



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

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THE LONDON BOROUGH
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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, Charles Joel and Tom Papworth

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on
THURSDAY 19 JANUARY 2012 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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

If you have further enquiries or need further information on the content of any of the applications being considered at this meeting, please contact our Planning Division on 020 8313 4956

Information on the outline decisions taken will usually be available on our website (see below) within a day of the meeting.

Copies of the documents referred to below can be obtained from
www.bromley.gov.uk/meetings

A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 24 NOVEMBER 2011**
(Pages 1 - 14)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Cray Valley West	15 - 18	(11/03795/FULL1) - Link Youth Centre, Midfield Way, Orpington.
4.2	Mottingham and Chislehurst North	19 - 22	(11/03837/FULL1) - Castlecombe Youth Centre, Castlecombe Road, Mottingham, London, SE9.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.3	Copers Cope	23 - 38	(11/02100/FULL1) - Land rear of 86 to 94 High Street, Beckenham.
4.4	Penge and Cator	39 - 46	(11/03026/FULL1) - 149 Maple Road, Penge, London, SE20.
4.5	Darwin	47 - 52	(11/03077/OUT) - Arundel, Berrys Hill, Berrys Green, Westerham.
4.6	Mottingham and Chislehurst North	53 - 56	(11/03322/FULL6) - 52 Grove Park Road, Mottingham, London, SE9.
4.7	Darwin	57 - 62	(11/03592/FULL6) - 17 Belvedere Road, Biggin Hill.
4.8	Biggin Hill	63 - 70	(11/03688/FULL1) - 31 Church Road, Biggin Hill.

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

Report No.	Ward	Page No.	Application Number and Address
4.9	Chislehurst Conservation Area	71 - 78	(11/03317/FULL6) - Silver Birches, Manor Park, Chislehurst.
4.10	Bickley	79 - 84	(11/03395/EXTEND) - 138 Blackbrook Lane, Bickley, Bromley.
4.11	Copers Cope	85 - 94	(11/03431/FULL1) - Site of 84-86 Overbury Avenue and 2 Stanley Avenue, Beckenham.

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

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

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

Report No.	Ward	Page No.	Application Number and Address
6.1	Chelsfield and Pratts Bottom	95 - 98	Request for a Tree Preservation Order at 23 Oxenden Wood Road, Chelsfield.

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

NO REPORT

8 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 to move that the Press and public be excluded during consideration of the items of business listed below as it is 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.

Report No.	Ward	Page No.	Reason for Restricted Access
9	Crystal Palace (RES12015) - PROSECUTION – 39 SELBY ROAD, LONDON SE20.	(PAGES 99 - 118)	Any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 24 November 2011

Present:

Councillor Mrs Anne Manning (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Kathy Bance, Katy Boughey,
Lydia Buttinger, John Canvin, Samaris Huntington-Thresher and
Charles Joel

Also Present:

Councillors Graham Arthur, Jane Beckley, Eric Bosshard,
Peter Dean, Russell Mellor, Neil Reddin, Michael Tickner,
Stephen Wells and Alexa Michael

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Tom Papworth; Councillor John Canvin attended as his alternate.

12 DECLARATIONS OF INTEREST

Councillors Lydia Buttinger and John Canvin declared a personal interest in Item 4.8 as members of Shortlands Residents' Association.

Visiting Ward Member Councillor Eric Bosshard declared a personal interest in Item 4.12. Councillor Bosshard gave representation then left the Council Chamber.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 29 SEPTEMBER 2011

RESOLVED that the Minutes of the meeting held on 29 September 2011 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

14.1 COPERS COPE

(11/01168/EXTEND) - Land rear of 86-94 High Street, Beckenham.

Description amended to read: 'Erection of 29 two bed and 9 one bed flats with 32 parking spaces, landscaping and access'.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Russell Mellor and Councillor Michael Tickner in objection to the application were received at the meeting.

Comments and updates from the Planning Officer and legal representative were reported at the meeting.

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

1 Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called “the reserved matters”) shall be obtained in writing from the local planning authority before any development begins.

Reason: No such details have been submitted and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted to and approved in writing by the local planning authority and shall be carried out as approved.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

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

4 The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

5 Details of all boundary treatments shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The approved details shall be fully implemented prior to the first occupation of the approved development and thereafter retained.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

6 The plans and particulars submitted in accordance with the condition 2 above shall include:

- i) a plan showing the location of which trees are to be retained and the crown spread of each retained tree or tree overhanging the site;
- ii) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree or of any overhanging tree on land adjacent to the site;
- iii) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree, or tree overhanging the site, from damage before or during the course of development.

In this condition “retained tree” means an existing tree which is to be retained in accordance with the plan referred to in paragraph (i) above.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

7 No bonfires shall take place within 6 metres of the furthest extent of the spread of the canopy of any tree shown to be retained or of any overhanging tree on land adjacent to the site.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that all existing trees to be retained on the site are adequately protected.

8 No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. 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.

9 Details of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory means of drainage and to accord with Planning Policy Statement 25: Development and Flood Risk.

10 Details of the provision for the parking of cars and bicycles, including circulation and turning areas, shall

be submitted to and approved in writing by the local planning authority prior to the commencement of development. The approved scheme shall be carried out before any part of the development hereby permitted is first occupied and thereafter retained for the intended purpose.

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

11 Details of the ground floor slab levels of the building and the existing and proposed site levels shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. 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 visual and residential amenities of the area.

12 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:

- i) the numbers (being 35% of the total number of habitable rooms), type and location on the site of the affordable housing provision to be made;
- ii) the timing of the construction of the affordable housing;
- iii) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- iv) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In order to ensure suitable housing provision on site and to accord with Policies H2 and H3 of the Unitary Development Plan.

13 Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the occupiers of the buildings when the site is

developed. Development shall not begin until the measures approved in the scheme have been implemented.

Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

14 The development shall not be occupied until the new junction has been provided in accordance with *Figure 4 in Appendix A to the Highway Statement by Stilwell Partnership dated December 2004.*

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

15 Details shall be as approved under ref. 08/00834 DET unless otherwise agreed in writing by the Local Planning Authority.

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.

INFORMATIVES

1 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Beck main river. Contact Robert Williams on 020 8091 4016 for further details.

2 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 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.

3 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the

erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

4 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 e-mailing 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.

5 Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

6 Thames Water recommend the following informative be attached to this planning permission. 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 Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

**14.2
COPERS COPE**

(11/02100/FULL1) - Land rear of 86-94 High Street, Beckenham.

Description amended to read: '3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 41 car parking spaces, bicycle parking, landscaping and access.'

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Russell Mellor and Councillor Michael Tickner in objection to the

application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE DEFERRED** without prejudice to any future consideration for the application to reduce the number of units so as not to exceed that approved under ref. 04/02976; to step development away from the neighbouring residential properties; to seek to reduce height to 3 storeys; to address highways and refuse matters; and to address the issue of loss of traders' parking.

**14.3
HAYES AND CONEY HALL**

(11/02475/OUT) - 1 Chilham Way, Hayes, Bromley.

Description of application - Demolition of existing sheltered accommodation and erection of two storey block comprising 4 one bedroom and 4 two bedroom flats and 18 semi-detached and 15 terraced houses (9 two bedroom, 20 three bedroom and 4 four bedroom), with estate road and 70 car parking spaces OUTLINE.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Graham Arthur and Councillor Neil Reddin were received at the meeting. It was reported that the application had been amended by documents received on 11 November 2011.

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

1 The proposal constitutes a cramped form of development with excessive hardstanding with a "sea of parking", lacking adequate open and amenity space and devoid of adequate landscaping, as such conflicting with the provisions of Policies BE1 and H7 of the Unitary Development Plan.

**14.4
CRAY VALLEY EAST**

(11/02653/FULL1) - Oak View, Crockenhill Road, Orpington.

Description of application - Single storey link extensions within internal courtyard of hospital (revision to scheme permitted under ref. 11/00023 to include glazed roof over part of courtyard and internal lift.)

Comments from Ward Member Roxhannah Fawthrop were reported at the meeting.

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.

**14.5
CRAY VALLEY EAST**

(11/02736/FULL6) - Sunnybank, Crockenhill Road, Swanley.

Description of application - Proposed veranda to front elevation. RETROSPECTIVE APPLICATION.

Comments from Ward Member Roxhannah Fawthrop were reported at the meeting.

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

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

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

**14.6
BROMLEY COMMON AND
HAYES**

(11/02753/FULL6) - 25 Keston Gardens, Keston.

Description of application - Single storey front extension.

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

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

**14.7
BROMLEY COMMON AND
KESTON**

(11/02777/FULL6) - 25 Keston Gardens, Keston.

Description of application - Single storey rear extension.

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

from Ward Member Councillor Alexa Michael were received at the meeting.

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

**14.8
COPERS COPE**

(11/02863/FULL1) - 18 Scotts Avenue, Shortlands, Bromley.

Description of application - Demolition of existing house and the erection of 2 two storey four bedroom detached houses with shared access and car parking to front.

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Russell Mellor in objection to 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 proposed dwellings would represent a cramped overdevelopment of the site, detrimental to the street scene and out of character with neighbouring development and the spatial standards of the surrounding area, contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.

**14.9
COPERS COPE**

(11/03028/FULL2) - 80 High Street, Beckenham.

Description of application - Change of use of first floor from private members club to restaurant (Class A3) and bar/drinking establishment (Class A4), use of front flat roof as garden terrace, first floor rear terrace, dumb waiter at rear, additional ventilation duct and fire escape on northern flank.

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

Comments from the Metropolitan Police were reported at the meeting.

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

**14.10
KELSEY AND EDEN PARK**

**(11/03091/FULL6) - 1 Birchwood Avenue,
Beckenham.**

Description of application - Single storey side and rear extension, rear dormer extension and alterations to roof, side extension to form staircase enclosure.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Peter Dean in support of the application were received at the meeting.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**14.11
SHORTLANDS
CONSERVATION AREA**

(11/02276/FULL6) - 38 Hayes Way, Beckenham.

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

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

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

**14.12
CHISLEHURST**

**(11/02642/FULL6) - 51 Marlings Park Avenue,
Chislehurst.**

Description of application - Two storey and first floor rear extensions. Elevational alterations.

Oral representations from Ward Member Councillor Eric Bosshard in objection to the application were received at the meeting. Councillor Bosshard left the room before the discussion and vote took place.

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

**14.13
FARNBOROUGH AND
CROFTON**

**(11/02690/FULL6) - 70 Newstead Avenue,
Orpington.**

Description of application - Part one/two storey/first floor side/rear extensions, single storey rear extension and pitched roof over existing garage.

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

Having considered the report, objections and representations, Members were **MINDED TO GRANT PLANNING PERMISSION**, subject to a Certificate B notice being served by the applicant on neighbours, and for the application to proceed to be determined under delegated authority.

**14.14
CLOCK HOUSE**

**(11/02760/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 and 86 and 88 Ravenscroft Road (amendment to scheme permitted under 10/02225) to increase the width of the building, decrease the depth of building and alteration to layout of car parking spaces and cycle storage.

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

Comments from the Environment Agency were reported at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended subject to the conditions and informatives set out in the report of the Chief Planner with condition 2 amended to read:-
"2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces and boundary treatment to the rear of Nos. 84, 86 and 88 Ravenscroft Road, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or

become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted. Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

The following condition was also added:-

18 The development permitted by the planning permission shall only be carried out in accordance with the approved Flood Risk Assessment by Environmental Assessment Services Ltd, January 2011.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with the provisions of Planning Policy Statement 25: Development and Flood Risk.

**14.15
WEST WICKHAM**

(11/02856/FULL6) - 73 Hayes Chase, West Wickham.

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

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

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

**14.16
WEST WICKHAM**

(11/02948/FULL6) - 189 Wickham Chase, West Wickham.

Description of application - Detached summer house to rear. RETROSPECTIVE APPLICATION.

Oral representations from Ward Member Councillor Jane Beckley 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 the application BE DEFERRED** without prejudice to any future consideration to ascertain whether the detached summerhouse falls entirely within the boundary of No 189 Wickham Chase.

**14.17
SHORTLANDS**

(11/03094/FULL5) - Park Langley Tennis Club, 44A Wickham Way, Beckenham.

Description of application - Installation of rooftop mounted telecommunications equipment comprising a replica flagpole antenna extending 4.6 metres above roof level fixed to the western end of the badminton court, 2 radio equipment cabinets mounted on the flat roof area and ancillary equipment including handrailing (application by 02 and Vodafone).

It was reported that the application had been amended by documents received on 14 November 2011.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**14.18
BROMLEY TOWN
CONSERVATION AREA**

(11/02712/ADV) - 2 East Street, Bromley.

Description of application - continued display of replacement internally illuminated fascia sign and new internally illuminated projecting sign.

Members having considered the report **RESOLVED that PERMISSION BE REFUSED** as recommended for the reasons set out in the report of the Chief Planner. Members also **RESOLVED that ADVERTISEMENT PROCEEDINGS BE AUTHORISED TO SECURE REMOVAL OF THE UNAUTHORISED SIGNAGE.**

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

'It is important that the application is considered before the next meeting of a Plans Sub-Committee as the 8 week period for determination of applications has expired and the application needs to be considered as soon as possible.'

**14.19
COPERS COPE
CONSERVATION AREA**

(11/02940/FULL1) - 80 High Street, Beckenham.

Description of application - Part single storey/part two storey replacement building for continued use as light industrial (class B1) and leisure (class D2) (retrospective application)
Oral representations from Ward Member Councillor

Russell Mellor in support of the application were received. Oral representations from Ward Member Councillor Michael Tickner were also received at the meeting. Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with condition 2 amended to read:-

“2 the leisure use shall not operate before 1000 hours or after 2200 hours Monday to Saturday, nor before 1000 hours or after 1600 hours on any Sunday or Bank Holiday.

Reason: In order to comply with Policies BE1 and L9 of the Unitary Development Plan and in the interest of the amenities of the area.”

The following condition was also added:-

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

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

15 CONTRAVENTIONS AND OTHER ISSUES

15.1 CHISLEHURST

(DRR/11/129) - 2 Clarendon Way, Chislehurst.

Members having considered the report **RESOLVED that NO FURTHER ACTION BE TAKEN.**

15.2 CRAY VALLEY WEST

(DRR/11/130) - 138 Lockesley Drive, Orpington.

Oral representations in support of enforcement action being taken were received at the meeting.

Comments from the legal representative were reported at the meeting.

Members having considered the report, **RESOLVED THAT THE COUNCIL ENGAGE A SURVEYOR TO ASSESS LAND LEVELS AND ASCERTAIN WHETHER/TO WHAT EXTENT THE GROUND LEVEL HAD BEEN RAISED, IN ORDER TO DETERMINE ANY NECESSARY ENFORCEMENT ACTION.**

The Meeting ended at 10.45 pm

Chairman

Agenda Item 4.1

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

Application No : 11/03795/FULL1

Ward:
Cray Valley West

Address : Link Youth Centre Midfield Way
Orpington BR5 2QL

OS Grid Ref: E: 546330 N: 169902

Applicant : Mr Jan Smith

Objections : NO

Description of Development:

Elevational alterations to replace garage door with metal single door and replacement of glazed roof with felted roof.

Key designations:

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

Proposal

- The proposal seeks to remove the side garage door and replace this with a metal single door.
- Roof alterations will replace the existing glazed roof with a felted solid one.

Location

The application site is on the north side of Midfield Way. The site currently comprises the Link Youth Centre and is surrounded by open land belonging to Midfield Primary School. Opposite the site are residential dwellings.

Comments from Local Residents

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

Comments from Consultees

No technical highways objections are raised.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), C1 (Community Facilities), G1 (Green Belt) and T18 (Road Safety) of the adopted Unitary Development Plan.

Planning History

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

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the impacts on highway safety and the need for the provision of community facilities.

The proposed elevational alterations and roof alteration are considered to be minor in their scale and would not harm the external appearance of the building. The structure is not proposed to be extended in any way and the loss of the garage door is not considered to result in car parking pressure at the site or on nearby highways. Subject to suitable materials, the proposal is not considered to harm the character of the area and given that the proposed alterations are to the side elevation, neighbouring residential properties would be unaffected. The proposal does not affect the continued use of the site as a youth centre. As no extension is proposed, the development would not impact on the openness of the Green Belt.

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. No highway safety implications would result and it is considered that the proposal would not be detrimental to the requirement to provide community facilities. It is therefore recommended that planning permission be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03795, 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 |

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
- C1 Community Facilities
- G1 Green Belt
- T18 Road Safety

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on highway safety
- (e) the community facilities policies of the UDP

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 The applicant is advised that the permission hereby granted refers to the elevational alterations indicated on the submitted plans and application form. The applicant is advised that should the proposed operational hours not comply with the established consents at the site, planning permission may be required to extend these hours.

Application:11/03795/FULL1

Address: Link Youth Centre Midfield Way Orpington BR5 2QL

Proposal: Elevational alterations to replace garage door with metal single door and replacement of glazed roof with felted roof.



Agenda Item 4.2

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

Application No : 11/03837/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Castlecombe Youth Centre
Castlecombe Road Mottingham London
SE9 4AT

OS Grid Ref: E: 542286 N: 171473

Applicant : Mr Jan Smith

Objections : NO

Description of Development:

Elevation alterations to replace garage door with metal single door.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land

Proposal

The proposal seeks to remove the side garage door and replace this with a metal single door.

Location

The application site is on the south side of Castlecombe Road. The site currently comprises the Castlecombe Youth Centre. To the west is the Castlecombe Primary School and to the south is a nursery/family centre. The wider area is residential, comprising relatively high density terraced dwellings in a suburban area.

Comments from Local Residents

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

Comments from Consultees

No technical highways objections are raised.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), C1 (Community Facilities), G2 (Metropolitan Open Land), and T18 (Road Safety) of the adopted Unitary Development Plan.

Planning History

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

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the impacts on highway safety and the need for the provision of community facilities.

The proposed elevational alterations are considered to be minor in their scale and would not harm the external appearance of the building. The structure is not proposed to be extended in any way and the loss of the garage door is not considered to result in car parking pressure at the site or on nearby highways. Subject to suitable materials, the proposal is not considered to harm the character of the area and given that the proposed alterations are to a side elevation that is separated from nearby properties by a considerable distance, neighbouring properties would be unaffected. The proposal does not affect the continued use of the site as a youth centre. As no extension is proposed, the development would not impact on the openness of the Metropolitan Open Land.

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. No highway safety implications would result and it is considered that the proposal would not be detrimental to the requirement to provide community facilities. It is therefore recommended that planning permission be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03837, 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 |

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
- C1 Community Facilities
- G2 Metropolitan Open Land
- T18 Road Safety

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on highway safety
- (e) the community facilities policies of the UDP

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 The applicant is advised that the permission hereby granted refers to the elevational alterations indicated on the submitted plans and application form. The applicant is advised that should the proposed operational hours not comply with the established consents at the site, planning permission may be required to extend these hours.

Application:11/03837/FULL1

Address: Castlecombe Youth Centre Castlecombe Road Mottingham
London SE9 4AT

Proposal: Elevational alterations to replace garage door with metal single door.



SECTION '2' – Applications meriting special consideration

Application No : 11/02100/FULL1

Ward:
Copers Cope

Address : Land Rear Of 86 To 94 High Street
Beckenham

OS Grid Ref: E: 537366 N: 169537

Applicant : London & Quadrant Housing Trust

Objections : YES

Description of Development:

3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Tree Preservation Order

The application was deferred at the Plans Sub Committee meeting of 24 November 2011 to seek the following revisions:

- reduction in number of units to accord with that approved under planning permission refs. 04/02976 and 11/01168
- reduction in height of development
- blocks to be stepped away from neighbouring residential properties
- address highways and refuse matters.

The applicant registered an appeal against the Council's non-determination of the application on 22 December 2011. Members are therefore requested to consider whether to contest the appeal.

The previous report, amended as appropriate, is repeated below.

Proposal

The proposal changes the layout of the scheme permitted under applications refs. 04/02976 and 11/01168 and incorporates units into 3 separate four storey blocks.

The development will incorporate 9 one bedroom flats, 32 two bedroom flats and 3 three bedroom flats, including 15 affordable housing units (3 one bedroom and 2 two bedroom shared ownership flats and 1 one bedroom, 6 two bedroom and 3 three bedroom affordable rent flats). There will be communal amenity space around the blocks and private terraces and balconies with under-croft car parking for 31 cars plus 10 additional car parking spaces within the east of the site.

The application is accompanied by the following documents:

- Ground Investigation Report
- Servicing Management Plan
- Code for Sustainable Homes Ecological Assessment
- Arboricultural Impact Appraisal and Method Statement
- Flood Risk Assessment
- Financial Viability Appraisal
- Renewable Energy Demand Assessment and Feasibility Proposals
- Highway Statement
- Travel Plan
- Archaeological Desk-Based Assessment
- Statement of Community Involvement.

The application is also accompanied by a Design and Access Statement which includes the following points:

- site is ideally located for residential development being close to amenities and transport and surrounded by residential development
- proposal aims to provide a more appropriate form of development than previously permitted and to address shortcomings of the earlier scheme
- London and Quadrant are a Bromley development partner and have received a wide range of awards acknowledging their dedication to quality development
- site includes the mews area at the rear of the High Street which is poorly maintained and has been the location for anti-social behaviour - flytipping occurs regularly and the area is not secure
- locals complain that the site is used for access between Church Avenue and the High Street and to communally owned woods to the west
- current access is split onto two levels and is poorly configured and dangerous
- accesses form a significant hole in the otherwise well defined edge to the High Street
- development of new proposals for the site should recognise that the existing permission is not popular with local residents
- there are opportunities that the existing permission did not address, primarily related to massing
- residential development is appropriate given history of the site and pressing requirement for new homes
- surrounding development is largely 3 to 4 storeys and it is reasonable to restrict the development to this height

- density of the development should reflect rare opportunity of a previously developed site with exemplary accessibility and should provide as many homes as possible compatible with surrounding uses and occupants, thus reducing need for inappropriate sites to be brought forward
- nature of the site and its location is ideal location for smaller families and couples
- following significant issues were identified in the design of the scheme previously granted consent:
 - o lack of daylight and sunlight penetration
 - o lack of views through the site
 - o loss of TPO trees
 - o poor quality internal environment
 - o small homes not compliant with standards
 - o quality of the architectural design
 - o lack of affordable provision
- public exhibition was held in May 2011 and most widely held concern was security of the site and surrounding properties - this has been addressed as part of the proposals
- layout of the new development is intended to allow light into the heart of the scheme and to be visually permeable - views are now possible through the site from the High Street entrance, from the rear of the High Street towards the north and from the rear of Church Avenue towards the south
- configuration of the buildings also allows opportunity for light to penetrate the scheme towards surrounding properties
- development will have less visual impact on the surrounding properties than existing scheme by placing the majority of the footprint of the buildings within the 'visual footprint' of the consented scheme - perceived extent of the development will be less than the current permission
- development will be as far as possible from the rear of Church Avenue homes - nearest directly visible part of the development is 48m away
- gate will fill hole in High Street frontage thus 'repairing the urban fabric'
- design of the buildings is specifically considered so that they are not visible from surrounding areas
- buildings are also designed so that they only exceed the height of the consented scheme where necessary to allow better organisation of site - envelope of consented scheme is only exceeded in limited areas where development is least sensitive
- height of Building A adjacent to the western boundary is 4 storeys as in this location it doesn't affect any surrounding development
- development provides a coherent architectural language that is both restrained and domestic - architecture is intended to be modestly contemporary and crisp with a simple palette of materials
- design of development aims to provide a locally distinct development that creates sense of place for the mews and rear of the High Street - it is both appropriate for its setting and of its time
- architectural resolution is derived from a concept where a hard outer skin (zinc cladding) is provided around the perimeter of the site and 'softer' glass

and brick surfaces are presented to the gardens internally – language of planes and surfaces wrapping the buildings in various ways provides a unique solution for each building but within a unified language for the whole site

- balconies will be formed in opaque structural glass balustrades to prevent rash of bamboo screens and will not overlook each other or surrounding properties
- ground floor terraces are protected by planting beds of dense foliage rather than fences to ensure that flowing nature of the garden areas is maintained
- landscape is characterised by an undulating grassed surface combined with new tree planting, retention of existing TPO trees where possible and carefully considered external furniture to create a gentle but mature garden environment
- all homes designed to meet the requirements of Lifetime Homes criteria and level 4 of the Code for Sustainable Homes
- development of the site will improve security for surrounding developments, prevent anti-social behaviour and dumping problems and visually improve the site and surroundings.

The application is accompanied by a Planning Statement which covers many of the points detailed above and also includes the following additional points:

- revised scheme takes better account of the proximity of the culvert and has been adjusted to avoid the sewer exclusion zone to the north of the site
- appeal decision confirmed that the principle of loss of employment on the site was acceptable
- improved layout will also provide opportunities for increased landscaping to better integrate the development into the surrounding area
- scheme will allow more opportunities for passive surveillance to increase security within the site and will seek to include security measures to protect residents and discourage crime
- none of the proposed units are north facing and therefore the maximum amount of daylight and sunlight will be available
- Inspector concluded that there was no undue loss of privacy or outlook to adjacent occupiers and this revised scheme sits at a comparable distance from the rear of these properties
- Inspector acknowledged that the greatest impact would be on those residents of 40 and 42 Church Avenue - revised proposals move all development away from the rear of the gardens of these properties
- distance of development from the rear of the neighbouring properties is comparable to the permitted scheme
- comprehensive landscaping scheme using heavy standard and semi-mature stock will significantly enhance the contribution of this site to local amenity and more than compensate for loss of existing trees
- revised scheme offers an increased ratio of car parking spaces.

Location

The 0.33 hectare site is currently vacant following a fire which destroyed the warehouse building and it has previously been used for light industrial, storage and other uses. There is a group of sycamore trees located towards the middle of the site which are protected by Tree Preservation Order 735. There is a concrete hardstanding used for car parking to the east of the site. Access from the High Street is between Nos. 90 and 94 and at present this is at two levels, the higher route leading to the warehouse and the lower route providing rear access to premises fronting the High Street. The access road provides the main view into the site.

Surrounding development is typically comprises 3 and 4 storey commercial buildings with some residential uses on the upper floors and many of these buildings have been extended to the rear in a haphazard fashion. To the north of the site are the gardens of houses fronting Church Avenue whilst to the west is an area of undergrowth and trees which is part of the grounds of 32 Church Avenue. There is also a wooded area of designated Urban Open Space to the west of the site.

Comment from Local Residents

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

- out of character
- overdevelopment / excessive density
- excessive height / nearby properties are two storeys in height / extra storey on Block A is excessive / applicant has not presented compelling argument that benefits of scheme outweigh additional harm from increased height
- visual impact / excessive bulk and massing
- close proximity of blocks to adjacent buildings
- overlooking / loss of privacy
- loss of light
- loss of outlook
- increased noise and disturbance
- increased traffic and congestion / congestion from cars waiting to turn into site / congestion will lead to increased traffic on The Drive
- access is badly sited / too close to traffic light junction and blind corner
- inadequate car parking / no visitor parking
- increased demand for scarce on-street parking in surrounding area
- inadequate access for large vehicles and for emergency services, particularly in event of a fire in the west of the site
- fire service had difficulty accessing site during 2008 fire / fire service should be consulted / fire risk assessment should be carried out
- inadequate turning area within the site
- detrimental impact on highway and pedestrian safety
- loss of mature protected trees / loss of nesting habitat for birds
- trees provide visual amenity and a visual and sound buffer
- ecological impact / protected species on site / loss of wildlife habitat
- increased pressure on local infrastructure and services

- increased pollution
- noise, disturbance, congestion, disruption and pollution during construction
- no provision for construction workers car parking
- reduced security at neighbouring properties
- secure boundary treatment should be provided around site
- insufficient information regarding boundary wall between site and 86-90 High Street
- access from the site to driveways at Nos. 32-40 Church Avenue should be restricted
- increased flood risk / impact on water table
- site is unsuitable for soakaways
- increased pressure on sewerage infrastructure
- impact on archaeological interest
- impact on pond, 'Monks Seat' / 'Bishop's Seat', ancient folly and disused well in garden of No. 32 Church Avenue
- 'Monks Seat' is a national and local heritage asset
- open land is a scarce, valuable resource and should be retained
- Pierluigi's Restaurant uses southern side of its site to accommodate car parking and deliveries / servicing – proposal will severely restrict restaurant's ability to provide parking and will prevent servicing and servicing from the High Street is impractical
- boundary wall will restrict access to Pierluigi's Restaurant and will harm outlook
- impact of construction on Pierluigi's restaurant
- too many flats in the area already
- scheme is driven by profit
- no need for housing / previous permission was never implemented
- Highways Statement and Archaeological Assessment are misleading
- Ecological Statement is misleading / inaccurate
- Statement of Community Involvement is misleading / comments have been omitted
- inadequate consultation
- applicants have ignored local feedback following pre-application consultation
- increased anti-social behaviour / occupants will be undesirable
- social housing should not be located close to bars and clubs
- damage to community spirit
- inadequate affordable housing
- inadequate disabled provision
- motorcycle parking should be provided
- application should be invalidated because site includes wall at rear of No. 42 Church Avenue
- site should provide shops / mews of artists studios / small boutique shops / nursery
- developer is seeking to purchase No. 32 Church Avenue to create an additional access
- occupants will be affected by noise, smells and pollution from bars and restaurants

- Council incompetence and corruption led to previous decision
- applicant wants to develop woodland to the west of the site
- London and Quadrant are in debt and could be declared bankrupt leaving development unfinished.

A petition signed by 63 local residents objecting to traffic, parking, noise and overdevelopment has also been submitted.

The applicant has submitted a response to various points raised in the objection letters.

Comments from Consultees

Highways – no objections

Drainage – no objections

Metropolitan Police Crime Prevention Design Adviser - no objections

English Heritage (Archaeology) – no objections

Housing – no objections

Environmental Health – no objections

Environment Agency – no objections

Thames Water – no objections

Waste Advisers – no objections

Sustainable Development and Renewable Energy – no objections.

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

Planning Considerations

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

UDP

T1 Transport Demand

T2 Assessment of Transport Effects

T3 Parking

T5 Access for People with Restricted Mobility

T7 Cyclists

T11 New accesses

T17 Servicing of Premises

T18 Road Safety

H1 Housing Supply

H2 Affordable Housing

H7 Housing Density and Design

H9 Side Space

NE7 Development and trees

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

BE16 Ancient Monuments and Archaeology

EMP5 Development outside business areas

ER7 Contaminated Land

IMP1 Planning Obligations

London Plan

- 2.7 Outer London Economy
- 2.15 Town Centres
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and Young Peoples Play and Informal Recreation Facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.13 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.14 Affordable housing thresholds
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.21 Contaminated Land
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.21 Trees and Woodland
- 8.2 Planning Obligations.

A legal agreement will be prepared to secure the affordable housing and a financial contribution to address the impact of the proposal on local education infrastructure. There is sufficient healthcare infrastructure in the surrounding area and a financial contribution to address healthcare impacts will not be required.

The planning permission renewed under application ref. 11/01168 establishes that the loss of the protected trees to facilitate development of the site is acceptable.

The density of the scheme will be approx. 133 homes per hectare.

Planning permission was granted in December 2011 for a rear extension to No. 130 High Street to provide 2 one bedroom flats at second floor level and 2 two bedroom flats within the third floor roof space (ref. 11/03184).

Planning History

Outline planning permission was refused by the Council in March 2005 for a part one/three/four storey block comprising 29 two bedroom and 9 one bedroom flats with 32 car parking spaces and hard and soft landscaping (ref. 04/02976). Planning permission was subsequently granted at appeal in May 2006 and this permission was extended on 24 November 2011 (ref. 11/01168). Detailed

approval of the design and external appearance of the block was granted in May 2008 (application ref. 08/00834/DET).

Conclusions

The principle of residential development on the site including the acceptability of the loss of protected trees and any loss of employment has already been established through the recently extended planning permission. The main issues to be considered in this case are the impact of the proposal on the character and appearance of the area and the impact on the amenities of the occupants of nearby properties. On the basis that the impacts of the scheme previously granted planning permission are considered acceptable, particular consideration should be given to the elements of the revised proposal which result in a greater impact than the previous scheme and whether these impacts are outweighed by the benefits of the revised scheme.

Whilst the previously approved scheme was considered acceptable in planning terms the applicant's assertion that it had shortcomings can be accepted. The proposal involves 3 four storey blocks whereas the previously approved scheme was predominantly 3 storeys but rising to 4 storeys at one end. The applicant argues that the scheme represents an improvement over the permitted scheme as it allows more light into the heart of the development and more visual permeability.

There will be very limited public views of the development from the surrounding area. The main public view of the site will be from the High Street entrance and whereas the view of the approved scheme will be of a substantial block the revised proposal will provide visual permeability into the site and is an improvement in this respect. The blocks will generally be no nearer to surrounding development than the previously permitted scheme and it may be considered that the visual impact of the increased height of the development will be offset by its improved design and in particular the visual permeability.

The Inspector considered that the greatest impact on properties fronting Church Road would be at Nos. 40 and 42 and the impact on the gardens of these properties has been substantially reduced. The development will feature more balconies than the previous scheme, however the orientation of the blocks and the separation to nearby dwellings should ensure that there will be no undue loss of privacy resulting from overlooking. The additional units and the increased density of development maybe considered acceptable in this accessible town centre location.

On balance, the proposal may be considered acceptable and it is recommended that permission be granted subject to the conditions listed below should the applicant withdraw the appeal. However, the application was deferred to seek a reduction in the number of units and the height of the blocks and to reduce the impact on neighbouring properties. Members may therefore wish to contest the appeal on grounds of overdevelopment, excessive height and unacceptable impact on neighbouring properties. In terms of highways and refuse matters there are no technical highways objections and refuse arrangements can be addressed through a condition.

as amended by documents received on 06.10.2011 11.10.2011 14.10.2011
19.10.2011 04.01.2012

RECOMMENDATION: The applicant be invited to withdraw the appeal, in which case permission be granted subject to the prior completion of a legal agreement

and the following conditions:

- | | | | | | |
|----|--------|--|------------|----|--|
| 1 | ACA01 | Commencement of development within 3 yrs | | | |
| | ACA01R | A01 Reason 3 years | | | |
| 2 | ACA04 | Landscaping Scheme - full app no details | | | |
| | ACA04R | Reason A04 | | | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | | | |
| | ACA07R | Reason A07 | | | |
| 4 | ACB01 | Trees to be retained during building op. | | | |
| | ACB01R | Reason B01 | | | |
| 5 | ACB02 | Trees - protective fencing | | | |
| | ACB02R | Reason B02 | | | |
| 6 | ACB03 | Trees - no bonfires | | | |
| | ACB03R | Reason B03 | | | |
| 7 | ACB04 | Trees - no trenches, pipelines or drains | | | |
| | ACB04R | Reason B04 | | | |
| 8 | ACD02 | Surface water drainage - no det. submitt | | | |
| | ADD02R | Reason D02 | | | |
| 9 | ACD04 | Foul water drainage - no details submitt | | | |
| | ADD04R | Reason D04 | | | |
| 10 | ACH03 | Satisfactory parking - full application | | | |
| | ACH03R | Reason H03 | | | |
| 11 | ACH12 | Vis. splays (vehicular access) (2 in) | 2.4m x 36m | 1m | |
| | ACH12R | Reason H12 | | | |
| 12 | ACH16 | Hardstanding for wash-down facilities | | | |
| | ACH16R | Reason H16 | | | |
| 13 | ACH18 | Refuse storage - no details submitted | | | |
| | ACH18R | Reason H18 | | | |
| 14 | ACH22 | Bicycle Parking | | | |
| | ACH22R | Reason H22 | | | |
| 15 | ACH23 | Lighting scheme for access/parking | | | |
| | ACH23R | Reason H23 | | | |
| 16 | ACH29 | Construction Management Plan | | | |
| | ACH29R | Reason H29 | | | |
| 17 | ACH32 | Highway Drainage | | | |
| | ADH32R | Reason H32 | | | |
| 18 | ACI20 | Lifetime Homes Standard/wheelchair homes | | | |
| | ADI20R | Reason I20 | | | |
| 19 | ACI21 | Secured By Design | | | |
| | ACI21R | I21 reason | | | |
| 20 | ACK05 | Slab levels - no details submitted | | | |
| | ACK05R | K05 reason | | | |
| 21 | ACK08 | Archaeological access | | | |

- 22 ACK08R K08 reason
- 22 ACK09 Soil survey - contaminated land
- ACK09R K09 reason
- 23 ACL01 Energy Strategy Report
- ADL01R Reason L01
- 24 The development hereby permitted shall not be commenced until such time as a scheme to (see list below) has been submitted to, and approved in writing by, the Local Planning Authority.

- (a) Identify a zone where works and loadings will be restricted to prevent the risk of damage to the 2 culverts on the site. The location of this zone should be based on an assessment of the structural strength of the culverts. This must be agreed prior to commencement of any work within 10 metres of the culverts. Works within the approved zone shall then only proceed in accordance with the approved details.
- (b) Provide compensatory flood storage (in accordance with those details set out in the Flood Risk Assessment)
- (c) Ensure the buildings will be constructed no closer than 2.7 metres measured horizontally from the extent of the culverts
- (d) Provide details of foundations and a trench support structure beneath the edge of the building to facilitate any future works to the culverts.
- (e) Ensure finished floor levels are set no lower than 34.82m above Ordnance Datum (AOD).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason:

- (a) To prevent an increase in flood risk or damage to culverts..
- (b) To ensure adequate flood storage is provided
- (c) To allow future access for maintenance of the culvert
- (d) To minimise the risk of damage to the culverts and facilitate any future works.
- (e) To reduce the risk of flooding to the proposed development and future occupants and to address the uncertainty surrounding the river flood modelling.
- (f) To comply with Policy 5.12 of the London Plan.

- 25 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
The scheme shall also include details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system and to comply with Policy 5.12 of the London Plan.

Reasons for permission:

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

Policies (UDP)

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T11 New accesses
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- NE7 Development and trees
- BE1 Design of New Development
- BE13 Development Adjacent to a Conservation Area
- G2 Metropolitan Open Land
- G7 South East London Green Chain
- L1 Outdoor Recreation and Leisure
- IMP1 Planning Obligations

Policies (London Plan)

- 2.7 Outer London Economy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and Young Peoples Play and Informal Recreation Facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 8.2 Planning Obligations

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

- (a) the relationship of the development to adjacent property
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the safety and security of buildings and the spaces around them
- (d) accessibility to buildings
- (e) the affordable housing policies of the Development Plan regarding
- (f) the policies of the Development Plan regarding planning obligations
- (g) the design policies of the development plan
- (h) the transport policies of the development plan
- (i) 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 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 0845850 2777. Reason – to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 3 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 wwqriskmanagement@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.
- 4 Thames Water would recommend that petrol/ oil interceptors be fitted in all car parking/ washing/ repair facilities. Failure to enforce the effective use of

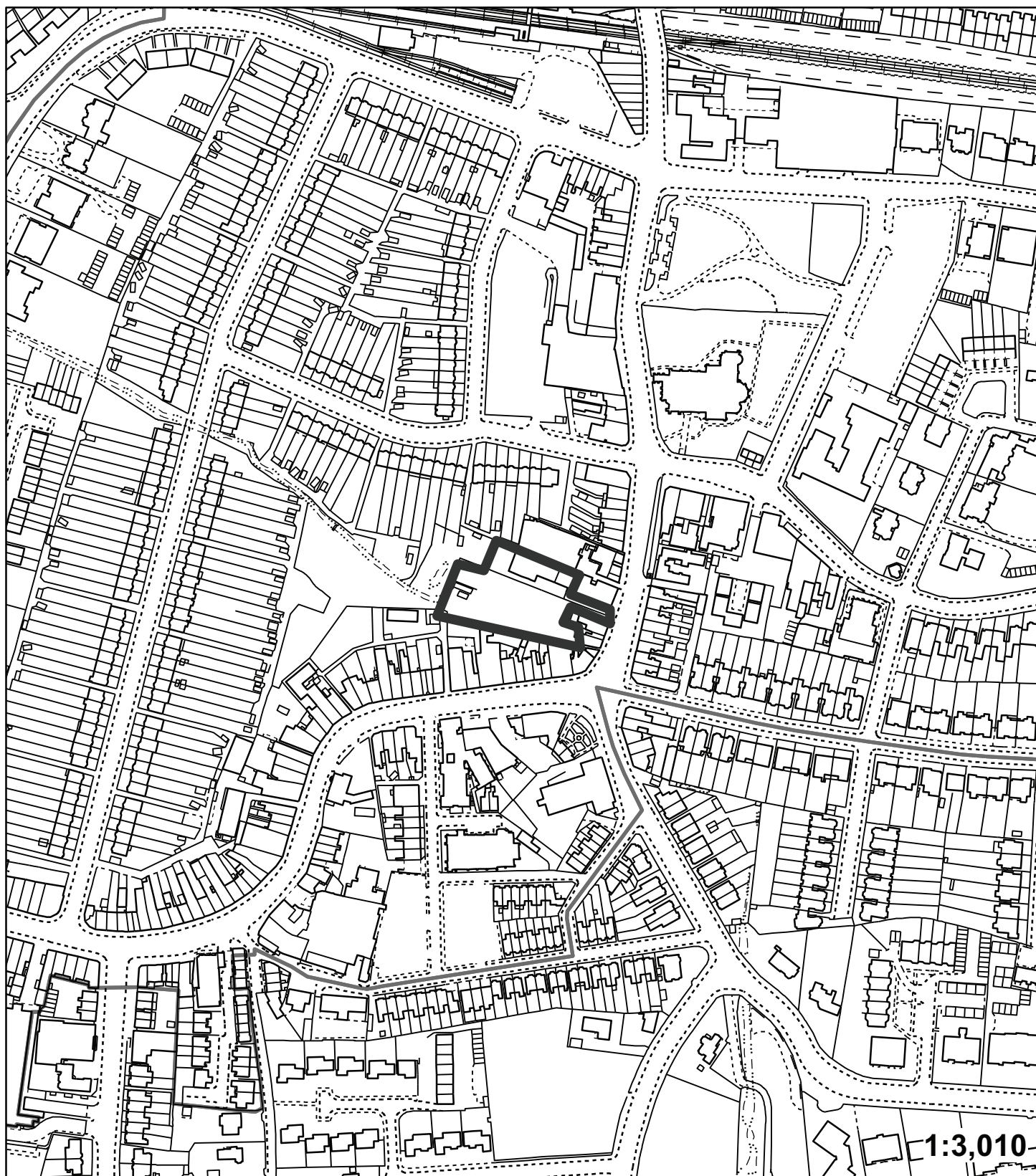
petrol/ oil interceptors could result in oil-polluted discharges entering local watercourses.

- 5 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 Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with modification of the vehicular crossover hereby permitted shall be undertaken at the expense of the applicant.

Application:11/02100/FULL1

Address: Land Rear Of 86 To 94 High Street Beckenham

Proposal: 3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access



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SECTION '2' – Applications meriting special consideration

Application No : 11/03026/FULL1

Ward:
Penge And Cator

Address : 149 Maple Road Penge London SE20
8HU

OS Grid Ref: E: 535251 N: 170128

Applicant : Editrange Limited

Objections : NO

Description of Development:

Conversion of existing two bedroom ground floor flat and basement into 1 two bedroom and 1 one bedroom maisonette, formation of lightwell to front and rear with 2 cycle spaces

Proposal

The application site is located on the north-western side of Maple Road at the junction with Blean Grove. It comprises a part four / two storey building with a basement which was previously used as a public house at ground floor level. It is now in use as 6 two bedroom flats over the ground, first, second and third floors with 4 car parking spaces. The immediate surroundings are predominantly residential with a mix of houses and flats to either side. The wider locality is mixed in character with St John's C of E Primary School and Maple Road Street market and shops further along the road to the north.

It is proposed to convert the existing two bedroom ground floor flat and basement area which is currently vacant into 1 two bedroom and 1 one bedroom maisonettes. The proposal will include the provision of a total of 2 lightwells, 1 at the front and 1 to the rear of the property.

The existing forecourt will be reconfigured to accommodate the lightwell, 2 bin stores and 2 cycle spaces.

Comments from Local Residents

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

Comments from Consultees

Highways - The site is located in an area with a medium public Transport Accessibility Level (PTAL) rate of 3 (on a scale of 1 - 6, where 6 is the most accessible).

No additional car parking would be provided, which is of some concern. However the applicant has carried out night time parking stress survey of the area at 15 June and 16 June 2011. The survey sought to establish parking demand for the highway within a walking distance of approximately 200m, which is satisfactory.

The survey indicates that there are on-street parking spaces available for additional demand during the hours of maximum residential parking demand. Also the area has a moderate PTAL rate. Therefore there are no objections from a highway point of view.

Two cycle storage facilities would be provided, which is satisfactory.

Metropolitan Police – There are concerns about the layout of the proposed entrance to the maisonettes sharing it with the access to the meter boxes and landlords store however the application should be able to achieve Secure By Design (SBD) accreditation in respect of part 2 physical security, by incorporating accredited, tested, certified products.

To achieve this I would seek therefore to have agreed the agree SBD condition attached to any permission that may be granted in connection with this application and that the wording is such that the development will achieve certification – not merely seeking to achieve accreditation.

By the inclusion of such measures this development will satisfy the needs of local Policy H7 (vii) and BE (vii) as well as demonstrating how such measures will be incorporated to minimise crime as contained in DCLG circular 01/2006 paragraph 87.

Environmental Health – Comments are made with reference to the Housing Act 2004 Part 1 (Housing Health and Safety Rating System) and not with reference to Building Research Establishment (BRE), Planning Legislation or Building Regulations guidelines.

Fire:

The means of escape in the event of fire for flat 1A is through the kitchen diner, which is not desirable.

Natural Light

The natural light to the windows serving the bedroom (1A) is obstructed (within 3m of the retaining walls to the front lightwell).

The windows serving the bedroom to Flat 1A and two bedrooms to Flat 1B do not provide a reasonable view of the surroundings.

Crowding and Space:

It is reasonable to assume the intended and future occupation of the two bedroom flat (1B) will include children. Yet there does not appear to be any adequate provision of appropriate external recreation space for Flat 1B.

If the proposed two flats were to be converted as in the amended plans (18.11.2011) provided they would both be developed with inherent hazards associated with fire, crowding and inadequate space and inadequate natural lighting. Subject to risk assessment under the Housing Act the two flats could be subject to enforcement action and as there appears to be no simple solution to the inadequate natural light issues, potentially prohibition orders.

Planning History

Under ref. 00/02552, planning permission was granted for the partial demolition of the existing building, the construction of first, second and third floor extensions and the change of use of the public house to form 6 two bedroom flats with 4 car parking spaces.

Under ref. 06/02521, planning permission was granted for the partial demolition of the existing building, the construction of first, second and third floor extensions and the change of use of the public house to form 6 two bedroom flats with 4 car parking spaces.

Under ref. 06/02660, planning permission was refused for first and second floor extensions and elevational alterations, and the conversion of the public house to form 2 one bedroom and 5 two bedroom flats with 4 car parking spaces. The reason for refusal was as follows:

‘The proposal represents an overdevelopment and overintensive use of the site, lacking adequate facilities commensurable with modern living standards, thereby contrary to Policies H12 and BE1 of the Unitary Development Plan.’

Under ref. 08/00503, planning permission was refused for the partial demolition of the existing building, the construction of a two storey, first floor and second and third floor extensions and the change of use of the public house to form 4 two bedroom and 3 three bedroom flats with refuse store and 4 car parking spaces. The reasons for refusal were as follows:

‘The proposal would be lacking in adequate amenities for future occupants and would have an unacceptable layout in respect of providing adequate natural light levels to the basement flat and means of escape in case of fire in respect of Flat 3 and as such would represent an undesirable overdevelopment of the site, contrary to Policies BE1, H7 and H12 of the Unitary Development Plan.’

‘The proposal would be detrimental to the safety and free flow of traffic as it would result in an inadequate turning area on the forecourt leading to dangerous reversing manoeuvres onto Maple Road, contrary to Policies T11 and T18 of the Unitary Development Plan.’

Most recently planning permission was refused under ref. 08/01755 for partial demolition and two storey/first floor and second and third floor extensions/elevational alterations/formation of light well to front and change of use from public

house to 3 three bedroom and 3 two bedroom flats and 3 car parking spaces. The reasons for refusal given were as follows:

'The proposed development would constitute an overdevelopment of the site, out of character with the surrounding area and detrimental to the visual amenities of the area, contrary to Policies H7 and BE1 of the Unitary Development Plan.'

'The proposed development would be lacking in adequate on-site parking provision to accord with the Council's standards also intensifying the use of the access which would be likely to lead to conditions prejudicial to the free flow and general safety of traffic, contrary to Policies T3 and T18 of the Unitary Development Plan.'

Planning Considerations

The main policies against which to assess this application are Policies BE1, H8 and H1 of the Unitary Development Plan. Policy BE1 sets out the design principles that would be applied when considering proposals for new development - development should respect the scale, form and materials of adjacent buildings, should be imaginative and attractive to look at, and should not detract from the attractive townscape that the Council wishes to secure. It should also respect the amenity of existing and future occupants and ensure their environments are not harmed. Policy H8 requires alterations or enlargements to residential properties to be in scale, form and materials compatible with development in the surrounding area of new residential development to be in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers to be adequately safeguarded. Policy H1 concerns Housing Supply and amongst other things seeks to ensure the efficient use of existing, vacant housing stock.

The agent has provided a detailed response which covers each of the potential hazards pointed out by Environmental Health to the extent that they now consider the proposed accommodation to be compliant. Notwithstanding the above, it is also stated that most if not all of the points raised by Environmental Health are usually dealt with under Building Regulations and not by planning legislation. Amendments have been made to the layout of the flats such that Flat 1A has now become a one bedroom flat with a study / dressing room as opposed to a two bedroom flat.

Conclusions

Planning permission has been refused for similar types of proposal on this site 3 times over the past 5 years. The latest refusal was for conversion to 6 flats including extensions. What appears to have been established from the recent refusals is that it is the principle of conversion utilising the existing basement together with the intensity of use of the building for more than 6 units which has been the cause of objection.

Objections have been raised from an Environmental Health point of view regarding natural daylight, however, the agent has submitted a day / sunlight

study which calculated the average daylight to all bedrooms and living rooms on the ground and lower ground floors. The conclusion of this study was that all of the proposed habitable rooms would meet or exceed the BRE guidelines.

Environmental Health also conclude that the accommodation would not meet the necessary standards set out in the Housing Act 2004 in terms of fire escape, crowding and inadequate space. The main difference with the current application as compared to the previous application is that the accommodation within the basement is no longer self contained and is now provided over the basement and ground floors for 2 flats. The proposal would increase the number of units from 6 to 7 but would in so doing improve the accommodation now proposed at basement level in that each unit would also have a living room [habitable accommodation] at ground floor level. Apart from the small extensions to the basement lightwells no extensions above ground level are now proposed.

The basement is currently used as a landlords store which is not considered to be the most efficient use of this floorspace. Policy H1 of the Unitary Development Plan concerns housing supply and seeks to encourage the efficient use of the existing housing stock including the re-use of vacant buildings and conversion of existing buildings. The proposal would meet this need, the concern would then be whether or not the converted floorspace would provide accommodation commensurate with modern day living standards.

The agent contends that the accommodation and layout meets with all the necessary legislation set out in the Building Regulations and daylight standards set out in BRE.

In light of the above Members will need to consider whether the proposal would provide an efficient use of this residential floorspace in keeping standards set out in Building Regulations. Conversely, whether the problems identified by Environmental Health in terms of the layout may be symptomatic of the overdevelopment of the site.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/01755 and 11/03026 excluding exempt information.

as amended by documents received on 18.11.2011

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA08 | Boundary enclosures - implementation |

- 4 ACA08R Reason A08
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
- ACC01R Reason C01
- 5 ACH19 Refuse storage - implementation
- ACH19R Reason H19
- 6 ACH22 Bicycle Parking
- ACH22R Reason H22
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H1 Housing Supply

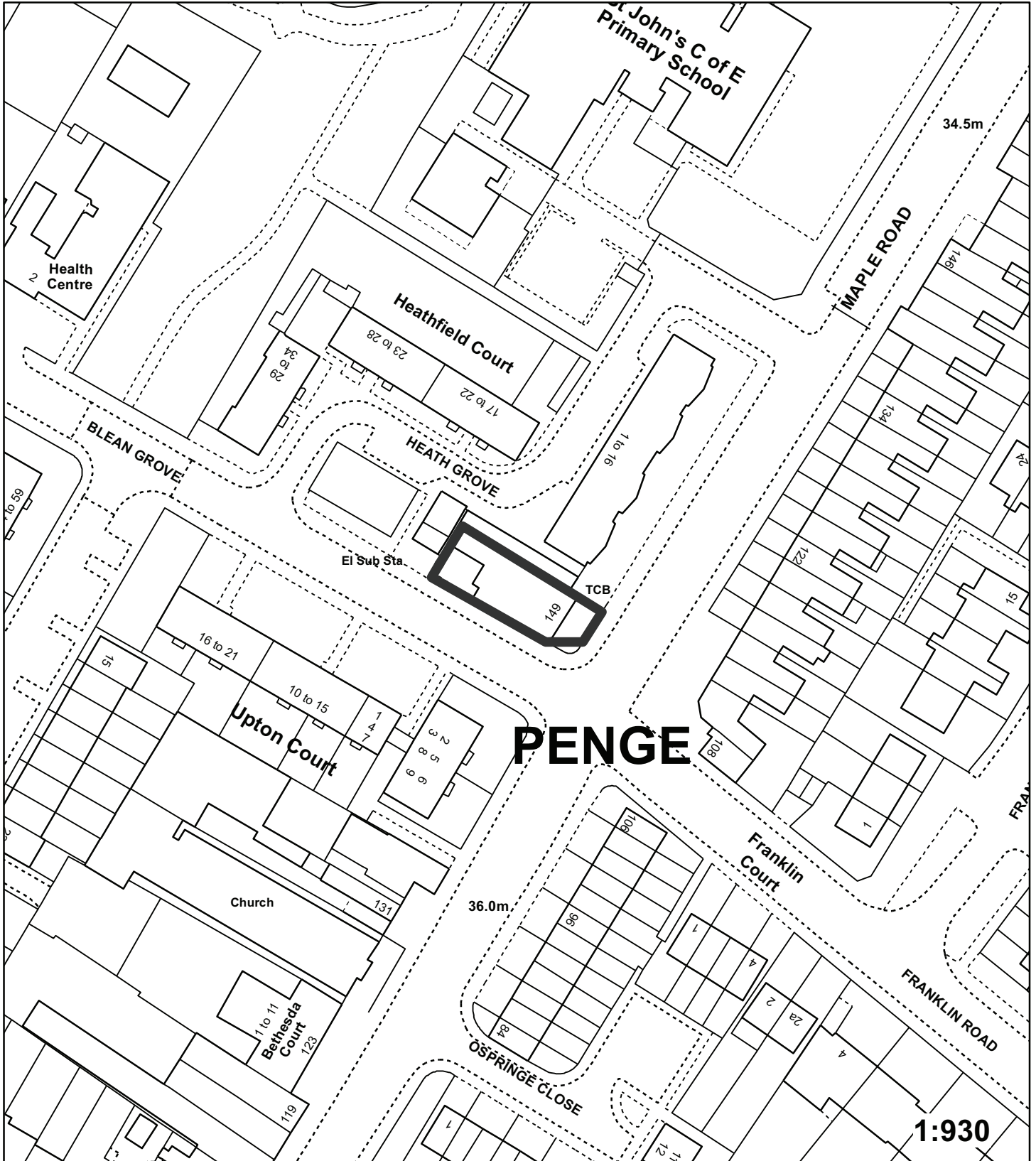
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal would be lacking in adequate amenities for future occupants and would have an unacceptable layout in respect of providing adequate natural light levels to flat 1A and means of escape in case of fire in respect of Flat 1A and as such would represent an undesirable over-development of the site, contrary to Policies BE1, H7 and H12 of the Unitary Development Plan.

Application:11/03026/FULL1

Address: 149 Maple Road Penge London SE20 8HU

Proposal: Conversion of existing two bedroom ground floor flat and basement into 1 two bedroom and 1 one bedroom maisonette, formation of lightwell to front and rear with 2 cycle spaces



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SECTION '2' – Applications meriting special consideration

Application No : 11/03077/OUT

Ward:
Darwin

Address : Arundel Berrys Hill Berrys Green
Westerham TN16 3AE

OS Grid Ref: E: 543606 N: 159397

Applicant : Mr Stephen Bridger

Objections : NO

Description of Development:

Replacement two storey dwelling OUTLINE

Key designations:

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

Proposal

- The application seeks outline planning permission for a replacement detached two storey dwelling.
- It is proposed to demolish the existing property and outbuildings and build a two storey property more centrally in the plot.
- The proposed new dwelling would have an upper limit of 7 metres in height and would have a footprint of 120m².
- Approval is being sought for access, layout and scale.
- The vehicular access will remain as existing.

Location

- The application site is located to the south east of Berrys Hill adjacent to the junction with Single Street and Jail Lane.
- The site currently accommodates a single storey dwelling and three outbuildings.
- The site is located within the Green Belt and whilst there are residential properties in the immediate vicinity, the area is mainly open Green Belt land.

Comments from Local Residents

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

Comments from Consultees

- Environmental Health has no objections to the proposal.
- The Highways engineers have no objections providing various conditions are attached to the permission.
- No objections are raised by the Tree Officer

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
G1 Green Belt
G5 Replacement Dwellings in the Green Belt
H7 Housing Density and Design
T18 Road Safety

London Plan Policy 3D.9 – Green Belt

PPG 2 Green Belt

Planning History

- 1987 – Refused DC/87/00134/OUT. Detached chalet bungalow outline adj to The Rest Berrys Hill Cudham.
- 1998 – Permission DC/98/01053/FUL. Single storey rear extension.
- 2005 – Refused DC/05/03729/FULL1. Erection of three bedroom bungalow with detached garage. Appeal Dismissed.

Conclusions

The main issues relating to the application are whether the proposed development would constitute appropriate development within the Green Belt and, if not, whether very special circumstances exist, and the effect that it would have on the visual amenity and openness of the area.

Two previous applications have been refused at the site for an additional dwelling on the site. The current application proposes a replacement dwelling and not an additional dwelling on the site.

National policy, contained within Planning Policy Guidance Note 2: Green Belts (PPG2), contains a presumption against inappropriate development. The guidance identifies development that would be appropriate. The replacement of a dwelling need not be inappropriate providing that the new dwelling is not materially larger than the dwelling it replaces. Inappropriate development should not be approved unless there are very special circumstances so that the harm caused is clearly outweighed by other considerations. This is echoed in Policy G5 of the Unitary Development Plan.

The proposed replacement dwelling has an increase in floor area of approximately 8% over the original dwelling. Whilst the new dwelling would have two storeys, the maximum height proposed would be 7 metres and it is considered that this would not represent a materially larger property than the existing dwelling. The existing dwelling and outbuildings have a larger floor area and footprint than the proposed replacement dwelling and it is therefore considered that the proposal would result in a less harmful development in terms of its overall impact on the openness of the Green Belt, which would comply with Policy G5.

The dwelling would be located closer to the neighbouring property than the current building and would have a higher ridge line. However, the proposed replacement dwelling would be approximately in line with 'The Rest' when viewed from Berrys Hill and have a separation of approximately 8 metres. Due to the land levels, the replacement dwelling would be approximately 2 metres higher than the neighbouring property. However, given the separation, this is not considered to be unduly harmful in terms of light, prospect or visual amenity.

A S106 legal agreement is recommended to ensure the demolition of the existing buildings prior to the occupation of the new dwelling.

Background papers referred to during production of this report comprise all correspondence on files refs. 87/00134, 98/01053, 05/03729 and 11/03077, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A S106 LEGAL AGREEMENT

and the following conditions:

- | | | | | |
|---|--------------------------------|---|-------------------|-----|
| 1 | ACA02
landscaping
ACA02R | Details req. pursuant outline permission
Reason A02 | appearance | and |
| 2 | ACA03
ACA03R | Compliance with landscaping details
Reason A03 | 1 | |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 | | |
| 4 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 | | |
| 5 | ACI02 | Rest of "pd" Rights - Class A, B,C and E | | |
| | | Reason: In order to comply with Policies G1, G5, H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site and protect the openness and character of the Green Belt. | | |
| 6 | ACI03 | Rest on floorspace (incl. garage) (1 in) | 240m ² | |
| | | Reason: In order to comply with Policies G1, G5, H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site and protect the openness and character of the Green Belt. | | |
| 7 | ACK04
ACK04R | Demolition of existing building (see D10)
K04 reason | | |
| 8 | ACK05
ACK05R | Slab levels - no details submitted
K05 reason | | |

9	ACH02	Satisfactory parking - no details submit
	ACH02R	Reason H02
10	ACH04	Size of parking bays/garages
	ACH04R	Reason H04
11	ACH05	Size of garage
	ACH05R	Reason H05
12	ACH16	Hardstanding for wash-down facilities
	ACH16R	Reason H16
13	ACH29	Construction Management Plan
	ACH29R	Reason H29
14	ACH32	Highway Drainage
	ADH32R	Reason H32

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
- G1 Green Belt
- H7 Housing Density and Design
- T18 Road Safety

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

- (a) the relationship of the development to adjacent property
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact of the development on the open character of the Green Belt

and having regard to all other matters raised.

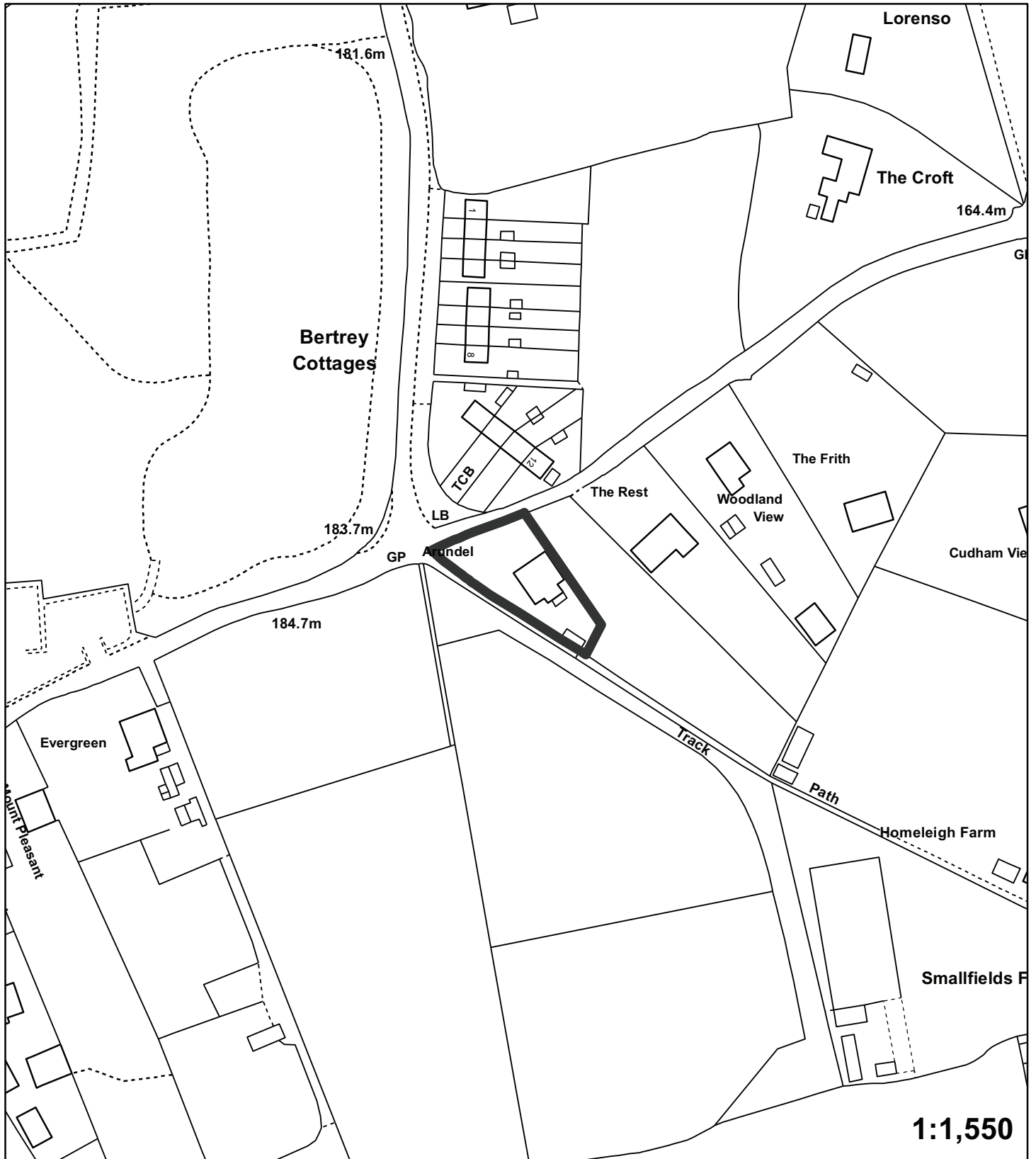
INFORMATIVE(S)

- 1 RDI01 Outline Application – Detailed Plans
- 2 Public footpath 269 runs along the boundary of the application site. The applicant is advised that it is necessary to safeguard pedestrians using the route, and that it must not be damaged or obstructed either during, or as result of, the development.
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 4 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:11/03077/OUT

Address: Arundel Berrys Hill Berrys Green Westerham TN16 3AE

Proposal: Replacement two storey dwelling **OUTLINE**



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SECTION '2' – Applications meriting special consideration

Application No : 11/03322/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : 52 Grove Park Road Mottingham
London SE9 4QB

OS Grid Ref: E: 541647 N: 172512

Applicant : Mr A Kundra

Objections : YES

Description of Development:

Part one/two storey rear and first floor side extensions, new vehicular access to provide in/out drive

Key designations:

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

Proposal

This proposal is for a part one/two storey rear extension which would have a maximum depth of 4.7m from the rear elevation of the garage and 3m from the rear elevation of the main dwellinghouse at a ground floor level and would have a maximum depth of 1.8m to the rear at a first floor level. A first floor side/rear extension is also proposed which would project 3.7m to the side and would be stepped back 0.9m from the principal elevation and 1m from the flank boundary. A new vehicular access to provide an in/out drive is also proposed.

Location

The application site is located to the north of Grove Park Road and is a detached two storey dwellinghouse with attached garage. Properties in the area are primarily detached two storey dwellinghouses of varying scales and architectural styles.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- the proposed in/out drive would require the felling of a large, mature Prunus which is likely to be as old as the house (1925) which is one of the largest trees in the vicinity and makes a valuable contribution to the streetscene in Grove Park Road. The tree provides protection for Nos. 52 and 54 from noise and pollution from the main road.
- structural concerns in relation to the first floor side extension and implications on party wall with No. 54.

Comments from Consultees

From a trees perspective the proposed in/out drive would require the felling of a tree which has been indicated on the plans but not acknowledged within the application form, however, it was not subject to a Tree Preservation Order and has now been removed.

From a highways perspective the site is located to the north of Grove Park Road. Grove Park Road (B226) is a London Distributor Road (LDR). The applicant is proposing to construct a second vehicular crossover, this is acceptable as there is adequate depth available for vehicle(s) to enter and egress the site in a forward gear. The part one/two storey rear and first floor side extensions element of proposal is also satisfactory, subject to conditions.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

There is no recent planning history at this site.

Conclusions

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

The neighbouring properties differ in terms of their architectural style and scale and as such there is no uniformity in the area in terms of design. The proposed first floor side extension would be set back from the front of the property by 0.9m and would have a lower roofline than the existing property resulting in a subservient appearance.

The proposed single storey rear element of the proposal would be in line with the neighbouring properties at No. 54 and 50 which have existing single storey side extensions and/or attached garages of a similar scale to that proposed and as such

the impacts of the single storey rear element of the proposal on the residential amenities of these properties is anticipated to be minimal.

The first floor rear extension of 1.7m is considered to be modest in scale. It would not project beyond the existing rear elevation of the original dwellinghouse closest to the boundary with No. 50 and as such the proposal is not anticipated to result in any additional impact on the residential amenities of this property.

The first floor side extension element of the proposal would be stepped back 1m from the flank boundary with No. 54. This property has previously been granted for a two storey side extension under planning ref: 91/01861/FUL. As the proposed first floor side extension would be stepped back 0.9m from the principal elevation it would not project significantly beyond the front dormer window at No. 54. The flank elevation of No. 54 contains a first floor window which the occupant of No. 54 has confirmed is a secondary window for a bathroom as opposed to a habitable room. No windows would be located in the flank elevation of the proposal. Therefore, given the distance to the boundary and orientation of the site the potential impact on the residential amenities of No. 54 is considered to be acceptable.

A 1m side space would be maintained from the proposed first flank wall to the boundary with No. 54, however, this would not be to the entire elevation. This is because the existing flank wall of the attached single storey garage projects up to the boundary meaning there would be a breach of Policy H9 which states “for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building”. In this instance, a 1m side space would not be retained for the full height and width of the flank elevation resulting in a retrograde lowering of spatial standards to which the area is currently developed, and as such refusal is recommended on this basis.

Having had regard to the above it was considered that the development in the manner proposed is unacceptable in that it would impact detrimentally on the character of the area as a minimum distance of 1m would not be retained to the full height and first of the proposed flank elevation.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03322, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

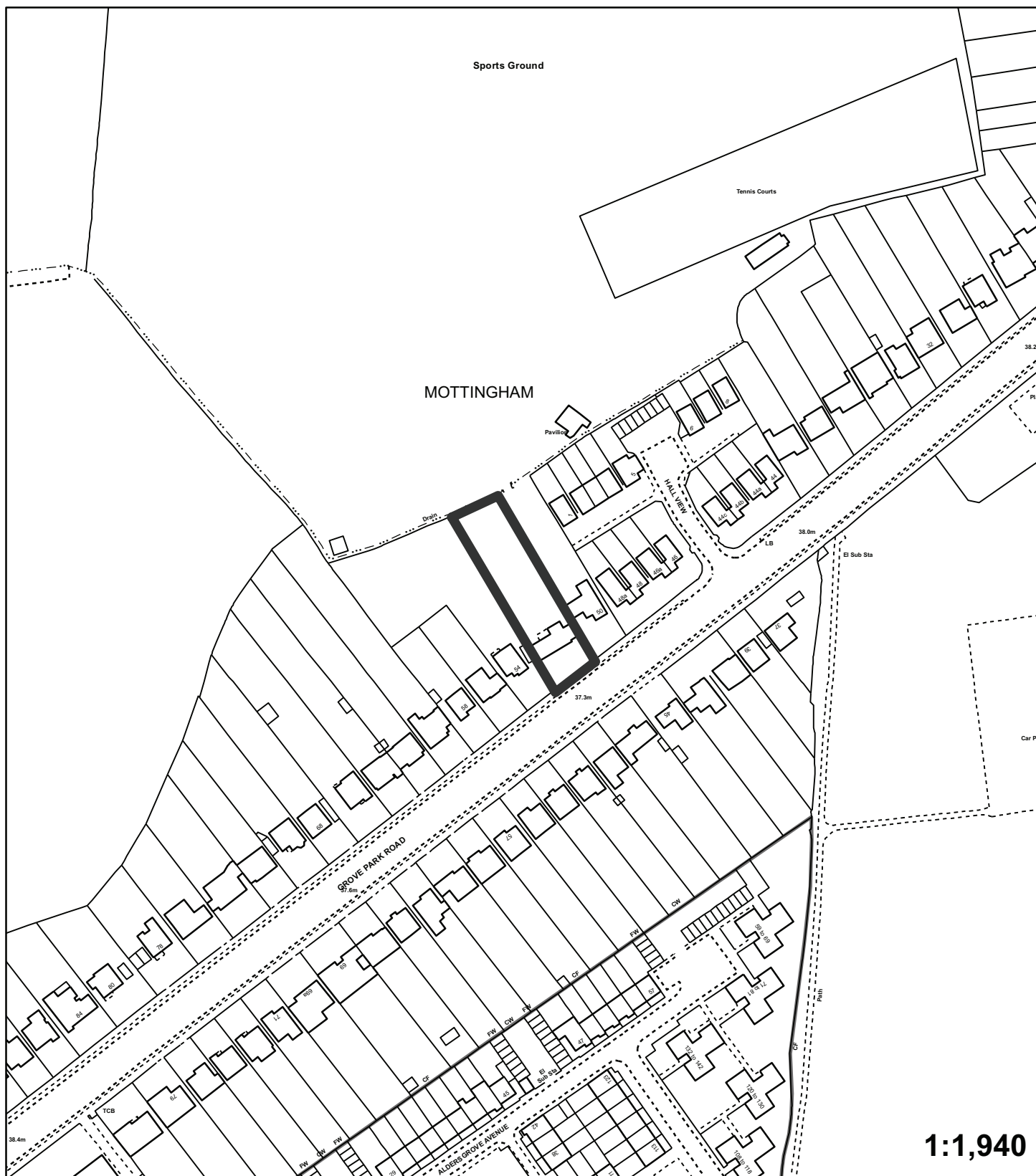
The reasons for refusal are:

- 1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space be maintained to the flank boundary for the full height and width of the proposed first floor side/rear extension, in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

Application:11/03322/FULL6

Address: 52 Grove Park Road Mottingham London SE9 4QB

Proposal: Part one/two storey rear and first floor side extensions, new vehicular access to provide in/out drive



SECTION '2' – Applications meriting special consideration

Application No : 11/03592/FULL6

Ward:
Darwin

Address : 17 Belvedere Road Biggin Hill TN16 3HX

OS Grid Ref: E: 542685 N: 158191

Applicant : Mr Kevin Squires

Objections : YES

Description of Development:

First/second floor side extension

Key designations:

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

Proposal

This proposal is for a first/second floor side extension which would project approximately 3.7m to the side and would be approximately 4.6m in depth. The proposal would appear to be a first floor extension when viewed from the front elevation and would have the appearance of a second floor extension when viewed from the rear elevation.

Location

The property is a detached two storey dwelling located to the north west of Belvedere Road; the main section is comprised of a two storey development contained within a steeply pitched roof structure with side dormer window extensions. Adjoining this is a two storey side element with flat roof and a double garage on the ground floor. Properties in the area are mainly comprised of detached dwellings of varying scales and architectural styles.

Comments from Local Residents

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

- concerns as to the accuracy of the applicants description of the proposal as a first floor extension as it is considered to be a second/third storey construction with the flat roof on top of the second floor to be used as the floor of the extension room.

- the dwelling has been extended significantly with the result that the dwelling has become overly bulky and dominant and out of character with the locality which consists of mainly bungalows.
- the proposal would add further bulk and dominance and would be incompatible with the streetscene which would be unreasonable in this locality.
- the property is considered to be aesthetically displeasing and the proposal would add to the “higgledy piggledy” appearance as a result of the various extensions resulting in an overly large building.
- the proposal is contrary to Policy BE1 in that the building would neither be imaginative and attractive to look at nor would it complement the scale, form, layout and materials of adjacent buildings
- Policy H8 requires that “in particular, flat-roofed side extensions of two or more stories to dwellings of traditional roof design will normally be resisted unless the extension is set well back from the building line and is unobtrusive”. The flat roof side extension would be highly visible and overly dominant to the adjoining properties and incongruous in the streetscene.
- the proposal would result in overshadowing, loss of light and overlooking for the adjoining properties.
- the house adjoins greenbelt and the extension would be detrimental to the Green Belt.
- question 17 on the application form is incorrect as the applicant has stated the proposal would not be seen from public roads etc which is incorrect.
- the property has previously constructed 12 solar panels and the proposal would further interfere with the views of the adjoining properties.

Comments from Consultees

No statutory consultations were undertaken in relation to this application.

Planning Considerations

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

BE1 Design of New Development
 H8 Residential Extensions
 H9 Side Space
 G6 Land Adjoining Green Belt

Planning History

In 1986 under planning ref. 86/02480, permission was refused for dormer windows at a detached bungalow.

In 1987 under planning ref. 87/01023, permission was granted for dormer extensions at a detached house.

In 1989 under planning ref. 89/02569, permission was granted for a first floor front extension.

In 1999 under planning ref. 99/01724, permission was granted for a single storey rear extension for a conservatory.

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 is a prominent feature in the streetscene at present and differs significantly in terms of its architectural style from adjoining properties which are primarily detached bungalows and two storey properties of a traditional appearance. The proposal would alter the appearance of the property somewhat, although as previously stated there is no uniformity in terms of architectural style in the area at present. On balance, the visual impact of the extension may be considered acceptable.

Given the scale and location of the proposal it is not anticipated to impact significantly upon the openness of the adjoining Green Belt, in line with Policy G6.

The proposal would be located approximately 30m from the rear elevations of No's 19 – 23 St. Winifred's Drive and would be partially screened from view by an existing two storey side element and would project a mere 1.05m above this, and as such the impact in terms of loss of light and outlook for these properties is not anticipated to be severe. No windows are proposed to be inserted in the rear elevation and as such the proposal is not anticipated to result in overlooking for these properties.

The proposal would be partially screened from the view of No. 15 by the existing two storey side element and would project 1.75m above this, given the separation of approximately 6.5m to the flank boundary with No. 15 and orientation of both sites, the proposal is not anticipated to impact significantly in terms of loss of light for this property. Given that a number of windows are located in the flank elevation at present, the proposal is not anticipated to result in a significant additional impact in terms of loss of privacy for No. 15 to such an extent as to warrant refusal. There will be an additional bulk added to the property when viewed from the front, rear and from one side and this may be considered to have an impact on the street scene and when viewed from properties to the rear; on balance this change is considered acceptable.

The proposal would be shielded from the view of No. 19 Belvedere Road by the bulk of the existing dwelling and as such the impact on the residential amenities of this property would be minimal.

Therefore, on balance 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. 11/02394, 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 ACI17 No additional windows (2 inserts) first/second floor rear and
 flank extension
 ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

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

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- G6 Land Adjoining Green Belt

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

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

and having regard to all other matters raised.

Application:11/03592/FULL6

Address: 17 Belvedere Road Biggin Hill TN16 3HX

Proposal: First/second floor side extension



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SECTION '2' – Applications meriting special consideration

Application No : 11/03688/FULL1

Ward:
Biggin Hill

Address : 31 Church Road Biggin Hill TN16 3LD

OS Grid Ref: E: 542166 N: 159011

Applicant : Mr P Richards

Objections : YES

Description of Development:

Demolition of No. 31 Church Road and the erection of 4 detached bungalows served by a new access road

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area

Proposal

The proposal consists of the demolition of No.31 Church Road and the erection of four single storey dwellings to what is currently the rear gardens of Nos.31-37. An access road measuring 4.8 metres in width to the development will be provided via the existing vehicular access to No.31 with a new crossover provided. The access road will feature four parking spaces to the western edge with the provision of the planting three trees and the existing laurel hedge to the majority of the site boundary is to be retained.

Each of the proposed dwellings is of the same design except for the external materials to be used between plots 1 and 2 and plots 2 and 4. Each dwelling has a depth of between 9.2 metres and 10 metres with an overall width of 10.5 metres and a height of 4.8 metres to the ridge line of the half-hipped roof. A parking space is provided to the front of each property.

Three bedrooms are proposed, with the third being described as a bedroom/study. The main bedroom to the rear also features an en-suite bathroom, with a separate family bathroom. An open plan lounge, dining room and kitchen is proposed.

A distance of 13.2 metres is allowed for between the principal elevations of the proposed dwellings and the proposed rear boundary line of Nos. 33, 35 and 37 with trees to be planted as part of the boundary treatment. The dwellings will feature rear gardens with a depth of between 10.4 metres and 11.1 metres and a separation of 1.3 metres is allowed for each side of the shared boundaries giving a

total separation of 2.6 metres between each unit. The remaining gardens to Nos. 33-37 will measure some 28 metres in depth.

Location

The application site is located to the northern edge of Church Road with Nos. 31-37 being small detached bungalows. To the west of No.31 is the Spitfire Centre which is situated within wooded grounds, whilst to the north the site adjoins the Biggin Hill Recreation ground, which is classified as Urban Open Space.

The surrounding area is characterised by single storey mainly detached chalet style dwellings with vehicular accesses.

Comments from Local Residents

- the proposed backland development would set a precedent for further applications in the area.
- further strain would be placed upon local services such as schools and Doctors.
- the proposed access road would be on a bend and create a hazard.
- the development would be harmful to the character of the area.
- the development would be out of scale and character with the area.
- overlooking may result from any future loft conversions.
- there is insufficient parking.
- there would be a large increase in traffic causing pollution and accidents.

Comments from Consultees

Highways have raised no objections subject to conditions, however it is considered that an additional parking space could be provided to the front of each proposed dwelling.

Thames Water has raised no objection.

The Council's Crime Prevention Design advisor has stated that the creation of a new access in place of No.31 will expose the rear gardens of Nos. 33-37 and as such defensible planting should be used with reinforced boundary treatments. A Secure by Design condition is requested should permission be granted, with no objections raised.

Planning Considerations

Planning Considerations

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

BE1 Design of New Development
H1 Housing Supply

H7 Housing Density and Design
G8 Urban Open Space
T3 Parking
T6 Pedestrians
T18 Road Safety
NE7 Development and Trees

London Plan Policy 3.4 Optimising Housing Potential

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS10: Planning for Sustainable Waste Management

Planning History

Application ref. 06/01580 was refused and subsequently dismissed on appeal for the demolition of No.31 Church Road and the erection of 5 two storey detached dwellings on the grounds that:

The proposal involves the unacceptable sub-division of existing rear gardens and would result in an unsatisfactory form of backland development, out of character and scale with the area and detrimental to the amenities that surrounding residents.

The proposed access road in close proximity to No. 33 would be detrimental to the amenities of that residential property, by reason of the additional noise and disturbance likely to be generated by an increased use of the access.

If permitted, the proposed development would be likely to set a pattern for similar undesirable backland developments in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is at present developed.

Application ref. 07/02857 for the demolition of No.31 Church Road and the erection of 4 detached bungalows was refused on the grounds that:

The proposal involves the unacceptable sub-division of existing rear gardens resulting in an unsatisfactory form of backland development with the introduction of a mass of built form into mature garden setting which fails to integrate into and respect the setting of its surroundings thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

This proposal was subsequently allowed on appeal. This planning permission expired on 21st April 2011 and the current application is for the same scheme. In this decision the Inspector noted that the proposal constituted backland development, but considered that this did not make it unsatisfactory in principle.

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.

Since the granting of planning permission on appeal for the scheme proposed under application ref. 07/02857, PPS3 has been updated by removing domestic garden land from the definition of previously developed land. Whilst the previous appeal decision remains an important material consideration, this application must be determined in light of the changes to PPS3 since the previous appeal was decided.

Paragraphs 40 and 41 of PPS3 make it clear that, whilst it is important for the full and effective use of land to be made for housing purposes, there is no presumption that previously developed land is necessarily suitable for housing or that all of the curtilage should be developed. Paragraph 16 of the Guidance refers, amongst other matters, to the need for development to integrate with and complement neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Local distinctiveness should be enhanced.

With regard to the principles of development in this location in view of the recently updated guidance in the form of PPS3, it is noted that the land is not previously developed and as such there is no presumption that it is suitable for development. However, the Inspector in the previous case found that the proposed development could be satisfactorily accommodated on the site.

The current Government Policy reinforces the criteria set out in Policies BE1 and H7 regarding the design of new development relating well to the character of its surroundings and respect for the amenities of occupiers of neighbouring buildings. In particular, Paragraph 4.40 of Policy H7 states that backland development involving the development of land surrounded by existing properties, often using back gardens and creating a new access, will generally be resisted.

The UDP acknowledges the important role played by private gardens but is also states that such forms of development may be acceptable provided that it is small in scale and sensitive to the surrounding residential area. The proposed development would involve the use of a parcel of land which is fronted by existing built development, and would therefore be considered to constitute 'backland' development.

As such, the development is expected to be of small scale and sensitive to the surrounding residential area, with high standards of separation and landscaping provided. The proposed development has a density of some 17 dwellings per hectare, which approximately half the expected density identified for such a location by the London Plan with the indicative minimum density of 30 dwellings per hectare having been deleted from PPS3. It is also considered that the levels of separation proposed are significant whilst allowing for well proportioned gardens to be maintained to Nos. 33-37. The proposed access road is also some 40 metres from the rear elevation of No.39.

It is therefore considered that the design of the development itself is acceptable in terms of the impact it would have upon the amenities of the neighbouring residents. Whilst local objections have been raised regarding highway safety, the Council's Highways officer has advised that there are no objections in principle to the proposed access road in terms of road safety, however the number of parking spaces to the front of each dwelling could be increased to two spaces. The proposed road would need to be of an adoptable standard and waste collection would need to be agreed by way of condition.

The proposal represents the net increase of three dwellings to the area and as such contributes to the provision of additional dwellings as required by Policy H1. Members are reminded however that the Council does currently have an up to date five year supply of deliverable land for housing as of April 2011, which is a live document to be updated early in 2012. This illustrates that Bromley is able to meet its five year supply target of 2205 units with over 2500 identified deliverable units being identified.

The principle issue for Members to consider is therefore whether the proposed development constitutes an unacceptable sub-division of existing garden land in the form of backland development. Such development is not a feature of the area whilst single storey dwellings with large rear gardens are. The gardens of the existing properties also provide a buffer between the built environment and the Urban Open Space located to the rear in the form of the Recreation Ground.

Although the proposal will result in a change to the spatial standards of the area it falls to be considered whether this is acceptable in light of the previous appeal Inspectors conclusion that it was. The proposed houses are well separated from the adjoining properties, the distances between the dwellings themselves, some 2.6 metres, is less than the established spatial standards within the wider area. The proposal may also be visible to the Urban Open Space to the rear and this impact should be considered.

Having had regard to the above it was considered that the development in the manner proposed would not result in a detrimental impact upon the amenities of the neighbouring residents or upon road safety. However, Members are requested to consider whether the nature of the backland development being proposed is satisfactory in this instance in light of the changes to PPS3 which exclude the application site from previously developed land.

Background papers referred to during production of this report comprise all correspondence on file ref.11/03688, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |

	ACA04R	Reason A04
3	ACA07	Boundary enclosure - no detail submitted
	ACA07R	Reason A07
4	ACC01	Satisfactory materials (ext'nl surfaces)
	ACC01R	Reason C01
5	ACC03	Details of windows
	ACC03R	Reason C03
6	ACD02	Surface water drainage - no det. submitt
	ADD02R	Reason D02
7	ACD04	Foul water drainage - no details submitt
	ADD04R	Reason D04
8	ACH02	Satisfactory parking - no details submit
	ACH02R	Reason H02
9	ACH16	Hardstanding for wash-down facilities
	ACH16R	Reason H16
10	ACH19	Refuse storage - implementation
	ACH19R	Reason H19
11	ACH23	Lighting scheme for access/parking
	ACH23R	Reason H23
12	ACH29	Construction Management Plan
	ACH29R	Reason H29
13	ACH32	Highway Drainage
	Reason: To ensure the satisfactory means of surface water drainage and to accord with Policies 5.12 and 5.13 of the London Plan.	
14	ACI21	Secured By Design
	ACI21R	I21 reason
15	ACK05	Slab levels - no details submitted
	ACK05R	K05 reason
16	AJ02B	Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- G8 Urban Open Space
- T3 Parking
- T6 Pedestrians
- T18 Road Safety
- NE7 Development and Trees

Policy (London Plan)

- 3.4 Optimising Housing Potential

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS10: Planning for Sustainable Waste Management

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover

- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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

- 1 The proposal involves the unacceptable sub-division of existing rear gardens resulting in an unsatisfactory form of backland development with the introduction of a mass of built form into mature garden setting which fails to integrate into and respect the setting of its surroundings thereby contrary to Policies H7 and BE1 of the Unitary Development Plan and PPS3.

Application:11/03688/FULL1

Address: 31 Church Road Biggin Hill TN16 3LD

Proposal: Demolition of No. 31 Church Road and the erection of 4 detached bungalows served by a new access road



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

Application No : 11/03317/FULL6

Ward:
Chislehurst

Address : Silver Birches Manor Park Chislehurst
BR7 5QE

OS Grid Ref: E: 544651 N: 169519

Applicant : Mr And Mrs C And B Katchoff

Objections : YES

Description of Development:

Addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. Alterations to front drive and access.

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Proposal

This proposal is for the addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. The proposal also involves alterations to front drive and access.

Location

The property is located to the west of Manor Park and is a detached bungalow with accommodation in the roofspace and intergral garage, located within the Chislehurst Conservation Area. The SPG for the Chislehurst Conservation Area describes Manor Park (Sub Unit 12) as characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement.

Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.

The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leaved species, to enhance the wooded setting.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- the proposal would be an overdevelopment of the plot relative to the scale of the current bungalow.
- result in parking issues due to increase in size of property.
- result in a substantial loss of light for windows on the side elevation of Walpole House which service habitable rooms for the 5 flats.
- proposal does not complement the street scene.
- inappropriate design, scale and massing in a Conservation Area.
- proposal would result in disruption for neighbouring properties.
- loss of view and detrimental impact on property values for flats in Walpole House.
- proposal would involve substantial construction and excavation work in very close proximity to Walpole House, a locally listed building which could be a risk to the building.
- the road is maintained by the Manor Park Chislehurst Road Trust and the proposal is likely to damage the road due to heavy equipment and traffic during excavation and construction phases, reducing quality of life for residents in immediate area.
- ground floor of Silver Birches is already elevated relative to Harley Bank and addition of first floor will increase extent to which Harley Bank is overlooked.
- 1st floor extension will increase number of south facing windows from 1 to 5 which will face Harley Bank directly resulting in a loss of privacy due to close proximity.
- bulk of the property would be on the south side increasing noise and light pollution towards Harley Bank.
- additional height will increase density and dominate north facing aspect of Harley Bank.

Comments from Consultees

The Advisory Panels for Conservation Areas was consulted who stated that the quality of the architectural design needs to be much improved if it is to comply with policies BE1 and BE11, and with the relevant conservation area SPG. The current proposal would not preserve or enhance the conservation area for present and future generations, and is therefore not sustainable development. The quality of design is also inadequate in the context of the setting of the adjacent Grade II Listed Building, contrary to SPG 4.22 – 4.24.

From a highways perspective, the works include the addition of a first floor to the building, a detached single garage and alterations to the access. The garage is slightly shorter than the normal recommended 6m but is nearly 4m wide. There

would be 2 other parking spaces on the frontage and as such no objections were raised subject to conditions.

From a Heritage and Urban Design perspective, the proposal was considered to be acceptable subject to conditions.

The Chislehurst Society made the following observation to “reduce potential overlooking of the adjacent property, approval should be conditional upon opaque glass being fitted to the first floor windows on the south facing elevation”.

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

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance (SPG) for Chislehurst Conservation Area

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 Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site is currently occupied by a detached bungalow which is not considered to have any particular architectural merit or importance to the character of the Conservation Area. The proposal is considered to have been sympathetically designed and the addition of a first floor is considered to be in keeping with the character of the area, particularly given the adjoining properties including Walpole House and Harley Bank are two storey dwellings as are the majority of properties in the vicinity. As such the proposal is not considered to appear incongruous in the streetscene or be detrimental to the character of the Conservation Area, in line with Policy BE11.

In terms of Policy H9, the flank elevation on the northern boundary is marginally within 1m of the boundary at present, the current application proposes to construct a first floor above this which would not project any closer to the boundary at a first floor than the existing dwelling. The proposal would not result in unrelated terracing, which Policy H9 intends to avoid. While Conservation Areas are considered to constitute areas in which higher spatial standards are generally required, it is considered that the proposal would result in any additional impact on the spatial character of the area than the existing dwelling and as such the proposal is considered to be acceptable.

Although extensive alterations are proposed to the southern elevation including a 2m two storey side extension this would be located a maximum of 1.9m from the flank boundary and a minimum of 1.5m. In Conservation Areas the Council generally seeks to retain a minimum of 2m distance to the boundaries, however, given the adjoining access road to Harley a minimum distance of 7.3m to the flank elevation of the single storey garage and 13.5m to the flank elevation of the two storey flank elevation of Harley Bank which on balance, is considered to retain a satisfactory level of space around the property so as not to appear incongruous in the streetscene.

On the northern elevation the proposal would result in an increase of approximately 1m in height and a maximum of approximately 3.2m in height towards the front elevation of the property where a gabled roof is proposed. The ground floor side/rear extension is considered to be modest in scale and maintains a distance of 0.99m to the boundary. Given the minimum separation of approximately 5m between the flank elevation of the application site and that at Walpole House, and given this property is located on a higher ground level than Silver Birches, the proposal is not considered to result in a significant loss of light or prospect for the occupants of Walpole House to such an extent as to warrant refusal. In addition despite the increase in height the northern elevation of the proposal has maintained a hipped roof profile as opposed to adding a solid first floor flank wall which lessens the impact on the residential amenities of Walpole House

Additional windows are proposed to be located in the flank elevation of the single storey side/rear extension, however, given the ground level of Walpole House is higher than the application site, the potential for loss privacy or sense of overlooking is anticipated to be minimal. Rooflights are proposed to be located in the northern flank elevation and from the plans submitted do not appear to service a habitable room. If permission were to be granted a condition could be attached to ensure this is obscure glazed which would mitigate against potential loss of privacy or sense of overlooking for the occupants of Walpole House.

Harley Bank and Harley are located to the south of the application site and as such the impact in terms of loss of light for these properties is considered to be minimal. 4 windows are proposed to be inserted in the first floor flank elevation of this southern elevation as opposed to the existing dormer window extension. However, there is a considerable degree of planting on the boundary of Harley Bank and no windows are located in the first floor flank elevation of this property. No windows are proposed to be inserted in the rearmost 5.9m of the flank elevation which could potentially overlook the rear garden of Harley Bank and as such the impact in terms of loss of privacy or sense of overlooking is not anticipated to be of such an extent as to warrant refusal. However, Members may wish to consider whether to attach a condition requiring windows in the first floor flank elevation be obscure glazed.

Two windows are proposed to be located in the first floor rear elevation of the property, however, given the minimum distance of approximately 14m to the boundary with Harley the potential impact in terms of loss of privacy is not anticipated to be significant.

The sunken garage would be set back 5.5m from the front boundary and as such not be highly visible in the streetscene and could be satisfactorily screened by means of a suitable landscaping condition. In addition, no objections were raised from a highways perspective and as such the proposal is considered to be acceptable.

In conclusion, on balance 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 Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03317, excluding exempt information.

As amended by documents received on 05.01.12

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 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 6 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 7 | ACH26 | Repair to damaged roads |
| | ACH26R | Reason H26 |
| 8 | ACI12 | Obscure glazing (1 insert) in the northern flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 9 | ACI17 | No additional windows (2 inserts) first floor flank development |
| | ACI17R | I17 reason (1 insert) BE1 |
| 10 | ACK01 | Compliance with submitted plan |

Reason: In the interests of the visual amenities of the area and the residential amenities of the neighbouring properties, in line with Policies BE1 and H8 of the Unitary Development Plan.

Reasons for permission:

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

BE1 Design of New Development

BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space

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

- (a) the 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 Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

Application:11/03317/FULL6

Address: Silver Birches Manor Park Chislehurst BR7 5QE

Proposal: Addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. Alterations to front drive and access.



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

Application No : 11/03395/EXTEND

Ward:
Bickley

Address : 138 Blackbrook Lane Bickley Bromley
BR1 2HP

OS Grid Ref: E: 543127 N: 168828

Applicant : P.D.L Homes Ltd

Objections : NO

Description of Development:

Extension of time limit for implementation of permission reference 08/04021 granted for demolition of existing house and erection of 2 four bedroom and 1 three bedroom detached houses with accommodation in roof space/integral garages/car parking spaces and refuse store with associated vehicular access road (Revisions to permission ref. 07/03960 allowed on appeal to provide turning bay, (amendments to footprint of Plot 3 and elevational alterations)

Key designations:

Local Distributor Roads

Proposal

Permission was granted on appeal for the erection of 3 detached houses (ref. 07/03960) on this site in June 2008, and a subsequent permission was granted for amendments to this scheme in 2009 (ref. 08/04021). It encompassed the following main changes to the appeal scheme:

- amendments to the footprint of the dwelling on Plot 3 (adjacent to the railway line)
- a turning bay to be provided opposite Plot 2
- amendments to the internal layouts of the dwellings requiring minor elevational changes.

The current application is for a renewal of permission ref. 08/04021.

Location

This site is located on the eastern side of Blackbrook Lane, and is bounded to the north by the railway line and to the south by the access road to the newly built development at Sycamore Place. It is occupied by a large detached dwelling set within spacious grounds.

Comments from Local Residents

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

Comments from Consultees

No objections were raised to the proposals from a highways point of view.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density & Design
T3 Parking

The application has been called in by a Ward Member.

Planning History

Permission was granted on appeal for the erection of 4 terraced houses (ref. 07/02273), and 3 detached houses (ref. 07/03960) on this site in June 2008.

A further extension of time was granted in July 2011 (ref.11/01425) for the implementation of the permitted scheme for 4 terraced houses (ref. 07/02273) which is still extant.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the surrounding area and the impact that it would have on the amenities of the occupants of nearby residential properties. Both of these issues were considered at the previous appeal when the Inspector found the quantity and scale of development to be acceptable.

The adjacent development at Sycamore Place has now been completed, and the driveway is in place.

The proposals are to renew a permission granted in 2009, and bearing in mind that permission has recently been renewed for the erection of 4 terraced houses on this site, it is considered that there have been no material changes in council or government policy relating to the current proposals for 3 detached dwellings which would now warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02273, 07/03960, 08/04021, 11/01425 and 11/03395, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 8 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 9 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 10 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 11 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 12 ACH05 Size of garage
ACH05R Reason H05
- 13 ACH06 Parking space in front of garage
ACH06R Reason H06
- 14 ACH10 Provision of sight line (3 inserts) 18m x 2m x 18m the
junction of the site access with the shared access 1m
ACH10R Reason H10
- 15 ACH10 Provision of sight line (3 inserts) 59m x 2.4m x 59m the
junction of the access road with Blackbrook Lane 1m
ACH10R Reason H10
- 16 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 17 ACH17 Materials for estate road
ACH17R Reason H17
- 18 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 19 ACH22 Bicycle Parking
ACH22R Reason H22
- 20 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 21 ACH27 Arrangements for construction period
ACH27R Reason H27
- 22 ACK05 Slab levels - no details submitted
ACK05R K05 reason

- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no extensions or roof extensions shall be made to any dwelling hereby permitted.
ACI03R Reason I03
- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no dormer windows shall be added to any dwelling hereby permitted; no second floor windows shall be inserted in the east elevations of the dwellings on plots 1 and 2; and no first floor window shall be inserted in the south elevation of the dwelling on plot 1.
ACI12R I12 reason (1 insert) BE1
- 25 The windows to the first floor en-suite bathrooms of the dwellings on plots 1 and 2, shall be fitted with obscure glazing and retained in that condition.
ACI12R I12 reason (1 insert) BE1

Reasons for granting permission:

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

- BE1 Design of New Development
- H7 Housing Density and Design
- T3 Parking

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

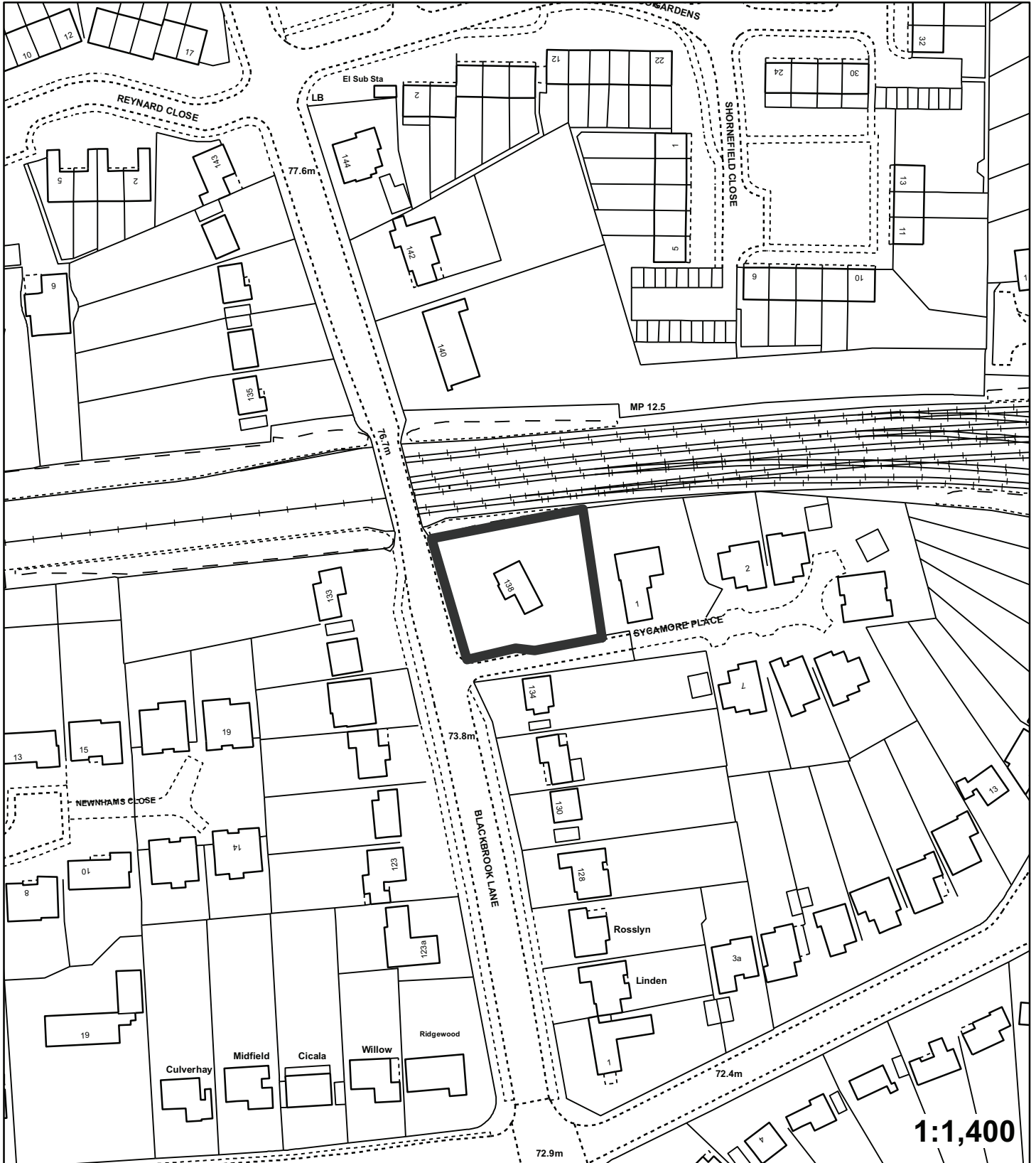
- (a) the visual impact on the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the character of the development in the surrounding area

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

Application:11/03395/EXTEND

Address: 138 Blackbrook Lane Bickley Bromley BR1 2HP

Proposal: Extension of time limit for implementation of permission reference 08/04021 granted for demolition of existing house and erection of 2 four bedroom and 1 three bedroom detached houses with accommodation in roof space/integral garages/car parking spaces and



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

Application No : 11/03431/FULL1

Ward:
Copers Cope

Address : Site Of 84-86 Overbury Avenue And 2 Stanley Avenue Beckenham

OS Grid Ref: E: 538267 N: 169010

Applicant : Mr J Amos

Objections : YES

Description of Development:

Demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising of 9 two and three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, 2 detached carports, cycle and refuse store (alterations to 07/04526 to incorporate alternative design to porch, windows and balconies, relocation of gable features, and internalisation of chimney)

Members will recall that this application was deferred in order for amended plans to be submitted which accurately illustrate the elevations of the proposed building. Amended plans were received on 4th January 2012. The report has been amended to take the amended plans into account.

Proposal

The application seeks an amendment to a planning application previously granted permission under ref. 07/04526. This permission was previously implemented following the discharge of pre-commencement conditions.

The current application seeks permission for changes to the front and side elevations of the building, which affect the appearance of the building and the layout of the site. The main differences between the current application and previously approved scheme ref. 07/04526 can be summarised as follows:

North-west elevation

- design of entrance porch has been altered;
- window in central section has been changed to replicate the window pattern either side;
- right-hand gable end feature now features balconies on the first and second floors following the removal of the bay window;

Side elevation

- the gable end feature is relocated to the corner of the building – will be more dominant at the road junction;
- chimney has been internalised;
- small left-hand gable will have bay windows to the ground and first floors and balcony areas to the second floor;

At the rear

- the car port is being relocated which allows for an additional window to be introduced to the ground floor and opens up the rear entrance to the building from the parking area, which was formerly enclosed behind the car port.

The layout of the current scheme is therefore the same as that previously approved under ref. 07/04526, and it is only the elevations which are different to those which are approved.

Amended plans, received on 4th January 2012, have been submitted in order to show the correct elevations in relation to the floor plans and the alterations being sought with regard to the implemented scheme, ref. 07/04526.

Location

The application site comprises Nos. 84 – 86 Stanley Avenue and No. 2 Overbury Avenue which were two flats and a house converted from one large house. These properties have already been demolished following previous planning approvals.

The site is located on a prominent corner plot on the junction of Overbury Avenue and Stanley Avenue. The surrounding area primarily consists of residential properties, a mixture of two storey houses and blocks of flats.

Comments from Local Residents

Local residents were notified of the application, and the following responses were received:

- no blocks of flats in Stanley Avenue at the moment;
- from the building work that has already started on site, it is clear this will be a large block of flats;
- the 'side' wall is almost at the edge of the pavement which is out of line and out of character with the adjoining houses and front gardens;
- to further increase this effect with balconies, gables and chimneys is unreasonable;
- understand this was part of the reason for refusal of application ref. 11/02266;
- current application is almost identical – surely a refusal is a refusal;
- would urge the Authority to resist pressures of the developers;
- plan shows that the car port has been relocated and additional window being inserted to ground floor;
- suggestion by the developer that the plans submitted on 9th August were misunderstood;

- chimney integrated into roof has caused the roof size to increase;
- flats are already large enough without any additional increase in size;
- the design changes have led to the loss of the Victorian-inspired design;
- changes to the front elevation facing Overbury Avenue are unattractive;
- concerns about the height of the carports adjacent to boundary with 'Wooknole';
- plans do not indicate how high carport will be in relation to the fence (replaced by owners of 'Wooknole');
- do not want the car port showing above the line of the fences.

Full copies of all correspondence received can be found on the file and any further representations received will be reported verbally.

Comments from Consultees

No objections were received from Waste Services or Thames Water.

No objections were received from Highways subject to conditions.

Any further comments received will be reported verbally.

Planning Considerations

No objections were raised in terms of the trees on the site and on adjoining sites.

The proposal falls to be determined with particular regard to Policies H7, T3, T11, T18 and BE1 of the adopted Unitary Development Plan.

In strategic terms the most relevant London Plan policies are:

Policy 3A.1 Increasing London's Supply of Housing
 Policy 3A.3 Maximising the Potential of Sites
 Policy 4A.3 Sustainable design and construction
 Policies 4B.1 Design principles for a compact city
 Policy 4B.8 Respect local context and communities

Central Government advice contained in PPS1 'Delivering Sustainable Development' and Planning Policy Statement 3 'Housing' are also relevant in the determination of the current application.

Planning History

In terms of planning history on the site, there have been a number of previous applications with different outcomes.

Planning permission was refused for an outline application under ref. 06/02377 for a three storey block comprising 12 two bedroom flats with 12 car parking spaces and refuse storage on the following grounds:

1. The proposed development, located as it is on this prominent corner site, would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density and if permitted would establish an undesirable pattern for similar flatted development along Stanley Avenue, resulting in a retrograde lowering of the standards to which the area is at present developed, contrary to Policy H7 of the Unitary Development Plan;
2. 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, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan;
3. The proposed development, by reason of the lack of affordable housing provision, would be contrary to Policy H2 of the Unitary Development Plan; and
4. The proposed vehicular access and parking fronting Overbury Avenue, which would be located close to the junction between Overbury Avenue and Stanley Avenue, would not be in the interests of good highway planning and would have a detrimental effect on road safety, contrary to Policies T3 and T18 of the Unitary Development Plan.

Planning permission was also refused for an outline application under ref. 06/04074 for development proposing the demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of three storey block comprising 9 two and three bedroom flats with 10 car parking spaces/ cycle storage and refuse storage. This scheme was refused on the following grounds:

1. The proposed development would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density, contrary to Policies BE1 and H7 of the Unitary Development Plan; and
2. 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, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

In this latter case, it was considered that the application had overcome the original refusal grounds 3 and 4 relating to affordable housing provision and highway safety but the other objections remained.

Both decisions were subsequently appealed against, with the original proposal, for a block of 12 flats being dismissed, and the second application relating to the block of 9 flats, being allowed by The Inspectorate.

In respect of the proposal for 9 flats which was allowed, the Inspector stated that “the visual bulk of the proposed building would be similar to the existing situation and would not be harmful to the street scene” and a similar view to the other appeal was expressed with respect to the impact on living conditions.

In respect of the proposal for 12 flats, which included two car parking areas, one of which accessed from Overbury Avenue, the Inspector states that “the access onto Overbury Avenue would be in close proximity to its junction with Stanley Avenue. It would however serve only 6 parking spaces, the intensity of its use would be similar to that of a large house, and the distance from the junction would be similar to others in the area. In my opinion, therefore, the access onto Overbury Avenue would not result in any material reduction in highway safety on the avenue.”

Prior to the outcome of these appeals, a third application was determined under ref. 07/00435 for the demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising 9 two and three bedroom flats with 10 car parking spaces cycle storage and refuse storage. This was also an outline application and was refused on the following grounds:

1. The proposed development would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. 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, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Following on from the appeal decision, planning approval was given for an application for details pursuant to outline application ref. 06/04074 which formed application ref. 07/03141. Furthermore, application ref. 07/04526 was granted permission for the demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising of 9 two and three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, 2 detached carports, cycle and refuse store.

An entirely new scheme which sought outline approval for a detached 2 storey four bedroom house with integral garage with vehicular access fronting Stanley Avenue and part 2/3 storey terrace comprising 2 five bedroom and 4 four bedroom houses, car parking spaces and vehicular access fronting Overbury Avenue, plus associated refuse and cycle provision, was granted permission under ref. 10/00474. This application has not been implemented.

Application ref. 11/00594 sought to amend the scheme granted under ref. 07/04526 and was refused for the following reasons:

- The additional car parking alongside the south-east flank boundary of the site would be harmful to the amenities of the adjoining residents by reason

of the resultant unacceptable degree of noise and general disturbance which would be generated, contrary to Policy BE1 of the Unitary Development Plan; and

- The proposed development would lack adequate useable and quality provision of amenity space for future occupants of the flats, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The most recently submitted application at this site was refused under ref.11/02266, which sought permission for a part two/three storey block comprising of 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached car ports, cycle and refuse stores. This application was seeking full planning permission in its own right, however was an amendment to the scheme permitted under ref. 07/04526.

The current application is seeking alterations to the implemented scheme permitted under ref. 07/04526.

Conclusions

As the principle of development in the manner proposed has already been accepted and implemented under ref. 07/04526, the main issue for consideration in this case will be the effect of the proposal on the character and appearance of the surrounding area; the impact upon the amenities of nearby residents in terms of noise, disturbance, privacy, visual intrusion and daylight; and the impact upon highway safety.

Members may wish to consider whether the changes are of a scale and nature that results in a development which is substantially different from the one which has been approved. In this case, the alterations proposed are considered to be material but minor in their scale and nature, largely comprising elevation alterations, the introduction of gable features and balconies. The number of units being provided in the current scheme (9 residential units) does not differ from the previously approved scheme; therefore Members may consider that this element of the proposal is appropriate for this site and the wider area. In addition, the amount of development in terms of the number and size of units, and the number of car parking spaces, remain unaltered when compared with the permitted ref. 07/04526 scheme.

When Members compare the overall scale of development outlined in the current scheme to that previously approved, it can be seen that the overall height and scale of each elevation remains unaltered, despite there being alterations to a number of different elements on each elevation such as the entrance canopy having been redesigned and the inclusion of balconies at first and second floor within the right-hand gable feature on the Overbury Avenue elevation which provides additional outdoor amenity space.

The layout of the approved scheme (ref. 07/04526) remains the same under the current application, as does the parking layout and the level of amenity space being provided for the future occupiers.

On the basis that the principle of this scale and design of development has been agreed under ref. 07/04526, and the main changes may be considered to improve the approved scheme and be unlikely to have a detrimental impact upon the character of the area, the streetscene or the amenities of the residents of nearby properties, along with having overcome the most recent refusal grounds from ref. 11/00594, Members may find the current proposal is acceptable.

Background papers referred to during the production of this report comprise all correspondence on files refs. 06/02377, 06/04074, 07/00435, 07/03141, 07/04526, 10/00474, AP/07/00043/S78, AP/07/00053/S78, 11/00594 and 11/02266, excluding exempt information.

as amended by documents received on 04.01.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 8 ACB16 Trees - no excavation
ACB16R Reason B16
- 9 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 10 ACC03 Details of windows
ACC03R Reason C03
- 11 ACD02 Surface water drainage - no det. submitt
Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of The London Plan and PPS25.
- 12 ACD04 Foul water drainage - no details submitt
Reason: To ensure satisfactory means of foul water drainage and to accord with Policy 4A.14 of The London Plan and PPS25.
- 13 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 14 ACH12 Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x
3.3m 600mm
- ACH12R Reason H12
- 15 ACH16 Hardstanding for wash-down facilities

- ACH16R Reason H16
- 16 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 17 ACH22 Bicycle Parking
- ACH22R Reason H22
- 18 ACH24 Stopping up of access
- ACH24R Reason H24
- 19 ACH32 Highway Drainage

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of The London Plan and PPS25.

- 20 ACI10 Side space (1 insert) 3.5metres south-western
- ACI10R Reason I10
- 21 ACI21 Secured By Design
- ACI21R I21 reason
- 22 ACI24 Details of means of screening-balconies
- ACI24R Reason I24R
- 23 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H7, T3, T11 and T18 of the Unitary Development Plan and to protect the amenities of the residents of nearby properties.

- 24 ACK06 Slab levels - compliance
- ACK06R K06 reason

25 Prior to the first occupation of the development hereby permitted, the developer should certify in writing to the Local Planning Authority that lighting of the access/car parking is in accordance with BS 5489 – 1:2003 and that the lighting scheme will be permanently maintained as such thereafter.

Reason: In order to comply with Policies T3 and Appendix II of the Unitary Development Plan and in the interest of visual amenity and the safety of occupiers of and visitors to the development.

26 The existing hedges within the site shall be retained and shall not be removed unless previously agreed in writing by the Local Planning Authority.

Reason: To enhance the setting of the development and safeguard the character of the area in accordance with Policies H7 and 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
- H7 Housing Density and Design
- T3 Parking
- T11 New Accesses
- T18 Road Safety

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

- (a) the appearance of the development in the street scene;

- (b) the relationship of the development to the adjacent properties;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the light and outlook of occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;
- (f) the housing policies of the development plan;
- (g) the safety and security of buildings and the spaces around them;
- (h) accessibility to buildings;
- (i) the transport policies of the development plan;
- (j) and having regard to all other matters raised including concerns from neighbours.

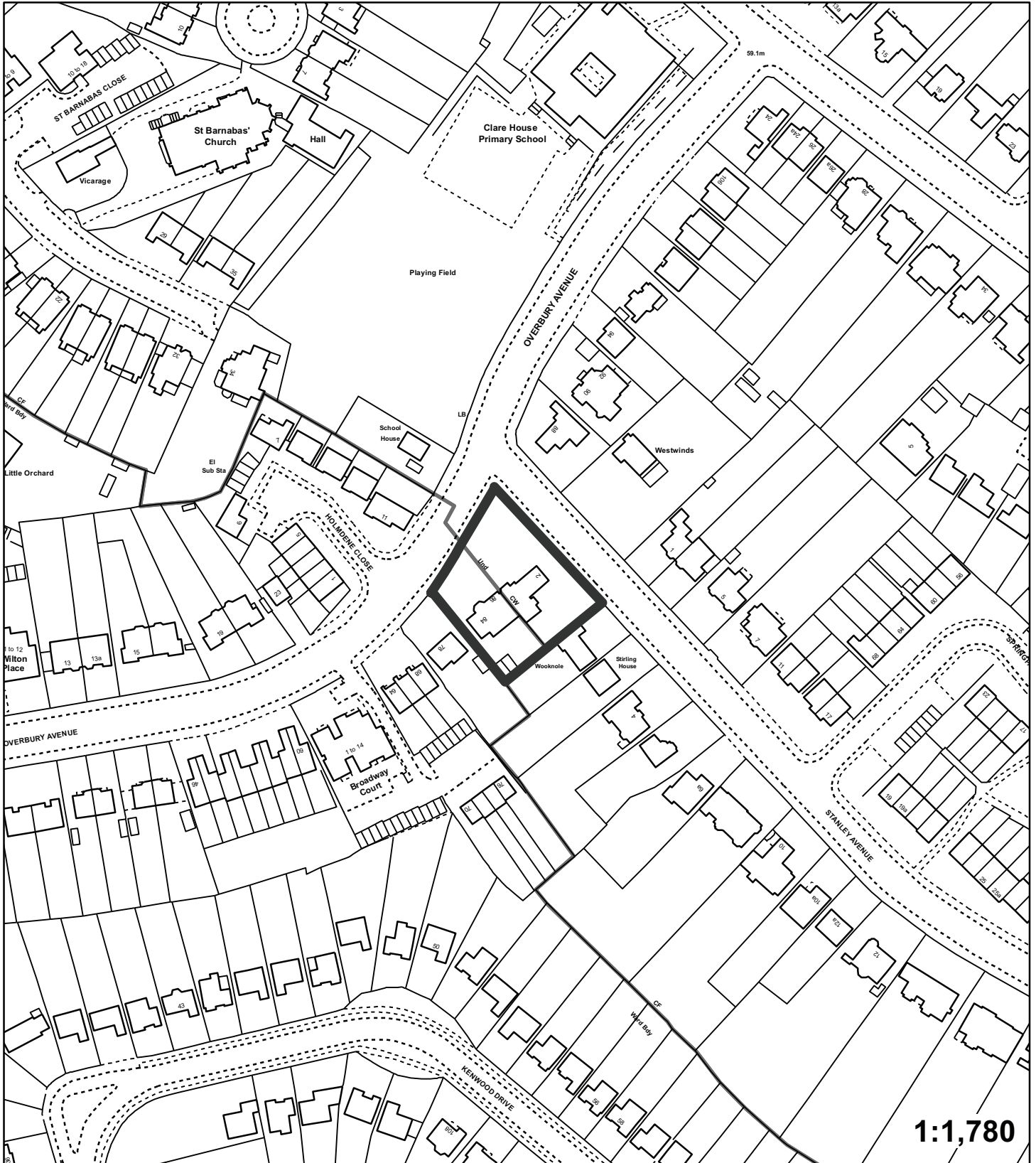
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 The developer is informed that 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. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 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 piper. The developer should take account of this minimum pressure in the design of the proposed development.

Application:11/03431/FULL1

Address: Site Of 84-86 Overbury Avenue And 2 Stanley Avenue Beckenham

Proposal: Demolition of 2 Stanley Avenue and 84-86 Overbury Avenue and erection of 2/3 storey block comprising of 9 two and three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, 2 detached carports, cycle and refuse store



Report No.
DRR/12/001

London Borough of Bromley

Agenda
Item No.

PART 1 - PUBLIC

<Please select>

Decision Maker: Plans Sub Committee No 1

Date: 19th January 2012

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

Title: **REQUEST FOR A TREE PRESERVATION ORDER AT 23
OXENDEN WOOD ROAD, CHELSFIELD**

Contact Officer: Coral Gibson, Principal Tree Officer
Tel: 020 8313 4516 E-mail: coral.gibson@bromley.gov.uk

Chief Officer: Bob McQuillan, Chief Planner

Ward: Chelsfield and Pratts Bottom

1. Reason for report

To consider the making of a tree preservation order.

2. **RECOMMENDATION(S)**

The making of a tree preservation order be authorised.

Corporate Policy

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

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning Division Budget
 4. Total current budget for this head: £3.3m
 5. Source of funding: existing revenue budget
-

Staff

1. Number of staff (current and additional): 103.89ftes
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those affected by the proposed tree preservation order
-

Ward Councillor Views

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

3. COMMENTARY

- a. Planning permission has recently been given for a replacement dwelling at this property. There is an oak tree at the front of the property which is currently unprotected and it is a significant tree in the landscape helping to give character to this part of Oxenden Wood Road. which together with other trees in similar locations gives this area its unique character.
- b. The tree is shown to be retained on the plans and would not be affected by the proposed replacement dwelling. However in view of its amenity value the making of a TPO is recommended.

4. POLICY IMPLICATIONS

None

5. FINANCIAL IMPLICATIONS

None

6. LEGAL IMPLICATIONS

None

7. PERSONNEL IMPLICATIONS

None

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	[Title of document and date]

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Agenda Item 9

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