349

Report No.  
DRR/11/072

## London Borough of Bromley

### PART 1 - PUBLIC

- Info on notices, orders or directions

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**Decision Maker:** PLANS SUB-COMMITTEE 1

**Date:** 4 AUGUST 2011

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

**Title:** 20A CAMBRIDGE ROAD, BROMLEY, BR1 4EA

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

**Chief Officer:** Chief Planner

**Ward:** Plaistow and Sundridge

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1. A complaint has been received regarding a detached outbuilding building which has been erected in the rear garden of 20a Cambridge Road, Bromley.

### 2. RECOMMENDATION

No further action be taken.

### 3. COMMENTARY

- 3.1 A site visit revealed that a single storey detached building was under construction at the bottom of the garden of the site with a pitched roof which measured 4m in high to the ridge and 2.4m to the eaves. The building is approx. 7.5m long and 5.5m wide and is situated adjacent to the southern boundary fence and 1.16m from the eastern boundary. The owner claims that the building is permitted development and states that it is intended to be used as a games room.
- 3.2 The height of the building and its position in relation to the boundary means that it falls outside permitted development rights under The Town and Country Planning General Permitted Development Order, as amended. However if the structure been sited 2m from the boundaries it would be permitted development rights under Class E.1.
- 3.3 The building is situated at the end of the rear garden and is screened along the eastern boundary by mature trees over 5m in height. The design of the building incorporating a pitched roof is considered to be acceptable and it does not have a significant adverse impact effect on the appearance of the area or the residential amenities of the adjoining properties.

- 3.4 Advice has been sought from the Council's solicitor who confirmed that the building requires planning permission in view of its height and siting within 2m of the boundaries. However, on balance it is concluded that it would not be expedient or proportionate to take enforcement action.

EN/ML/11/00307

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