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To: Members of the
PLANS SUB-COMMITTEE NO. 2

Councillor Russell Jackson (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Reg Adams, Peter Dean, Peter Fookes, Russell Mellor, Alexa Michael,
Gordon Norrie and Michael Turner

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on
THURSDAY 23 JUNE 2011 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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

**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 28 APRIL 2011**
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- 4 **PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

| Report No. | Ward | Page No. | Application Number and Address |
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| 4.1 | West Wickham | 9-12 | (10/02959/TPO) - Chez Nous, 7A Acacia Gardens, West Wickham. |
| 4.2 | Penge and Cator | 13-24 | (10/03407/FULL1) - 89 Kings Hall Road, Beckenham. |
| 4.3 | Plaistow and Sundridge | 25-30 | (10/03540/DET) - Land Adjacent to Wyndways, 45 Garden Road, Bromley. |
| 4.4 | Darwin | 31-36 | (11/00388/FULL6) - 23 Hazelwood Road, Cudham, Sevenoaks. |
| 4.5 | Darwin | 37-42 | (11/00445/FULL1) - 131 Cudham Lane North, Orpington. |

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

| Report No. | Ward | Page No. | Application Number and Address |
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| 4.6 | Bickley | 43-46 | (11/00595/PLUD) - 8 Heath Park Drive, Bickley, Bromley. |

| | | | |
|------|-------------------------------|-------|--|
| 4.7 | Petts Wood and Knoll | 47-52 | (11/00624/FULL6) - 2 Priory Avenue, Petts Wood, Orpington. |
| 4.8 | West Wickham | 53-60 | (11/00802/FULL1) - 65 Grosvenor Road, West Wickham. |
| 4.9 | Chislehurst Conservation Area | 61-64 | (11/01004/FULL1) - Church of the Annunciation, High Street, Chislehurst. |
| 4.10 | Farnborough and Crofton | 65-70 | (11/01107/FULL6) - 3 Park Avenue, Farnborough. |
| 4.11 | Farnborough and Crofton | 71-76 | (11/01140/FULL6) - 1 Larch Dene, Orpington. |
| 4.12 | Orpington | 77-82 | (11/01198/TELCOM) - Land Adjacent to Orpington Bus Station, Station Approach, Orpington. |
| 4.13 | Petts Wood and Knoll | 83-86 | (11/01209/FULL6) - 240 Crescent Drive, Petts Wood, Orpington. |
| 4.14 | Bickley | 87-92 | (11/01217/FULL6) - 9 Woodside Road, Bickley, Bromley. |
| 4.15 | Cray Valley East | 93-98 | (11/01406/TELCOM) - Land Opposite 58 to 62 Wootton Green, Orpington. |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|---|----------|---|
| 4.16 | Farnborough and Crofton Conservation Area | 99-104 | (11/01337/FULL1) - 3 Meadow Way, Orpington. |
| 4.17 | Farnborough and Crofton Conservation Area | 105-108 | (11/01461/CAC) - 3 Meadow Way, Orpington. |

5 CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

6 TREE PRESERVATION ORDERS

NO REPORTS

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

NO REPORTS

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.

9 CONFIRMATION OF EXEMPT MINUTES OF MEETING HELD ON 28 APRIL 2011 (PAGES 109-110)

Agenda Item 3

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 28 April 2011

Present:

Councillor Peter Dean (Chairman)
Councillor Russell Jackson (Vice-Chairman)
Councillors Simon Fawthrop, Peter Fookes, David McBride,
Alexa Michael, Richard Scoates, Harry Stranger and
Michael Turner

Also Present:

Councillors Lydia Buttinger, Ellie Harmer, Russell Mellor,
Catherine Rideout and Colin Smith

45 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Gordon Norrie and Councillor Richard Scoates attended as his alternate.

46 DECLARATIONS OF INTEREST

Councillor Ellie Harmer declared a personal interest in Item 4.8; she spoke and then left the room. Councillor Michael Turner declared a personal interest in Item 4.8; he left the room. Councillor Michael Turner also declared a personal interest in item 4.10.

47 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 MARCH 2011

RESOLVED that the minutes of the meeting held on Thursday, 3 March 2011 **BE CONFIRMED** subject to the following amendment. Minute 44, the Ward should be amended to read, "Crystal Palace".

48 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

48.1 BICKLEY

(11/00427/FULL3) - St Georges School, Tylney Road, Bromley.

Description of application - Replacement fence panels and gates.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the

conditions set out in the report of the Chief Planner.

**48.2
ORPINGTON**

**(11/00567/DEEM3) - Social Services & Housing
Department London Borough of Bromley, The
Walnuts, Orpington.**

Description of application amended to read, "Internally illuminated projecting sign".

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

(Councillor Simon Fawthrop wished his contrary vote to be recorded.)

SECTION 2

(Applications meriting special consideration)

**48.3
CRYSTAL PALACE**

**(10/03465/FULL1) - 193 Anerley Road, Penge,
London, SE20.**

Description of application amended to read, "Elevational alterations and four storey side/rear, first floor front and roof extensions (including dormers), and conversion to 13 two bedroom flats, demolition of 4 of the existing 8 garages and provision of 13 car parking spaces, bicycle parking, refuse/recycling storage and landscaping."

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

It was noted that on page 22 of the Chief Planner's report, paragraphs 1 and 2 under the heading, 'Location', was amended to read,

"The proposal is located to the north of Anerley Road, in close proximity to the junction with Maple Road and is a Victorian era four storey (including basement level) detached property currently in use as 5 self-contained flats, with one 3 bedroom flat on ground floor, two 1 bedroom flats on the lower ground floor, one 2 bedroom flat on the first floor, and one 2 bedroom flats on the second floor. To the rear of the site is a two storey building which comprises 4 flats, Nos 1 - 4 Mayfield Close (which is to be retained) and 8 garages, 4 of which are to be retained to service Mayfield Close. The freehold of this building and the garages is also owned by the applicant. Access to the site is via Anerley Road with vehicular access being shared with the occupiers of 1-4 Mayfield Close.

Properties in the area vary significantly in terms of their scale and architectural style although the majority of neighbouring properties are either purpose built or large scale properties which have been converted into self-contained flats. There are also a Church, Nursing Home and sheltered housing in close proximity to the application site.”

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek an increase in the number of car parking spaces, a reduction in the number of units, the removal of Juliet balconies and to consider the installation of CCTV and the overall parking situation in the surrounding area.

**48.4
DARWIN**

(11/00331/FULL1) - Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom.

Description of application amended to read, “Part two/ three storey building comprising 84 bedroom care home with 40 car parking spaces and bicycle parking”.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 9 March 2011.

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

**48.5
DARWIN**

(11/00347/LBC) - Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom.

Description of application - Demolition of single storey part of The Larches, LISTED BUILDING CONSENT.

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

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

“1. The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.

REASON: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No demolition shall be undertaken and no equipment, plant or machinery for the purposes of

demolition shall be taken onto the site until a method statement detailing the measures to be undertaken to demolish the single storey element and protect the remainder of the building has been submitted to and approved in writing by the Local Planning Authority. The demolition shall be implemented in accordance with the approved method statement.

REASON: In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.”

**48.6
FARNBOROUGH AND
CROFTON**

(11/00523/FULL6) - 56 Hilda Vale Road, Orpington.

Description of application - Raised decking at rear with balustrade and steps RETROSPECTIVE APPLICATION.

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

**48.7
CLOCK HOUSE**

(11/00599/FULL1) - 86 Avenue Road, Beckenham.

Description of application - Conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats and erection of two storey side/rear extension to provide commercial/retail space at ground floor and 2 one bedroom flats at first floor, with external bin store, amenity area, roof terrace, pitch roof over existing external store at rear, elevational alterations, 12 parking spaces fronting Avenue Road and 3 parking spaces at rear.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**48.8
PLAISTOW AND
SUNDRIDGE**

(11/00341/FULL6) - Marchwood, 3 Garden Lane, Bromley.

Description of application - First floor side extension and single storey front extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer in support of the application were received at the meeting. It was reported that Ward Member, Councillor Peter Morgan, also supported the application.

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

**48.9
SHORTLANDS**

(11/00371/FULL6) - 34 Hayes Way, Beckenham.

Description of application - Part one/two storey side/rear and first floor rear extensions, pitched roof over existing side dormer, conversion of garage into habitable room and elevational alterations.

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

**48.10
ORPINGTON**

(11/00411/FULL1) - Rowan House, 64 Sevenoaks Road, Orpington.

Description of application - Replacement windows and doors with elevational alterations and replacement fencing.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Lydia Buttinger, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to clarify how the property would operate when the use recommenced, to include the use of the catering kitchen, and to liaise with Environmental Health.

**48.11
COPERS COPE**

(11/00594/FULL1) - Site of 84-86 Overbury Avenue & 2, Stanley Avenue, Beckenham.

Description of application amended to read, "Part two/three storey block comprising 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury

Avenue, detached carports, cycle and refuse stores (amendments to scheme permitted under ref.07/04526)”

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 reasons:

1. 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.
2. 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.

**48.12
BICKLEY**

(11/00595/PLUD) - 8 Heath Park Drive, Bickley, Bromley.

Description of application amended to read, “Rear dormer extension. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT”.

Oral representations in objection to the application were reported on behalf of the objector at the meeting. Oral representations from Ward Member, Councillor Catherine Rideout in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to check the dimensions on site and the volume of the dormer.

**48.13
PETTS WOOD AND KNOLL**

(11/00624/FULL6) - 2 Priory Avenue, Petts Wood, Orpington.

Description of application - Two storey side extension.

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

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek an increased side space.

**48.14
BICKLEY**

(11/00862/FULL1) - 18 Mavelstone Close, Bromley.

Description of application amended to read, "Partial demolition of existing bungalow and erection of a five bedroom dwelling".

Oral representations from Ward Member, Councillor Colin Smith in objection to the application were received at the meeting. It was reported that objections to the application had been received. Comments from the Tree Officer were reported. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:

1. The proposal would, by reason of its bulk, height and design constitute a prominent form of development harmful to the character of the locality and to the character and appearance of the adjacent Conservation Area, thereby contrary to Policies BE1, BE13 and H7 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**48.15
ORPINGTON**

(11/00665/FULL6) - Glenholme, Cyril Road, Orpington.

Description of application - First floor side and rear extension to north east elevation and single storey side extension to south west elevation. Conversion of garage to a habitable room. alterations to front and rear elevations.

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

49 TREE PRESERVATION ORDERS

**49.1
COPERS COPE**

(TPO 2401) - Objections to Tree Preservation Order 2401 at 20, 24 and 28 Bromley Road and 33 Manor Road, Beckenham.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2401** relating to 4 lime trees, one in the back garden of 20 Bromley

Road, two in the back garden of 24 Bromley Road and one on the boundary of 28 Bromley Road and 33 Manor Road **BE CONFIRMED.**

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

The Chairman moved that the Press and public be excluded during consideration of the 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.

51 Exempt Minutes of Meeting held on 3 March 2011

RESOLVED that the minutes of the meeting held on Thursday 3 March 2011 **BE CONFIRMED.**

52 The Chairman moved that the attached report, not included in the published agenda, be considered a matter of urgency on the following grounds:

The grounds of urgency were moved.

53 CRYSTAL PALACE PLANNING PROSECUTION - 39 SELBY ROAD, LONDON SE20.

Member having considered the report **RESOLVED** that a course of action **BE AGREED**, as recommended.

The Meeting ended at 9.12 pm

Chairman

SECTION '2' – Applications meriting special consideration

Application No : 10/02959/TPO

Ward:
West Wickham

Address : Chez Nous 7A Acacia Gardens West
Wickham BR4 9LD

OS Grid Ref: E: 538169 N: 165521

Applicant : Mr G Coleman Smith

Objections : YES

Description of Development:

Fell 1 Cedar and 1 Cypress in back garden
SUBJECT TO TPO 2115

Key designations:

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

Proposal

Fell one cedar and one cypress in back garden Subject to TPO 2115

Location

Back garden of 7A Acacia Gardens

Comments from Local Residents

- three letters of objection, all concerned about the loss of visual amenities in the street if the trees were to be removed.
- three letters of support have been received from the immediate neighbours
- one E Mail from the Ward Councillor who has visited the applicants and supports their proposal

Planning Considerations

This application was deferred from a meeting of Plans Sub Committee No.2 on 3rd March for further consideration. The application has been made by the owners of the property because they are concerned about the proximity of the trees to their

house, they are concerned that the trees dominate the house and the trees move considerably in high wind. One of the trees almost touches the house and fear that the house could be damaged or that their neighbours property (no.7) could be damaged. The root system of the cypress was damaged by the builder when the conservatory was built and they fear that the stability of the tree has been compromised. The trees shade the back of the house and drop sap damaging the adjoining patio. They consider that the trees are of limited visual amenity value as their property is at the head of a small cul de sac and that the trees are neither rare nor scarce. They have planted 10 new trees in their garden – 2 cherries, 2 bays, 2 acer griseum, 2 pines, 1 hawthorn and 1 olive. Additionally the cypress lost some branches in the recent heavy snows and the adjoining owner has sent several photos of the damage.

The house was built 3 years ago in part of the garden of no.7. and it is a detached 2/3 storey 4 bedroom house with a reasonable sized back garden. While the house was under construction a single story side extension was built at no. 7. The two trees which are the subject of this application are a cypress and a cedar, both in the back garden of 7A but close to the rear of the house and close to the boundary with no.7. They are young mature trees which have grown up as a pair, both trees have limited canopy spread where the two canopies have grown together. They are in a reasonable condition, the lower canopy of the cedar is somewhat sparse and the roots of the cypress were damaged during construction work. At that time a report was provided by an arboricultural consultant and it concluded that the damage was not so severe as to compromise the long term health and stability of the tree.

The cypress is about 17 metres in height and is about 4 metres from the house. The cedar is slightly taller and is growing about 4 metres behind the cypress, so is 8 metres from the house. The trees are to the east of the house so will be shading it during the mornings. There are two other protected trees in the garden, an ash and a beech, both on the eastern boundary of the garden. The two trees which are the subject of this application are to the south of no.7 and do shade that garden for most of the day.

The snow damage to the cypress relates to the loss of 5 lower limbs. The damage is not so severe as to warrant the complete removal of the tree.

The owners have commissioned a report from an arboricultural consultant and a copy is available on the file. The report sets out the owners concerns about both trees. In respect of the cypress tree it refers to snow damage and the proximity of the tree to the house and possible damage during construction work. It states that pruning works could be carried out but risks of future damage to and from the tree remain. Heavy pruning of the tree to address problems with its structure and to reduce risks of future branch failure would diminish the trees amenity value. A replacement tree could be planted in a more suitable location in the garden.

As regards the cedar the report states that the tree will continue to out grow its location. The species can attain a height in excess of 30 metres and is clearly more suited to a park. Again replanting of a more suitable species further from the house is recommended by the consultant.

Planning History

None relevant.

Conclusions

The trees are visible from the surrounding roads, Woodland Way and Highfield Drive, although views are obscured by deciduous trees. They are clearly visible in Acacia Gardens and do make a contribution to the visual amenities of the area. Both trees are in a reasonable condition and the reasons given for the felling of the trees do not outweigh the amenity value of the trees.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02959, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACB09 ACB09R | Tree consent - commencement Reason B09 |
| 2 | ACB06 ACB06R | Replacement tree(s) Reason B06 |
| | D00003 | If Members are minded to refuse planning permission the following grounds are suggested: |
| 1 | | The cedar and cypress tree are considered to make an important contribution to the visual amenities of the street scene and the proposed felling would be detrimental to the amenities of the area |

Reference: 10/02959/TPO
Address: Chez Nous 7A Acacia Gardens West Wickham BR4 9LD
Proposal: Fell 1 Cedar and 1 Cypress in back garden
SUBJECT TO TPO 2115



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SECTION '2' – Applications meriting special consideration

Application No : 10/03407/FULL1

Ward:
Penge And Cator

Address : 89 Kings Hall Road Beckenham BR3
1LP

OS Grid Ref: E: 536492 N: 170063

Applicant : Octave Homes

Objections : YES

Description of Development:

10 semi-detached three storey four/five bedroom houses with 20 car parking spaces. Reinstatement of 4 tennis courts, and formation of vehicular access and car park for 8 cars to serve the courts

Proposal

- Five pairs of two storey semi-detached houses with accommodation in the roofspace arranged in a crescent in place of the now demolished former two storey cricket pavilion
- design of houses is intended to reflect character of development on Kings Hall Road
- houses will feature cast stone lintels, brick arches, front facing balconies at first floor level and dormer windows to the roofs
- 4 tennis courts will be reinstated and transferred to the Council for community use through a Section 106 legal agreement
- landscaping of 2 hectares of open land which will be transferred to the Council for public use
- payment of £157,500 to be secured through a Section 106 legal agreement to fund the ongoing maintenance of the open land and tennis courts by the Council's Parks and Greenspace Department
- 20 car parking spaces to the houses and 8 car parking spaces to the tennis courts
- reinstatement of white boundary picket fence.

The application is accompanied by a Planning Statement which includes the following points:

- site currently does nothing to enhance character and appearance of area
- site will retain open character with built form confined to north-western side of site in location of former pavilion

- former cricket green would provide attractive open space which would contribute positively to appearance of application site and wider area
- white boundary picket fence will ensure historic appearance of site is maintained and improved
- local residents are keen for some form of development to go ahead on the site which would improve its visual appearance and that of the wider area – site has recently had problems with unauthorised gypsies and anti-social behaviour.

The applicant has set out very special circumstances to justify inappropriate development in Metropolitan Open Land (MOL) as follows:

- community benefit from public access to rejuvenated, attractive open space and its ongoing maintenance
- community benefit from public access to renovated tennis courts – these facilities do not conflict with purposes of including land in MOL
- former derelict cricket pavilion has recently been demolished and addition of new houses has to be mitigated against loss of this building – proposal would only constitute a 17% increase in footprint of development on the site but would vastly improve the appearance of the site and the quality of the open space through exceptional architectural detailing of properties and enhanced landscaping scheme
- provision of recreational resource which will encourage sport and leisure for the local community is consummate with the aims and objectives of Policy G7 concerning the South East London Green Chain
- high standard of design in terms of built form of development and landscaping proposed.

The application is accompanied by the following documents which address technical issues relating to the proposal:

- Sequential Test relating to Flood Risk
- Flood Risk Assessment
- Phase 1 Geo-Environmental Risk Assessment
- Transport Statement
- Pre-assessment report demonstrating compliance with the Code for Sustainable Homes level 3
- Ecology Statement
- Report demonstrating compliance with the London Plan (sustainable design and construction)

Drainage Statement.

Site and Surroundings

- Kings Hall Road Sports Ground fronts Kings Hall Road and is designated MOL and lies within the South East London Green Chain
- north of the site was historically occupied by a cricket pavilion which was fire damaged some years ago and demolished in February 2009 following enforcement action by the Council

- former pavilion provided facilities to support other sports at the site including tennis and was used by a day nursery
- land to the south of the demolished pavilion was formerly a cricket pitch and is historically open but has become overgrown at times during recent years
- there is an area of hardstanding around the site of the former pavilion
- Cator Park, which is also designated MOL, lies to the north and west of the site and includes a children's playground close to its north-western boundary
- there is a bowling green and bowling hall to the west of the site, whilst the remainder of the immediately surrounding area is predominantly characterised by detached and semi-detached inter-war houses fronting Kings Hall Road.

Comments from Local Residents

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

- inappropriate development in MOL
- very special circumstances to justify inappropriate development in MOL have not been demonstrated
- harm to adjacent area of MOL by unlawfully removing only means of vehicular access to it / alternative access would result in further harm
- out of character
- excessive bulk / overdominant
- loss of views of open land
- overdevelopment / excessive increase in footprint of development / loss of openness
- open land should be reinstated and revitalised for community benefit
- buildings should be screened to reduce impact on South East London Green Chain and enhance landscape if permission is granted
- landscaping, materials and fencing should be sensitive to South East London Green Chain
- community access arrangements are not properly defined
- insufficient detail on funding of maintenance of tennis courts
- strong legal agreement is required to secure community benefits
- problems with enforcement of access to open land
- local residents would not drive to tennis courts therefore parking spaces are unnecessary
- site should be used for sport
- site should be incorporated into Cator Park
- no change in circumstances since previous residential proposal on site was refused planning permission
- change to demographics of area
- ecological survey is misrepresentative of current situation
- detrimental impact on highway and pedestrian safety
- no designated footpath from street to development

- grasscrete surface dangerous to visually impaired and difficult to negotiate with prams and buggies
- frequent accidents on Kings Hall Road
- attractive scheme which complements Kings Hall Road houses
- site has been an eyesore and a problem for many years and proposal would be a positive development
- proposals for open land and tennis courts are welcomed
- tennis courts will benefit residents and local community and promote active lifestyles
- tennis courts should be used for netball and five-a-side football
- tennis is a narrow interest and there are already ample facilities in the area
- replacement of picket fence is welcomed
- housing is required to fund tennis courts and regeneration of site
- positive contribution to borough housing targets
- alternative is continued degradation of publicly inaccessible site.

It should be noted that the proposal has been amended since the public consultation. Garages to the houses have been removed and the arrangements concerning the open land and tennis courts have been revised.

Comments from Consultees

The application is supported by the Head of Parks and Greenspace.

Stage 1 comments have been received from the Greater London Authority (GLA) which state that the proposal does not comply with the London Plan. The applicant has formally responded to the GLA and a meeting involving the Case Officer, the applicant and the GLA has taken place. At the time of writing the applicant is working towards addressing the concerns of the GLA and a verbal update will be provided at the meeting. If Members are minded to grant permission the application will be referred to the Mayor.

At the time of writing an independent appraisal of an affordable housing viability assessment submitted by the applicant is awaited and a verbal update will be provided at the meeting. Should affordable housing provision be viable then it is anticipated that a payment in lieu of on-site affordable housing will be secured via a Section 106 agreement.

- Council's in-house drainage consultant – no objections
- Environment Agency - no objections
- Thames Water - no objections
- Highways - no objections
- Environmental Health – no objections
- Metropolitan Police Crime Prevention Design Adviser – no objections
- Ecology – no objections.

Any further responses to consultations, including renewable energy and sustainable development comments, will be reported verbally at the meeting.

Planning History

Outline planning permission was refused in December 2009 under application ref. 09/00522 for a three / four storey block comprising 11 one bedroom / 18 two bedroom / 1 three bedroom flats with new vehicular access/ access road / 30 car parking spaces and single storey cricket pavilion with 24 car parking spaces. The grounds of refusal related to overdevelopment, inadequate affordable housing provision and the absence of very special circumstances to justify inappropriate development in MOL.

Planning Considerations

The proposal 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
- 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

London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.1 Increasing London's supply of housing
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
- 3C.1 Integrating transport and development
- 3C.23 Parking strategy
- 3D.10 Metropolitan Open Land
- 4A.1 Tackling climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4B.1 Design Principles for a Compact City

4B.8 Respect local context and communities.

The site is designated MOL and Policy G2 of the UDP stipulates that within MOL, 'permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm'.

Paragraph 3.303 of the London Plan states that, 'MOL will be protected as a permanent feature and afforded the same level of protection as the Green Belt.'

Paragraph 1.7 of PPG2 states that the quality of a landscape is not relevant to the inclusion of land within a Green Belt or to its continued protection. The unkempt nature of a site does not represent justification for inappropriate development in MOL.

Policy G7 of the UDP is concerned with the South East London Green Chain and states that development proposals will be required to respect and not harm the character or function of the Green Chain and the Green Chain Walk. Measures to protect this designated area are to include the use of suitable screening, landscaping or in appropriate areas the planting of native vegetation and enhancing of wildlife habitats.

The applicant has indicated that they are willing enter into a Section 106 legal agreement to transfer the open land and tennis courts to the Council and to fund for their ongoing maintenance. Should a payment in lieu of on-site affordable housing be required then this will also be secured via a Section 106 legal agreement.

As part of the application process, it was necessary for the Council to give a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the application, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

No significant trees would be affected by the proposal.

The applicant has identified the application site as comprising 2.5 ha. and on this basis the residential density will be equivalent to 4 dwellings per hectare.

The main issues to be considered in this case are the impact of the proposal on the character and appearance of the area including the Green Chain and the adjacent conservation area, the impact on the residential amenities of the area and whether

very special circumstances have been demonstrated to justify inappropriate development in MOL.

Conclusions

The proposed houses are inappropriate development in MOL and very special circumstances must be demonstrated if planning permission is to be granted. The houses will occupy a similar location to the former pavilion building and the applicants suggest that the previous existence of a building on this part of the site represents a justification for some form of development, and this argument can be considered to carry some weight. The houses will occupy a larger footprint than the former pavilion building and will have a greater impact on the openness of MOL, particularly by virtue of the bulk of the built form on the site. The very special circumstances advanced by the applicant must therefore outweigh the additional harm that will result from inappropriate redevelopment of the site and the bulkier built form. A substantial benefit of the proposal will be public access to the re-landscaped open land and reinstated tennis courts, which will be transferred to the Council's ownership. Maintenance will be carried out by the Council's Parks and Open Spaces Department through a fund provided by the applicant. The proposal can therefore be considered to result in significant community benefits which can be weighed against the harm to the openness and visual amenity of the MOL.

Members will note the guidance in PPG2 that the condition of the site does not represent very special circumstances to justify inappropriate development in MOL. The site is prominent and has been problematic over recent years and a pragmatic view would be that a scheme which brings the site back into use and addresses these problems will be desirable.

The landscaping works to the site would significantly improve its visual amenity and specific landscaping measures to maintain the character of the Green Chain can be secured by condition. The design of the houses can be considered to be of a high quality and sensitive to the character of Kings Hall Road. The location of the houses is such that there will be no undue harm to the residential amenities of the occupants of nearby dwellings. The design of the houses and their location will ensure that there will be no harm to the adjacent Conservation Area.

In summary regarding the proposed Section 106 legal agreement referred to above, this should concern:

- transfer of open space and tennis courts to the Council
- maintenance fund for the open space and the tennis courts
- payment in lieu of affordable housing, if required (verbal update to be provided at the meeting).

The applicant is considered to have demonstrated very special circumstances to justify inappropriate development in MOL. Subject to consideration of GLA comments to be reported verbally at the meeting and subject to agreement on affordable housing matters the proposal is considered acceptable.

as amended by documents received on 20.01.2011 25.03.2011 02.06.2011

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT AND REFERRAL TO THE MAYOR OF LONDON

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 | ACB01 | Trees to be retained during building op. | |
| | ACB01R | Reason B01 | |
| 4 | ACB02 | Trees - protective fencing | |
| | ACB02R | Reason B02 | |
| 5 | ACB03 | Trees - no bonfires | |
| | ACB03R | Reason B03 | |
| 6 | ACB04 | Trees - no trenches, pipelines or drains | |
| | ACB04R | Reason B04 | |
| 7 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 8 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 9 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3 x 2.4 x 3.3m |
| | 1m | | |
| | ACH12R | Reason H12 | |
| 10 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 11 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 12 | ACH23 | Lighting scheme for access/parking | |
| | ACH23R | Reason H23 | |
| 13 | ACH29 | Construction Management Plan | |
| | ACH29R | Reason H29 | |
| 14 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 15 | ACI02 | Rest of "pd" Rights - Class A, B,C and E | |
| | ACI03R | Reason I03 | |
| 16 | ACI20 | Lifetime Homes Standard/wheelchair homes | |
| | ADI20R | Reason I20 | |
| 17 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |
| 18 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |
| 19 | ACK09 | Soil survey - contaminated land | |
| | ACK09R | K09 reason | |
| 20 | ACL01 | Energy Strategy Report | |
| | ADL01R | Reason L01 | |
| 21 | Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the | | |

boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

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:

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

London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.1 Increasing London's supply of housing
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
- 3C.1 Integrating transport and development
- 3C.23 Parking strategy
- 3D.10 Metropolitan Open Land
- 4A.1 Tackling climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4B.1 Design Principles for a Compact City
- 4B.8 Respect local context and communities.

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

- (a) the relationship of the development to adjacent property

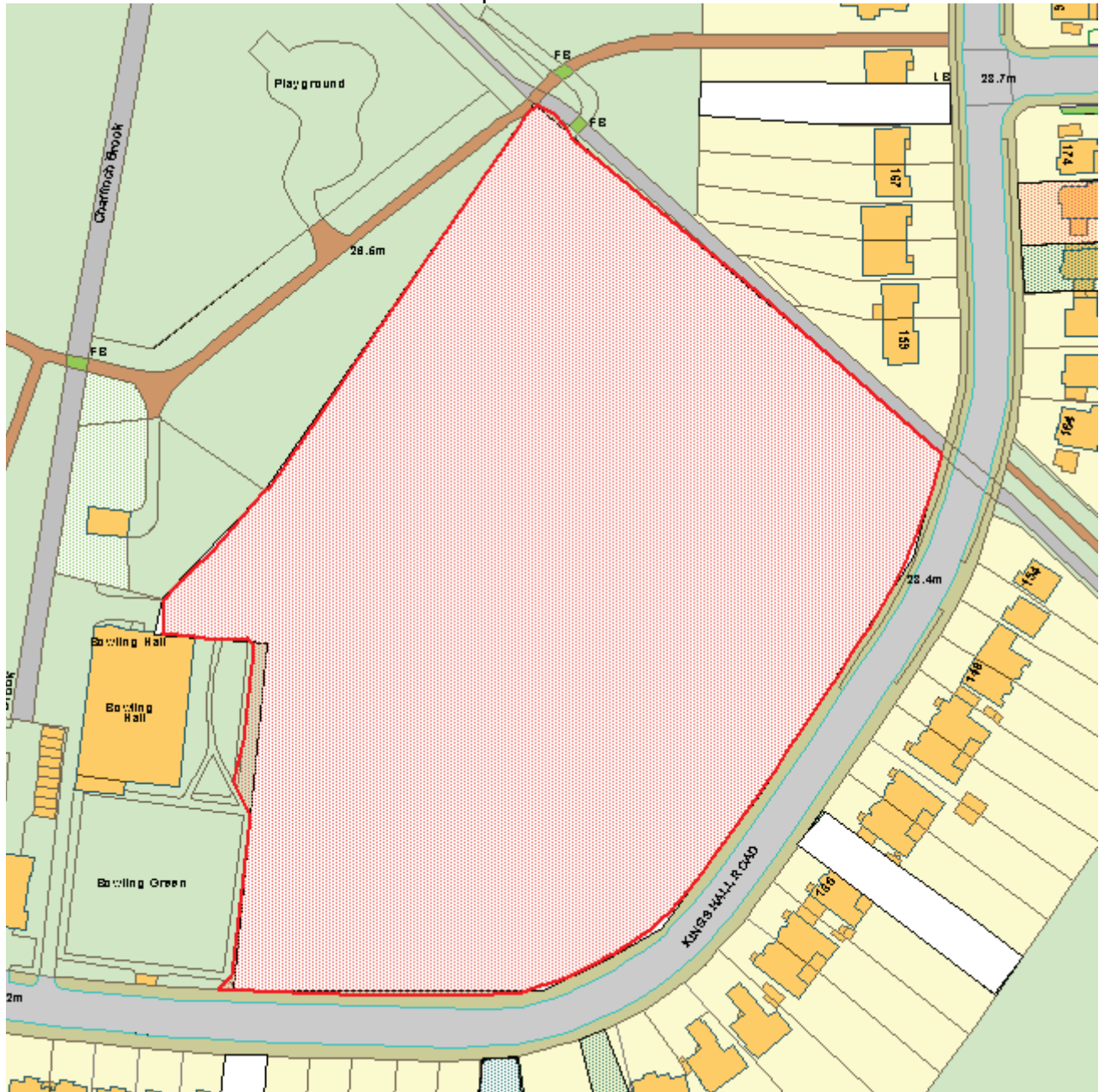
- (b) the character of the development in the surrounding area including the South East London Green Chain adjacent conservation area
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the need for very special circumstances to justify inappropriate development in Metropolitan Open Land
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the affordable housing policies of the Development Plan regarding
- (i) the policies of the Development Plan regarding planning obligations
- (j) the design policies of the development plan
- (k) the transport policies of the development plan
- (l) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

Reference: 10/03407/FULL1

Address: 89 Kings Hall Road Beckenham BR3 1LP

Proposal: 10 semi-detached three storey four/five bedroom houses with 20 car parking spaces. Reinstatement of 4 tennis courts, and formation of vehicular access and car park for 8 cars to serve the courts



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Agenda Item 4.3

SECTION '2' – Applications meriting special consideration

Application No : 10/03540/DET

Ward:
Plaistow And Sundridge

Address : Land Adj Wyndways 45 Garden Road
Bromley

OS Grid Ref: E: 541040 N: 170678

Applicant : Graham Barrington Ltd

Objections : YES

Description of Development:

Details pursuant to outline permission reference 10/00504 for a detached six bedroom house and garage.

AMENDED SITING PLAN RECEIVED

Key designations:

Green Chain
Metropolitan Open Land

Update

Members may recall this application was deferred from Plans Sub Committee No2 on the 3rd March 2011 to move the building line back and reduce the bulk to match other houses in the locality.

The amended plans show that the location of the garages have been integrated into the main body of the house and the house has been set back to follow the building line this side of Garden Road

Proposal

This proposal seeks permission for a detached two storey dwelling house with habitable accommodation in the roof space and attached double garage with access drive

Location

The application site is located on the northern side of Garden Road and comprises of land adjacent Wyndways 45 Garden Road Bromley and abutting the boundary of Sundridge Park Golf Course. The access to the property is from the un-adopted portion of Garden Road

The wider surrounding area is characterised by detached development.

Comments from Local Residents

- objection is raised the proposed dwelling, is not in line with the outline planning building line the outline application Ref 07/01725. The design statement submitted with application 10/00504 stated that “any design would respect the existing building line”
- the 43% increase in the size of the house from the original outline application, has now been reduced to 40% larger
- the previous outline permission was for a property adjacent to Wyndways following the building
- the number of cars will be an issue due the proposed house with parking onto a single track road.
- the property will be a dominant feature at the bottom of Garden Road.
- fully support the application it is in keeping with similar properties: in location, size and appearance.
- it is noted that significant amendments have been introduced: the revision moves the property so it is now behind the building line along this side of the road; The front projection has been deleted and the garages made integral; The siting has been slightly changed to render it more consistent with the siting approved under the outline planning permission. Having considered the amendments

Comments from Consultees

From a Highways perspective the access arrangement is from Garden Road, fronting a portion of the road which is un-adopted. This is acceptable in principle. The parking, cycle storage & visibility splays are satisfactory.

In terms of the impact the development would have on trees there would be no objections to the proposal.

Thames Water has no objections to the application.

Highway Authority - Drainage - Restrictions relating to discharge of surface water apply. Impose standard condition.

The Waste Advisor has requested that refuse and recycling is to be left at the edge of the cartilage.

The Bromley Crime Advisor requires a condition be put on any permission to the effect that the development achieves a Secure by Design certification.

Planning Considerations

The London Plan and Policies BE1, H7, H9, T3, T11 and T18 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and

safeguard the amenities of neighbouring properties and the visual amenities of the area.

(H7 Housing Design, H9 Side Space, T3 Parking, T11 New Accesses and T18 Road Safety)

National Guidance:
Planning Policy Statement 1
Planning Policy Statement 3

All other material considerations shall also be taken into account.

Planning History

Outline planning permission was first granted in 1976 for a detached dwelling and double garage under ref. 76/02070, and outline permission had been renewed every three years until application ref. 10/00504.

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.

As stated previously the proposal is for detached two storey dwelling house with habitable accommodation in the roof space and attached double garage with access drive. The site is located within a primarily residential area therefore in principle the use of the site for residential development is acceptable. However the suitability of the site in terms of its constraints and potential to accommodate an extra dwelling are assessed as follows.

The redevelopment of existing residential areas by making effective use of land is encouraged in PPS3; however, this should only be where the development is acceptable to the locality in its design, siting and layout without detriment to the local character and appearance.

Policy H7 Paragraph 4.35 of the UDP (2006) states:

Scope for further housing development occurs mainly on "infill" sites, or redevelopment of older, low-density property, and through the redevelopment of large non residential sites. The Council's primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development.

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

In regard to the character of the immediate area, this is comprised of detached dwellings including some significantly sized dwellings. It could be considered that given the existence of other relatively large dwellings, the replacement dwelling would not be out character with others that presently exists in the locality. However due to the prominent location of the plot at the end of this section of Edward Road, the size and sitting of the proposed dwelling has to be considered relation to neighbouring plots and whether the development would be detriment to local visual and residential amenity.

Members are asked to consider the impact on the visual amenities of the neighbouring properties as well as the impact on the amenities enjoyed by surrounding dwellings.

It is clear that there will be an impact on the street scene and local amenities as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the revised plans that have been submitted for this site and comments made by residents during the consultation period.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01725, 10/00504 and 10/03540, excluding exempt information.

as amended by documents received on 28.04.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 5 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | ACI03R | Reason I03 |
| 6 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 7 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 8 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

- | | |
|-----|----------------------------|
| BE1 | Design of New Development |
| H7 | Housing Density and Design |
| H9 | Side Space |
| T3 | Parking |

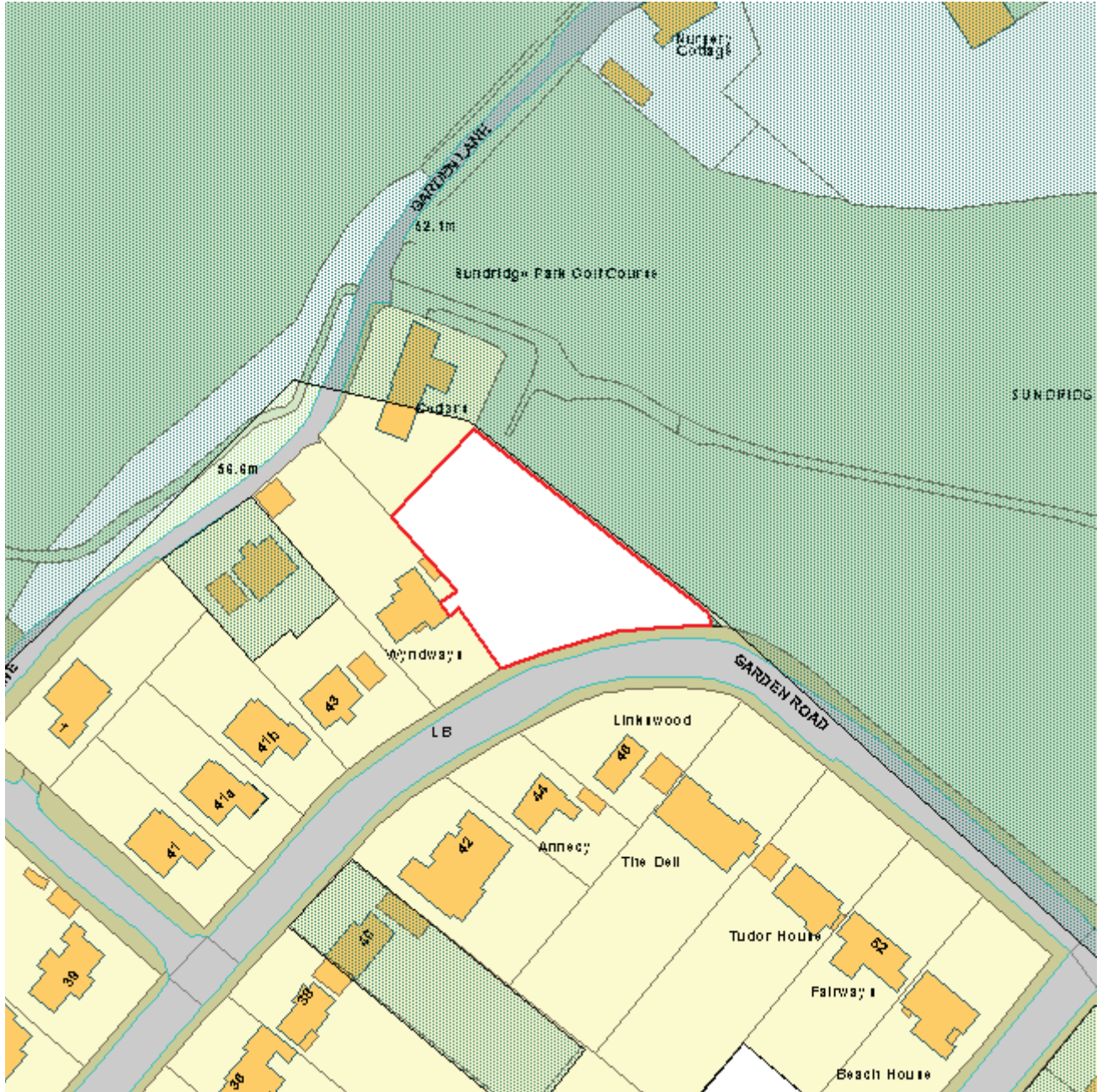
T11 New Accesses

T18 Road Safety

INFORMATIVE(S)

- 1 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.

Reference: 10/03540/DET
Address: Land Adj Wyndways 45 Garden Road Bromley
Proposal: Details pursuant to outline permission reference 10/00504 for a detached six bedroom house and garage.
AMENDED SITING PLAN RECEIVED



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SECTION '2' – Applications meriting special consideration

Application No : 11/00388/FULL6

Ward:
Darwin

Address : 23 Hazelwood Road Cudham Sevenoaks
TN14 7QU

OS Grid Ref: E: 544628 N: 161448

Applicant : Mr B Edge

Objections : YES

Description of Development:

Single storey side extension. First floor rear extension. Front and rear dormer extensions, alterations to roof and elevational alterations.

Key designations:

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

Proposal

- The proposal is for the extension and re-configuration of the existing property to form a dormer bungalow with two storey rearward projection and single storey garage to the side.
- The proposal involves the removal of two separate single storey structures to the rear and half of the existing double garage. It also includes altering the roof to form a quarter hip as opposed to a full gable.
- The front dormer is to be removed and replaced with two smaller dormers with pitched roofs.
- A small infill extension will link the garage to the main dwelling with a pitched roof over.
- A first floor rear extension will provide an additional bedroom and bathroom to the first floor.
- This application is a revised scheme to the previous refused application which was also dismissed at appeal.

Location

- The application site is located to the south east of Hazelwood Road and is currently a detached bungalow with accommodation within the roof space and a detached garage to the side.
- The site lies within the Metropolitan Green Belt but is in a small residential enclave with Cudham Lane North to the east and Downe Avenue to the west.
- Hazelwood Road is comprised of mainly detached family dwellings, some of which are modest, some of which have been extended to provide larger detached dwellings.

Comments from Local Residents

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

- current proposals more acceptable
- overcome concerns relating to number of cars at property
- suggest windows are not white

Comments from Consultees

No consultees were consulted 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
 G4 Extensions and Alterations to dwelling houses within the Green Belt
 H8 Residential Extensions

London Plan Policy 3D.9 - Green Belt

PPG 2 Green Belt

Planning History

- 73/02394 – Refused – Demolition of detached garage and outhouse and erection of detached chalet bungalow and detached double garage, garage and store.
- 75/00108 – Refused – Detached 2 bedroom bungalow and garage.
- 75/01668 – Permission – Demolition and erection of detached 2 bedroom bungalow.
- 78/01476 – Refused - Single storey side and rear extensions to detached chalet bungalow on land adjacent (OUTLINE)
- 78/01717 – Permission – External brick skin to existing detached bungalow.
- 80/00006 – Permission – Single storey extensions and garage

- 81/01338 – Permission – Dormer extensions and single storey rear extension.
- 10/00057 – Refused – Side and rear extensions, front porch. Addition of first floor incorporating front and rear dormers to form 2 storey house.
- 10/02659 – Refused - Front, side and rear extensions. Front porch. Addition of first floor incorporating front and rear dormers to form two storey house.

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.

The previous two applications were refused on the following ground:

'The site is located within the Green Belt and the proposal would result in an unacceptably disproportionate addition to the original building. No very special circumstances exist to warrant setting aside normal policy requirements and as such, the extension would constitute inappropriate development detrimental to the openness and visual amenities of the Green Belt, contrary to Policy G4 of the adopted Unitary Development Plan and central government guidance contained in PPG2 'Green Belts'.'

The proposal has been reduced to provide a smaller percentage increase over the existing property. The proposal now has a percentage increase of approximately 120% over that of the original dwelling. However, the existing dwelling is approximately 110% over that of the original dwelling and the current plans show a proposed increase in floor area of under 10 square metres. The footprint of the property has been reduced in its re-configuration with more floor area being proposed at first floor.

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 extension of dwellings is appropriate providing it does not result in disproportionate additions over and above the size of the original building. Inappropriate development should not be approved unless there are very special circumstances so that the harm caused is clearly outweighed by other considerations. It is for the applicant to show why permission should be granted. In this case, it is argued that the revised proposal for a smaller and more in keeping extension, by virtue of its location to the existing settlement and its relationship with both existing and proposed surrounding built form, can wholly support the minimal form of development proposed. The applicant accepts that the property lies within the Green Belt but argues that the proposal provides a dwelling which is appropriate to the location and respects the character and appearance of the locality.

The existing property has a percentage increase of over 110% over the original dwelling and it is therefore unlikely that any further significant development will be acceptable. The proposal is significantly improved from the previous scheme and

proposes a development which is reduced in bulk when viewing it from the front. An increase in the floor area of under 10 square metres is, in this case considered to be minimal and the appearance of the dwelling is considered to be improved. The property as proposed is more compact and covers less of the plot and Members may consider that it is unlikely to have a harmful impact on the open character of the Green Belt. The applicants have significantly altered the scheme in order to address the previous refusal grounds and the concerns raised by the Planning Inspector. The current scheme has reduced the amount of physical development and appears to have addressed point 7 of the appeal decision which essentially requires any development to retain the openness of the Green Belt.

The proposal does not include any flank windows and the windows to the front and rear are not considered to result in a significant amount of overlooking. It is considered that the development is unlikely to have a harmful impact on light and the visual amenities of neighbouring properties are considered to be improved. Members may consider the design to be more in keeping with the surrounding properties and the character of the area in general.

Taking into account the changes made to the proposal including the minor increase in floor area, the reduced foot print and the improvement in design, Members may consider that in this case, very special circumstances exist in that the bulk of the building is concentrated into a smaller area, thereby opening up the Green Belt and reducing the impact on the open character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00517, 09/01210, 10/00057 and 10/02659, excluding exempt information.

as amended by documents received on 24.05.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACC04 ACC04R | Matching materials Reason C04 |
| 3 | ACI01 ACI03R | Restriction of all "pd" rights Reason I03 |
| 4 | ACK01 | Compliance with submitted plan |

Reason:

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

G4 Extensions and Alterations to Dwelling Houses within the Green Belt

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

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on the open character of the Green Belt.

and having regard to all other matters raised.

Reference: 11/00388/FULL6

Address: 23 Hazelwood Road Cudham Sevenoaks TN14 7QU

Proposal: Single storey side extension. First floor rear extension. Front and rear dormer extensions, alterations to roof and elevational alterations.



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SECTION '2' – Applications meriting special consideration

Application No : 11/00445/FULL1

Ward:
Darwin

Address : 131 Cudham Lane North Orpington BR6
6BY

OS Grid Ref: E: 545189 N: 162629

Applicant : Mr Piggott

Objections : NO

Description of Development:

Demolition of existing commercial buildings and erection of 2 detached two storey 4 bedroom dwellings, each with detached double garage, with associated car parking and access road, and creation of residential curtilages

Key designations:

Green Belt
Local Distributor Roads

Proposal

- It is proposed to demolish the commercial buildings on this strip of land, and erect 2 detached two storey 4 bedroom dwellings, each with a detached double garage
- Access to the dwellings would be from the existing access road which serves the commercial buildings
- The total floorspace provided by each dwelling would be 203sq.m., including the detached garages
- The application is accompanied by supporting statements including a Planning Statement, a Green Belt Statement of Very Special Circumstances and an Employment Impact Statement.

Location

This site is located within the Green Belt, and is occupied by a number of workshop/storage buildings which have a longstanding permission for commercial use, and total 790.85sq.m. in floorspace. The land comprises a 150m long strip, approximately 11m wide, which slopes down from Cudham Lane North from the west, and rises gently towards the east.

The main dwelling at No.131 is located to the north-west of the application site, and has been extended in the past. The site is surrounded by open countryside and woodland.

The eastern part of the site is covered by a blanket Tree Preservation Order (194).

Comments from Local Residents

No letters of objection have been received to the proposals from local residents.

Comments from Consultees

The Council's highway engineer considers that it is unlikely that the proposed new dwellings would result in a significant increase in vehicular trips to the site compared with the existing commercial units, and that the sightlines to the access onto Cudham Lane North are relatively good, therefore, no objections are raised to the proposals.

Drainage comments suggest that soakaways would need to be installed to dispose of surface water run-off as there is no public surface water sewer in close proximity to the site.

Thames Water raises no objections to the proposals in principle.

Environmental Health comment that although no objections are raised in principle, due to the lack of information regarding the past land use, a standard condition should be imposed requiring a contaminated land assessment.

The Council's Waste department requires refuse to be taken to Cudham Lane North on the day of collection, while Crime Prevention have requested that a "secure by design" condition be imposed.

With regard to the trees on the site, insufficient information has been submitted in order for the Council's Tree Officer to properly assess the impact of the proposals on the protected trees.

Planning Considerations

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

- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- H7 Housing Density and Design
- G1 The Green Belt
- EMP5 Development Outside Business Areas
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

Planning History

Permission was originally granted for these agricultural buildings in 1974, but later permissions (most recently ref. 94/02692) allowed their use for storage and workshop purposes, as they were considered to be appropriate uses for the re-use of redundant farm buildings.

Conclusions

The primary considerations in this case are, in the first instance, whether the proposal would constitute inappropriate development within an area designated as Green Belt, and if so, its effect on the openness and visual amenities of and the purposes for including land in the Green Belt, and whether any benefits of the scheme would clearly outweigh any harm by reason of inappropriateness and any other harm, and thus justify the development on the basis of very special circumstances.

If the principle of the scheme is accepted, the other main considerations are the impact of the proposals on the character and spatial standards of the surrounding area, on the amenities of neighbouring residents, on protected trees on the site, and on pedestrian and vehicular safety in the close vicinity.

UDP Policy G1 states that the construction of new buildings within the Green Belt is inappropriate unless it is for purposes including agriculture, forestry, essential facilities for outdoor sport and recreation, and limited extensions, alterations or replacement of existing dwellings. In this regard, the permitted use of the site is for commercial purposes, and its redevelopment for residential purposes would constitute inappropriate development in the Green Belt, which is, by definition, harmful to the openness of the Green Belt.

The applicant has put forward very special circumstances in order to justify inappropriate development, the main points of which are summarised as follows (the full planning statement is available on file for Members' information):

- the redevelopment of the site would result in an overall reduction in floorspace of 49% (from 791sq.m. to 406sq.m.), and an overall reduction in the volume of built development of 49% (from 2620cu.m. to 1276cu.m.) thus resulting in a significant increase in openness which would be of benefit to the Green Belt
- the reduced level of vehicular movements to and from the site compared with the existing commercial units would result in a less intensive use of the land
- the existing unattractive buildings which are of poor quality and out of character with the area would be replaced with high quality dwellings which would respect the landscape character of the surrounding area
- the surrounding area is largely residential, therefore the proposals would not be out of character with the area
- the current commercial use of the buildings is considered inappropriate within the Green Belt, and they are situated in an unsustainable location

- the proposals would promote the use of under-used previously developed land.

The current buildings are of a rustic design typical to a rural location, and the existing workshop and storage uses of the buildings are considered appropriate (rather than inappropriate) uses for the re-use of redundant agricultural buildings. Therefore, the benefits of reducing the overall amount of built development on the site, would not outweigh the harm caused by replacing an appropriate use with an inappropriate residential use of the site which has a more suburban than rural character with individual curtilages and higher buildings. Therefore, it is considered that no very special circumstances exist to justify the scheme in principle.

The applicant has also addressed the issue of the loss of employment land in respect of Policy EMP5 of the UDP which allows for the loss of such land where the particular characteristics of the site make it unsuitable for business uses within Use Classes B1, B2 or B8, and that marketing of the site confirms the unsuitability and financial non-viability of the site for such uses. In this respect, the applicant states that the commercial units are poor quality and do not provide adequate accommodation for modern business needs. Furthermore, the site was run for a long period of time as a family business by the occupiers of the dwelling at No.131, and the applicant considers that to subdivide the commercial units into separate ownership would have a detrimental impact on the amenities of the occupiers of No.131 to a degree that would not occur if the commercial units were replaced by two dwellings.

With regard to the marketing of the site, the applicant has submitted details of a large number of commercial units currently available to let, mainly in the Bromley and Croydon areas, which are considered by the applicant to be of a higher standard of accommodation than the existing units on this site. It is not clear whether the application site has been actively marketed for commercial uses, however, the applicant states that units of this nature are currently in low demand, and provide little to the local economy.

There is no evidence that the buildings could not continue to be used, with or without adaptation, for workshop/storage purposes, nor that there is no longer a need for low-key rural business units. Such units are not uncommon and can provide an ideal location for small rural enterprises which are supported by planning policy.

Furthermore, insufficient information has been submitted to properly assess the impact of the scheme on the trees on the site (many of which are protected), in the absence of which, the proposals could be harmful to the well-being of important trees on the site, and to the character and appearance of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 94/02692 and 11/00445, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The site is located within the Green Belt wherein there is a presumption against inappropriate residential development, and the Council sees no very special circumstances in this case which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan.
- 2 The proposals would result in the unacceptable loss of a business site which could continue to be used, with or without adaptation, for business purposes, thereby contrary to policy EMP5 of the Unitary Development Plan.
- 3 In the absence of adequate information to demonstrate the impact on the protected trees, the proposals would be harmful to the protection and well-being of trees on the site, which would be detrimental to the character, appearance and openness of the Green Belt, thereby contrary to Policies G1 and NE7 of the Unitary Development Plan.

Reference: 11/00445/FULL1

Address: 131 Cudham Lane North Orpington BR6 6BY

Proposal: Demolition of existing commercial buildings and erection of 2 detached two storey 4 bedroom dwellings, each with detached double garage, with associated car parking and access road, and creation of residential curtilages



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00595/PLUD

Ward:
Bickley

Address : 8 Heath Park Drive Bickley Bromley BR1
2WQ

OS Grid Ref: E: 542099 N: 168953

Applicant : Mr And Mrs Agarwal

Objections : YES

Description of Development:

Rear dormer extension

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

- The proposal is to extend the roof to the rear to create a large dormer extension with three windows facing the rear and two roof lights to the front.
- The dormer measures approximately 9.2 metres in width, 4.3 metres in depth and 2.6 metres in height.
- The dormer is hipped to either side and each window has a small roof feature above it.
- The overall additional volume is a maximum of 46.89 cubic metres.

Location

- The application site is located to the north of Heath Park Drive and is a large detached family dwelling, similar to others in the surrounding area.
- The development to which this property belongs is relatively modern and consists detached properties, all of which are a similar size.

Comments from Local Residents

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

- not in keeping with house
- looks like a block of flats
- overdevelopment
- minimal changes to original which was refused
- impact upon visual amenities
- unsightly
- loss of privacy
- out of character with surrounding properties
- substantial change to current house
- substantial development already been permitted
- intrusive
- fascia wood does not match

Comments from Consultees

No external consultees were consulted in relation to this application.

Planning Considerations

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Schedule 2, Part 1, Class B and C of the General Permitted Development Order 1995 (as amended)

Planning History

Planning permission was granted for the original development to which this property belongs in 1987 under ref. 87/01967. A further similar application was then granted in 1988 under ref. 88/02025.

Planning permission was granted for a single storey rear extension and conversion of the garage in 2008 under ref. 08/03273.

Planning permission was granted for a single storey side/rear extension and part conversion of the garage in 2010 under ref. 09/02820.

Planning permission was refused for a rear dormer extension in 2010 under ref. 10/02999.

Conclusions

The application requires the Council to consider whether the extension would be classified as permitted development under Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Development is permitted by Class B as;

- no part of the dwellinghouse would, as a result of the works exceed the height of the highest part of the existing roof;
- no part of the development would extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway;
- the cubic content of the resulting roof space would not exceed 50 cubic metres;
- the proposal does not consist of or include a veranda, balcony, raised platform, chimney, flue or soil and vent pipe;
- the property is not in a conservation area;
- the materials used in any exterior work are similar in appearance to those used for the existing dwellinghouse;
- the enlarged part closest to the eaves is more than 20 centimetres from the eaves of the original roof; and
- no windows are proposed in the flank elevations.

Development is permitted by Class C as:

- the roof lights would not protrude more than 1500 millimetres beyond the plane of the slope of the original roof;
- the alterations are not higher than the highest part of the original roof;
- the alterations do not consist of or include solar photovoltaics or solar thermal equipment, a chimney, flue or soil and vent pipe; and
- the roof lights are not located to the flank elevations.

The application site was visited by the case officer and it was confirmed that the proposal would fall within permitted development tolerances and the Certificate should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03273, 09/02820, 10/02999 and 11/00595, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposed development is permitted by virtue of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

INFORMATIVE(S)

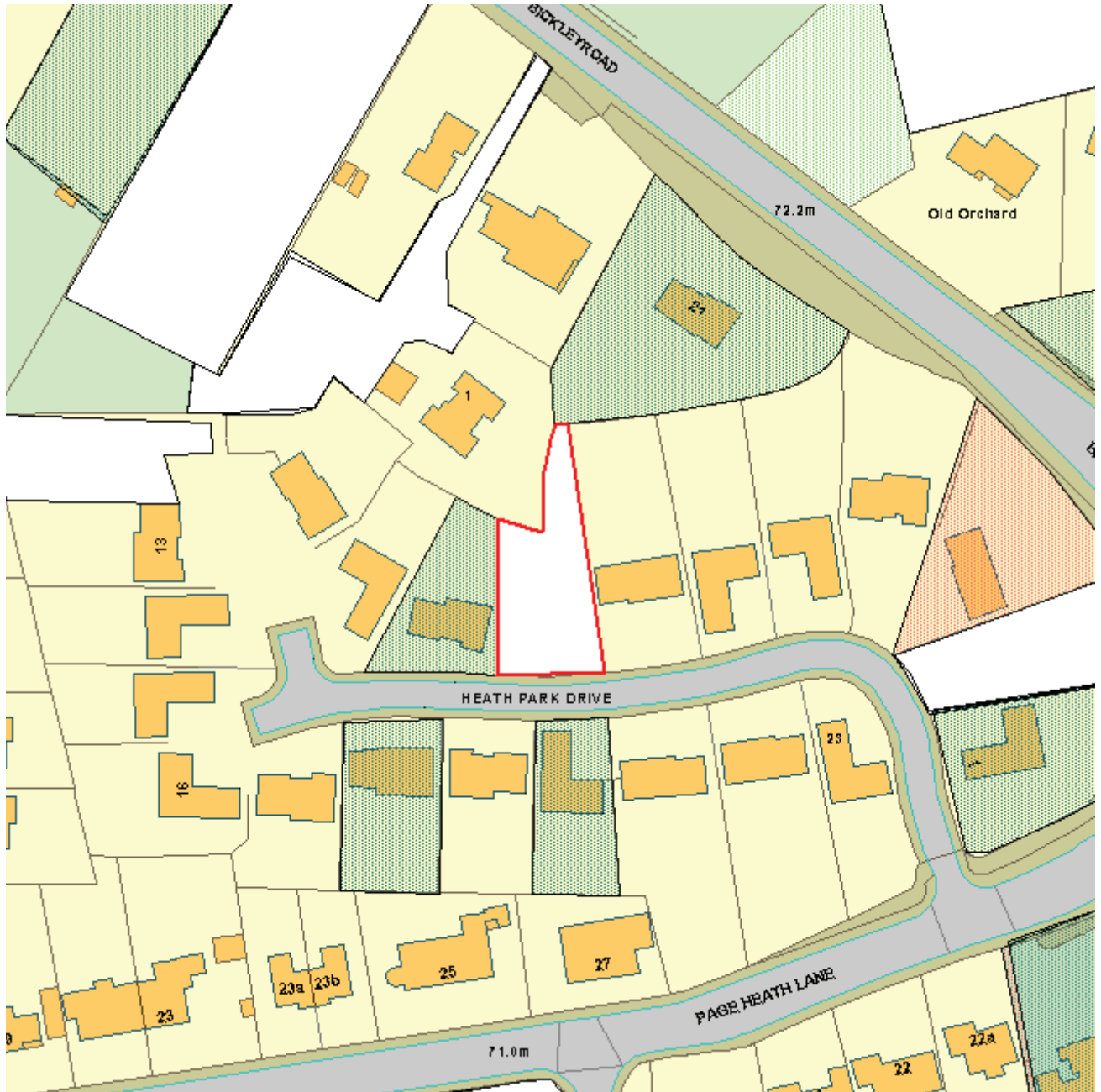
- 1 The applicant should be aware that this certificate is for alterations to the roof only and any other development should be applied for separately.

Reference: 11/00595/PLUD

Address: 8 Heath Park Drive Bickley Bromley BR1 2WQ

Proposal: Rear dormer extension

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00624/FULL6

Ward:
Petts Wood And Knoll

Address : 2 Priory Avenue Petts Wood Orpington
BR5 1JF

OS Grid Ref: E: 544817 N: 167326

Applicant : Mr & Mrs Lenihan

Objections : YES

Description of Development:

Two storey side extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

This application was originally reported to Members of the Plans Sub-Committee at the meeting held on 28th April 2011. The application was deferred to seek an increase in side space between the flank wall of the proposed two storey side extension, from the minimum 1m side space as proposed. The application property is located within an Area of Special Residential Character.

In response to the deferral the Applicant has declined to amend the plans on the basis that this forms a consistent approach in the street. Further comments have been provided in support of the application as follows:

- the primary motivation for our application is to complete the property, which in our opinion currently looks incomplete (almost like half a house.)
- the current application would make the house look finished as opposed to the current "half house", and make it symmetrical. Any alteration to the current application would remove this symmetry, leaving it looking incomplete. It is for this reason that we do not feel we can change the current design so would like to resubmit the current application for consideration.
- furthermore, we have considered the point on Residential Character - Priory Avenue mainly consists of semi-detached houses, along with a few

detached properties and bungalows. The properties have been built throughout the 20th and 21st century which has led to a variety of designs, meaning it is difficult to ascertain a common character amongst them.

- we have compared our property with the fifteen detached properties on the street and each of these properties are within approximately one metre of the boundary on at least one side except our property, so developing to one metre would be consistent with the other detached properties. In addition, the three most recently developed detached properties 2a, 44 and 46 have all been granted permission to build approximately one metre from the boundary on at least one side so our application is in our opinion consistent with these developments.

The original report is repeated below.

Proposal

Planning permission is sought for a two storey side extension to the host property. The extension would be sited approx. 1m from the flank boundary, with a width of approx. 3.55m. The extension would project beyond the existing rear building line by approx. 2.2m at ground floor level and 2.35m at first floor level.

Location

The application property is located on the eastern side of Priory Avenue, Petts Wood, and comprises a detached dwellinghouse. The site falls within a designated Area of Special Residential Character (ASRC).

Comments from Local Residents

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

- concern as to what impact, if any, proposal will have on property in view of houses opposite being set at lower level
- excessive height and will result in loss of light to landing, bathroom, downstairs WC and living room
- more importantly will result in overshadowing and loss of light to solar panels to roof, which will in turn reduce their performance resulting in increased fuel bills and decrease in income from solar systems
- proposed extension would create a house that would be over-dominant in the street scene
- proposed extension seems large in relation to size of existing house
- loss of parking
- proposal would make house over-dominant by virtue of height and bulk
- house not in keeping with others

Comments from Consultees

From the technical Highways perspective no objections were raised to the proposal.

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
- H10 Areas of Special Residential Character

Planning History

There is no recent planning history of relevance at the site, although under ref. 09/01444, planning permission was granted for a replacement dwelling on the adjacent plot at 2a Priory Avenue. This development appears to be substantially completed.

Conclusions

The main issues for consideration in this case will be the impact of the proposed extension to the amenities of neighbouring residents and to the character of the area, having particular regard to the ASRC designation.

The proposed extension would generally be in keeping with the form and scale of the host dwelling. A minimum separation of 1m would be provided to the flank boundary, which would appear to be consistent with the side space provided between the newly constructed replacement dwelling and both flank boundaries at the adjacent site at 2a Priory Avenue. On this basis, it is considered that a 1m side space would again be acceptable in this case, having regard to the established character of the area and the spatial qualities of the ASRC.

With regard to the impact on the amenities of neighbouring properties, in view of the siting of the extension the property most likely to be impacted upon would be the newly constructed dwelling at 2a Priory Avenue. A 2m separation would be retained between buildings, and the extension would feature a hipped roof, which would allow light to penetrate between the buildings to serve the landing, bathroom, downstairs WC and living room windows located on the southern flank wall of the dwelling at 2a. In addition, the living room at 2a is further served by a larger opening on the rear elevation which would continue to provide natural light to this room. The proposed extension would project beyond the existing rear wall of the host property at both ground and first floor level, although would not appear to project beyond the first floor rear wall of the dwelling at 2a. Accordingly, it is not considered that the proposal would result in a significant loss of amenity to warrant the refusal of the application.

Although concerns have been raised regarding the impact of the extension to the amount of light that would reach the solar panels to the roof of the dwelling at 2a, it is not considered that the extension would result in a significantly greater impact than the existing dwelling to the functionality of the solar panels, in view of its

height which would be no greater than the existing dwelling, and its design which would incorporate a hipped roof.

On balance, Members may agree that the proposed extension would be acceptable in that it would be in keeping with the form and character of the host dwelling, the established character of the area (with particular regard to its spatial standards) and the amenities of neighbouring residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00624 and 09/01444, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 3 | ACI17 | No additional windows (2 inserts) first floor flank extension |
| | ACI17R | I17 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:

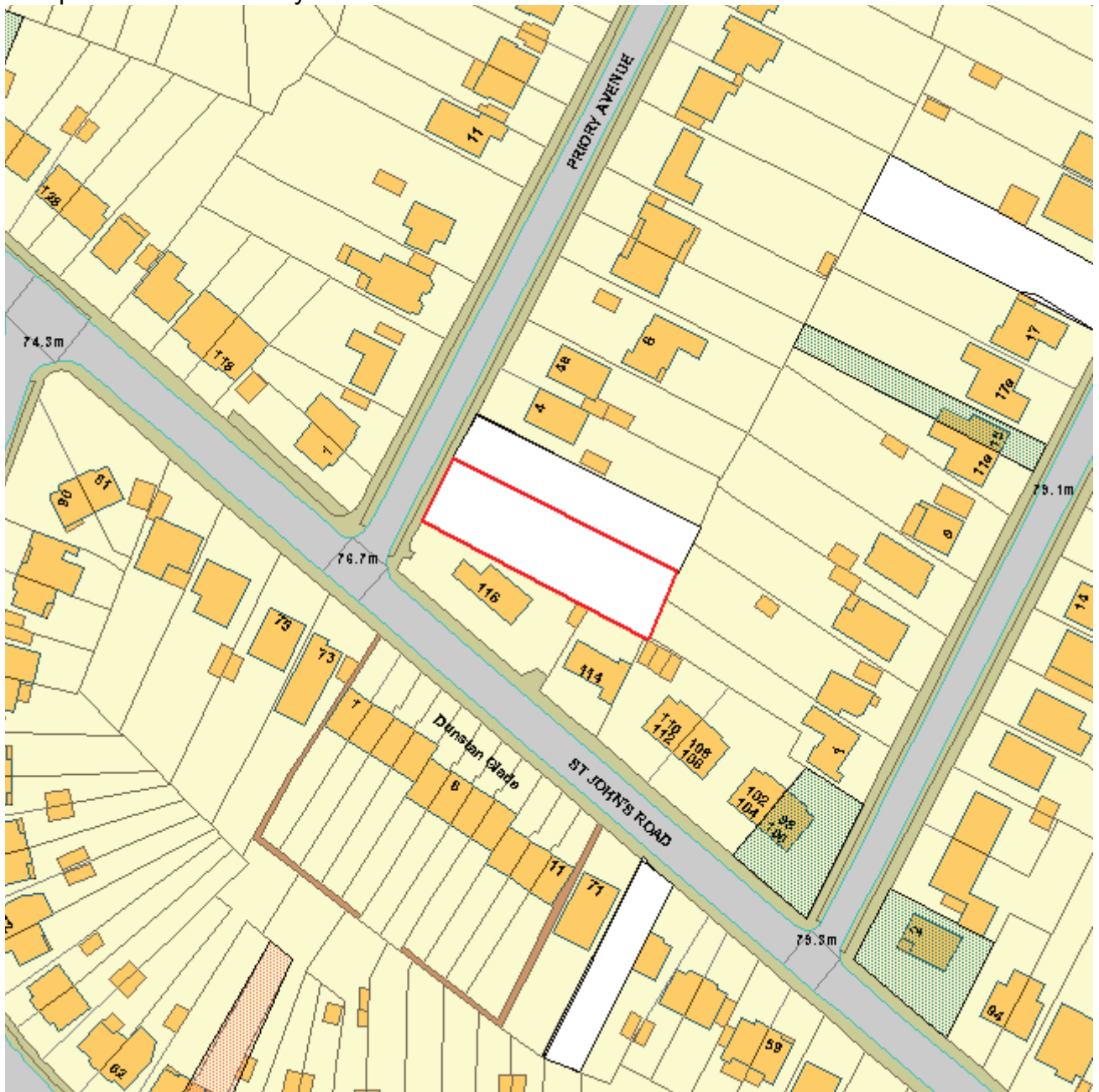
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

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 and its impact to the spatial standards of the ASRC
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 11/00624/FULL6
Address: 2 Priory Avenue Petts Wood Orpington BR5 1JF
Proposal: Two storey side extension



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00802/FULL1

Ward:
West Wickham

Address : 65 Grosvenor Road West Wickham BR4
9PY

OS Grid Ref: E: 537762 N: 166026

Applicant : AvAkAs Holdings Ltd

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store to rear

Key designations:

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

Members may recall that this case was presented to the Plans Sub Committee held on the 26th May 2011.

It was resolved that this case should be deferred without prejudice to any decision taken in order that the applicant considers the submission of revised plans to accommodate more on site car parking. The applicants have submitted revised plans which indicate an additional area for car parking to the front of the site, utilising the existing vehicular accesses. This results in a site layout to the front of the new block similar to that of the previously approved scheme.

The previous report is repeated below subject to suitable updates.

Proposal

The development proposes the demolition of the existing detached two storey residential dwelling house and the construction of a detached two storey block of flats with accommodation in the roof space.

The block comprises of 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store located off Grosvenor Road towards the rear of the

block. The rear ground floor flat will have access to a private garden area to the rear of the site. The front ground floor flat will also have access to a private garden area located towards the front of the new block. All other flats will have access to a communal garden towards the rear of the site. The development is contained within a two storey building and with accommodation in the roof space.

The application site extends to an area of 0.048 hectares and the proposed density is around 104 dwellings per hectare.

Location

The application site is located on a corner plot on the south western side of Grosvenor Road. The highway wraps around the sites eastern and northern boundaries and is located around 35 metres from the junction with Manor Road.

The site is located towards the south west of West Wickham town centre and currently contains an existing detached two storey dwelling which is of no specific architectural merit with two detached garage buildings to the rear adjacent to the western boundary.

The areas to the east, south and west are principally residential in character with a mixture of two storey dwellings, flats and maisonettes. Located towards the north of the site are the vehicular access for the multi storey car park and the service access to the rear of the supermarket which fronts the High Street.

Comments from Local Residents

- The development results in overlooking and loss of privacy and is likely to cause more parking problems within the area.

Comments from Consultees

Thames Water raises no objections in terms of drainage and sewerage infrastructure.

From a planning highways perspective, no technical objections are raised subject to conditions concerning adequate visibility splays and parking layout details.

Planning Considerations

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

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T12 Residential Roads
- T18 Road Safety
- BE1 Design of New Development

London Plan

- 3A.3 Maximising the Potential of Sites
- 4A.3 Sustainable Design and Construction
- 4A.14 Sustainable drainage
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

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

Policy H1 (v) seeks to make most effective use of land in accordance with the density/location matrix in Table 4.2. Policy H7 aims to ensure that new residential development respects the existing built and natural environment, is of appropriate density and respects the spatial standards of the area as well as amenities adjacent occupiers, and allows adequate light penetration into and between buildings.

Regarding the proposed density and amount of development proposed (Policy H7- Housing Density and Design); the site extends to an area of around 480sq.m (0.048ha). The proposal appears to be located within a suburban area (Table 4.2 of the UDP- density/location matrix) and as such the density of the proposed development which equates to around 104 dwellings per hectare is considered appropriate for this location.

A decision on an application for this number of units cannot be made under delegated powers.

Planning History

Under planning application ref. 06/03762, permission was refused and dismissed at appeal for a detached one bedroom single storey house on land to the rear of 65 Grosvenor Road.

Under planning application ref. 08/00206, permission was granted for the change of use of the existing footpath towards the northern boundary of the site at the side of the dwelling from a footway to a garden and the erection of a 1.8m high fence and vehicular gates.

Under planning application ref. 09/02476, permission was granted for the demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 3 one bedroom flats and one studio flat with new vehicular access and 3 car parking spaces to rear and one car parking space with associated bin store to front.

Under planning application ref. 10/00027, permission was granted for demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising of 2 studio flats and 3 one bedroom flats with new vehicular

access and 4 car parking spaces to rear and one car parking space with associated bin store to front.

Conclusions

The main issues in this case are whether the current amendments to the approved development proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general and whether the development would result in increased on street parking detrimental to highway safety.

The proposed appearance and scale of the building is that of a two storey dwelling with a front gable feature similar to the adjacent properties located towards the south. The development proposed is of a similar height to adjacent properties and appears to be accommodated satisfactorily within the street scene. The proposed building is of a similar footprint as that previously permitted with this revised scheme including a different internal layout to accommodate larger flats and an amended roof design. The recently approved scheme provided habitable accommodation across three levels and the same arrangement is again proposed.

The existing dwelling located on site is set back from the road and the proposed building is to be located in a similar position away from the existing bend in the road. The proposed building is to be sited some 1.2 metres away from the boundary with No. 63 Grosvenor Road and as such provides a greater separation than currently exists between the two properties.

The proposed development would appear to reflect more accordingly the character of the road as a whole than the existing building of a smaller domestic scale which is of no specific architectural merit. The design of the scheme provides an appropriate solution which would not overwhelm the remaining dwellings close by.

Policies H7 and BE1 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area, the area around the site is predominantly residential and the buildings in the area are of a variety of styles and scale. The submitted plans indicate that the ridge height of the proposed building will match that of the neighbouring properties at No. 61 and 63 with certain design features such as the front gable incorporated into the development to respect the existing character and appearance of the street scene.

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

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

Members will therefore need to consider whether the layout of the site leaves adequate separation between buildings and whether considering the changes proposed, the development is still in keeping with the character and appearance of the area or significantly harms residential amenity.

It is considered that there may be some impact on nearby properties and existing spatial standards as a result of this proposal; however, a judgement needs to be made about whether the impact is unduly harmful. Accordingly Members will need to consider, taking into account the approved development, whether this proposal is satisfactory.

On balance, Members may consider that these specific proposals in this location are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/03762, 08/00206, 09/02476, 10/00027 and 11/00802, excluding exempt information.

as amended by documents received on 31.05.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|----|--------|--|-------------|----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACA04 | Landscaping Scheme - full app no details | | |
| | ACA04R | Reason A04 | | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | | |
| | ACA07R | Reason A07 | | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 5 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 6 | ACH12 | Vis. splays (vehicular access) (2 in) | 2.0m x 2.0m | 1m |
| | ACH12R | Reason H12 | | |
| 7 | ACH22 | Bicycle Parking | | |
| | ACH22R | Reason H22 | | |
| 8 | ACH32 | Highway Drainage | | |
| | ADH32R | Reason H32 | | |
| 9 | ACI11 | Obscure glaz'g/details of opening (1 in) | in the | southern |
| | ACI11R | Reason I11 (1 insert) | BE1 and H7 | |
| 10 | ACI17 | No additional windows (2 inserts) | southern | building |
| | ACI17R | I17 reason (1 insert) | BE1 and H7 | |

Reasons for granting permission:

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

- H1 Housing Supply
- H7 Housing density and Design
- T3 Parking
- T6 Pedestrians
- T11 New Accesses
- T12 Residential Roads
- T18 Road Safety
- BE1 Design of New Development

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

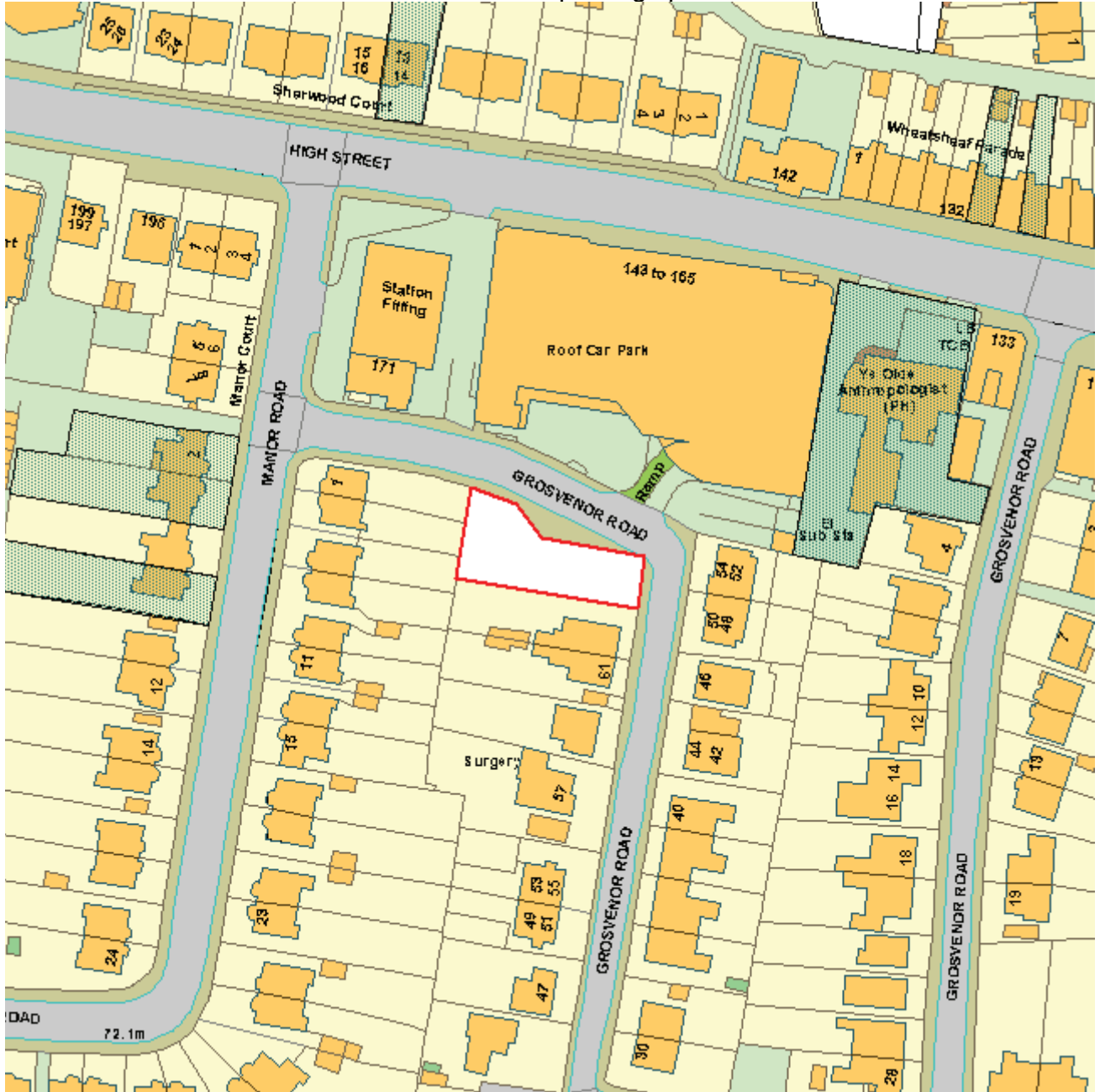
INFORMATIVE(S)

- | | | |
|---|-------|--|
| 1 | RDI06 | Notify Building Control re. demolition |
| 2 | RDI10 | Consult Land Charges/Street Numbering |
| 3 | RDI16 | Contact Highways re. crossover |
| 4 | RDI23 | Notification re. sewer realignment |

Reference: 11/00802/FULL1

Address: 65 Grosvenor Road West Wickham BR4 9PY

Proposal: Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store to rear



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01004/FULL1

Ward:
Chislehurst

Address : Church Of The Annunciation High
Street Chislehurst BR7 5AQ

OS Grid Ref: E: 543837 N: 170925

Applicant : Vodafone Limited

Objections : YES

Description of Development:

Installation of a 7 metre high replica flagpole incorporating a shrouded antenna with internally located equipment cabinet

Key designations:

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

Proposal

Planning permission is sought for the installation of a 7 metre high replica flagpole incorporating a shrouded antenna with internally located equipment cabinet. The proposal would replace the existing flagpole and would be fully functioning.

Location

The application site is located to the eastern edge of High Street Chislehurst and features a Grade II* listed church. The site is located within the Chislehurst Conservation Area.

Comments from Local Residents

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

- the development would be harmful to the character of the conservation area and the listed building.

- the replacement would no longer be able to fly a flag and would therefore alter the character of the building.
- the proposal would be harmful to the health of adjoining residents.

Comments from Consultees

Environmental Health has raised no objections.

Heritage and Conservation have raised no objections.

Planning Considerations

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

BE1 Design of New Development
BE8 Listed Buildings
BE11 Conservation Areas
BE22 Telecommunications Apparatus

PPS5 Planning for the Historic Environment
PPG8 Telecommunications

Although the church is a Grade II* listed building, the proposal relates to an object or structure fixed to the building and is exempt from the requirement for Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 by virtue of the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010.

Conclusions

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

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

Local objections have been received concerning the potential health risks associated with the installation of the proposal. However, documentation has been provided to confirm compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and as such these concerns cannot be considered in the determination of this application in line with government guidance.

The proposed mast will be located within a fully functioning flagpole of the same height and dimensions as that existing. The current flagpole appears to be in need

of refurbishment, with the paint being in poor condition, although if this were undertaken then the existing and proposed poles would be of the same colour and appearance. The proposal is metal as opposed to the existing wood, but this is not likely to be apparent from the surrounding area.

The proposed replica flagpole will not have any detrimental impact on the special character of the listed building, according with policy BE8.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01004, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 The siting and appearance of the replica flagpole shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.
ACM01R Reason M01
- 3 ACM03 Removal of equipment after redundancy
ACM03R Reason M03
- 4 Details of the materials and finish for the external surfaces of the replacement mast shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. The approved details for the finish for the mast shall be implemented within 1 month of the substantial completion of the development and shall be permanently retained thereafter unless agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE22 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE8 Listed Buildings

BE11 Conservation Areas

BE22 Telecommunications Apparatus

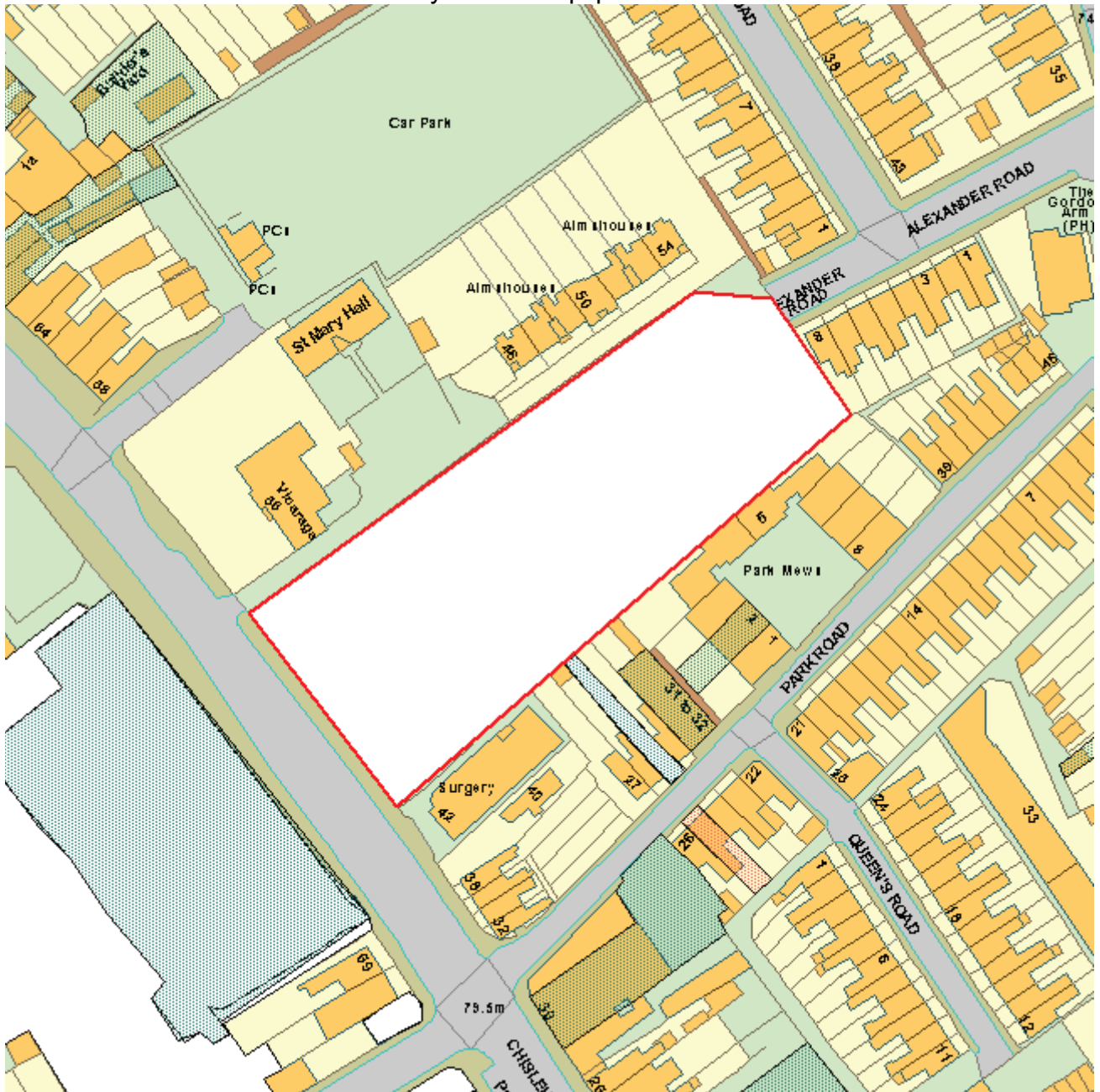
PPS5 Planning for the Historic Environment

PPG8 Telecommunications

Reference: 11/01004/FULL1

Address: Church Of The Annunciation High Street Chislehurst BR7 5AQ

Proposal: Installation of a 7 metre high replica flagpole incorporating a shrouded antenna with internally located equipment cabinet



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01107/FULL6

Ward:
Farnborough And Crofton

Address : 3 Park Avenue Farnborough Orpington
BR6 8LJ

OS Grid Ref: E: 542785 N: 165357

Applicant : Mr R Moores

Objections : YES

Description of Development:

Detached single storey pool house to rear

Key designations:

Conservation Area: Farnborough Park
Adj Area of Special Res. Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

- The pool house will be sited at the rear corner of the garden, with dimensions of 7m by approx 13m.
- The roof will be hipped with a height of 4.2m and an eaves level of 2.3m. The roof will be fully hipped.

Location

The application site is on the north western side of Park Avenue. The site comprises a detached two storey family dwelling in an area characterised by similar detached houses within the Farnborough Park Conservation Area.

Comments from local residents

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

- impact on trees
- possible flood risk
- excessive bulk and scale

- impact on the character of the conservation area
- visual impact and loss of boundary screening
- loss of privacy
- overdevelopment

Farnborough Park Estate Ltd has also objected to the proposal.

Comments from Consultees

APCA objects to the proposal on the basis of overdevelopment, loss of trees and impact on the character of the conservation area.

Thames Water has suggested informatives and a condition.

No technical drainage comments have been made.

No Environmental Health comments have been received requesting details of the predicted noise levels and technical specification of the plant room equipment. These details have been requested from the applicant and further Environmental Health comments will be verbally reported at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE11 (Conservation Areas) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is a consideration.

London Plan Policy 4A.14 and PPS 25 (Development And Flood Risk) are also considerations.

Planning History

Planning permission was granted under ref. 10/03178 for the demolition of existing dwelling and erection of a six bedroom two storey dwelling with room in the roof space. This development has not been implemented.

Conclusions

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

The visual impact of the building is considered to be acceptable given the distance from neighbouring properties (approx. 15m from No. 5 and 25m from No. 1A). The properties surrounding will be screened by existing vegetation, and this separation is considered to be suitable to prevent serious loss of outlook or light. The modest eaves height of 2.3m and hipped roof reduces bulk to a level that is not considered

to be significantly harmful to visual amenities. No windows will face either neighbouring property and this prevents loss of privacy.

Large areas of the existing rear garden and trees have been retained and it is not considered that the development harms the spacious characteristics of the area or results in an overdevelopment. The development at the rear is the preferred location in line with guidance from the Supplementary Planning Guidance for the conservation area. The materials to be used are considered to be suitable for the conservation area, with timber boarding and clay tiles.

The proposed outbuilding houses a plant room for the swimming pool. It is considered that this is also a significant distance from neighbouring properties so as not to result in a serious impact on amenities by reason of noise output and disturbance. Noise output can be controlled by way of a condition.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it will not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Farnborough Park Conservation Area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03178 and 11/01107, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 The swimming pool hereby permitted shall only be emptied overnight and in dry periods only. The discharge rate of pool emptying shall be controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

Reason: In order to comply with PPS25 and in order to prevent the risk of flooding or surcharging.

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
- BE11 Conservation Areas
- NE7 Development and Trees

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

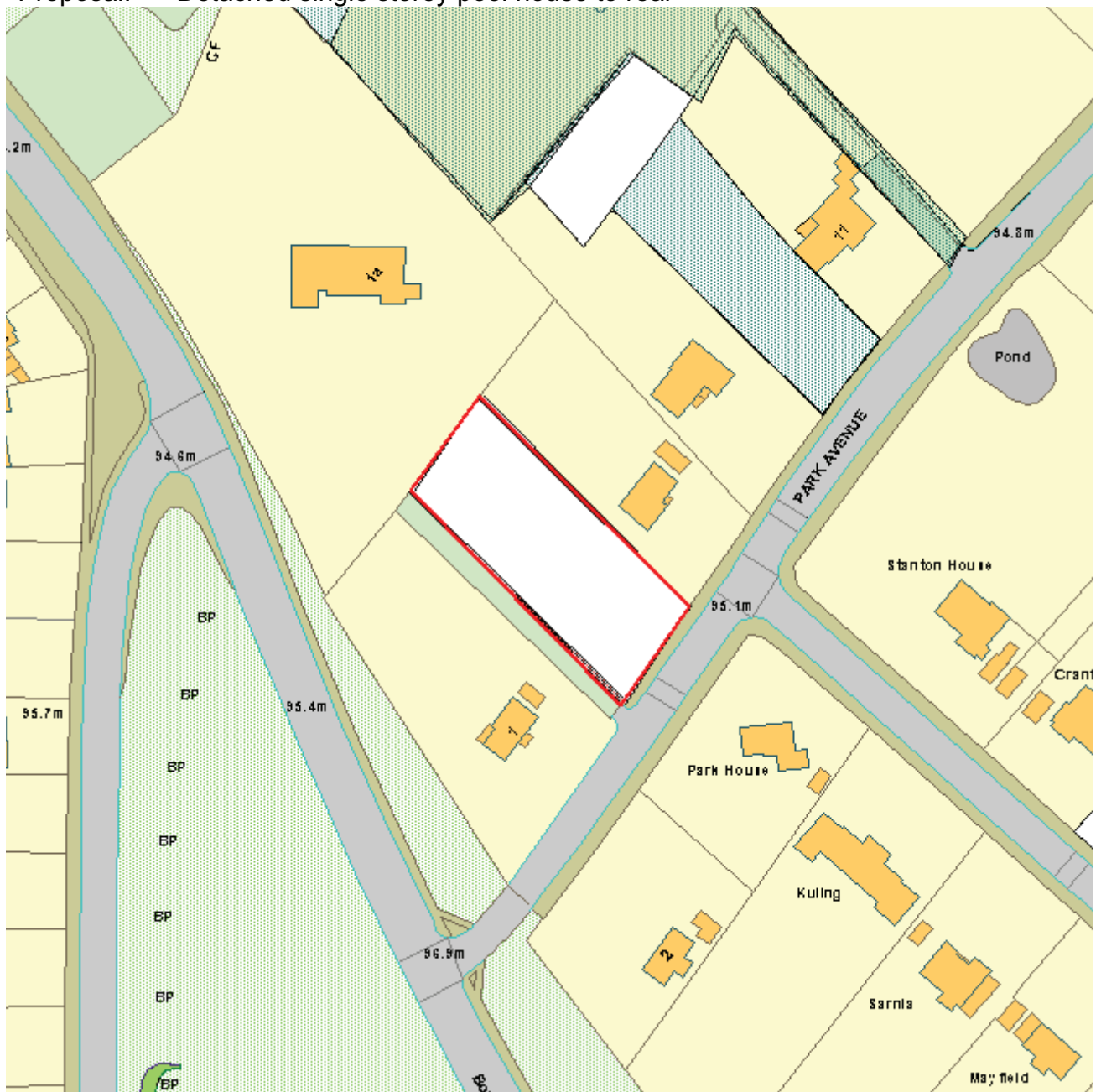
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the conservation area is at present developed
- (d) the impact on trees

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 Any property involving a swimming pool with a volume exceeding 10 cubic metres of water will need metering. The Applicant should contact Thames water on 0845 9200 800.

Reference: 11/01107/FULL6
Address: 3 Park Avenue Farnborough Orpington BR6 8LJ
Proposal: Detached single storey pool house to rear



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01140/FULL6

Ward:
Farnborough And Crofton

Address : 1 Larch Dene Orpington BR6 8PL

OS Grid Ref: E: 543428 N: 165658

Applicant : Mr Jeffery Clifford

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension. Bay window to front. Elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
Ravensbourne FZ2

Proposal

- Planning permission is sought to enlarge the existing property with a sizeable two storey extension added to the northern side of the dwelling. The existing attached garage would be demolished and replaced by a two storey addition set a minimum 1.2m off the flank boundary which is tapered.
- The dwelling would also be extended at the rear on both levels by a maximum 1.2m, which would join with the side extension. New hipped roofs and one new dormer would be added to the rear.
- Elevational alterations would also be made to the front of the dwelling with existing gables removed and one larger Mock Tudor gable added above the main entrance.

Location

The application site is located within a cul-de-sac of 8 detached houses situated just outside the designated Farnborough Park Conservation Area. The close maintains a sense of openness with wide front garden areas and a lack of front

boundary enclosures. The application site forms is bounded to the north by the rear garden of the property known as “Byker Lodge” which fronts Sunnydale.

Comments from Local Residents

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

- loss of light to rear of neighbouring property
- oppressive form of development
- overdevelopment of relatively small area of land
- proposal will improve house and enhance the neighbourhood

Objections have also been raised by Farnborough Park Estates Ltd on the basis that the development will result in a loss of amenity in respect of the dwelling at “Byker Lodge” and on the basis that this development will be harmful to the Farnborough Park Conservation Area.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, BE13, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; to ensure that new development preserves or enhances the setting of adjacent conservation area/s; and ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

Under ref. 01/04082, planning permission was granted for the single storey rear conservatory extension.

Also of relevance, under ref. 08/03930, planning permission was granted for a part one/two storey front, side and rear extension and entire new roof to the dwelling at No. 2 Larch Dene which is located opposite the application 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.

Whilst the proposed two storey extension will result in a significant enlargement of the existing dwelling it is considered that enlarged house will appear sympathetic in relation to the wider streetscene and that its appearance will be enhanced. In view

of the gap between the northern flank of the dwelling and the surrounding properties it is not considered that spatial or separation standards will be compromised, including those of the adjacent Farnborough Park Conservation Area.

Turning to the effect of the development on the living conditions of surrounding properties, in particular "Byker Lodge" located to the north of the site, it is considered that an adequate back-to-side separation will continue to be maintained between the houses and that, despite the closer proximity, that dwelling will continue to benefit from adequate lighting and prospect. It is acknowledged that the views toward the application site will change, but this is not considered so severe as to warrant refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03930 and 11/01140, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------------------|--|-------------------|-----------------|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years | | |
| 2 | ACC04 ACC04R | Matching materials Reason C04 | | |
| 3 | ACI13 extension | No windows (2 inserts) | first floor flank | two storey side |
| | ACI13R | I13 reason (1 insert) | BE1 | |
| 4 | ACI08 ACI08R | Private vehicles only Reason I08 | | |

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
- BE13 Development Adjacent to a Conservation Area
- H8 Residential Extensions
- H9 Side Space

The development is considered satisfactory in relation to the following:

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

and having regard to all other matters

Reference: 11/01140/FULL6

Address: 1 Larch Dene Orpington BR6 8PL

Proposal: Part one/two storey front, side and rear extension. Bay window to front.
Elevational alterations



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01198/FULL5

Ward:
Orpington

Address : Land Adjacent To Orpington Bus
Station Station Approach Orpington

OS Grid Ref: E: 545554 N: 165918

Applicant :

Objections : NO

Description of Development:

15m high shared Vodafone/O2 telecommunications column with 6 no. antennas (total height 17.8m) together with equipment cabinet at ground level and development ancillary thereto (upgrade and relocation of existing 17.6m high Vodafone telecommunications installation)

Key designations:

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

Proposal

Planning permission is sought for the installation of a 15m high shared telecommunications column with 6 exposed antennas (total height 17.8m) together with 2 equipment cabinets, a shared meter cabinet, and a safety rail. The proposal would replace an existing 'lightweight' telecommunications mast in the vicinity of the site, which currently stands at 17.6m in height. The new installation would be approx. 6m north of the existing installation, and it is indicated that this re-siting would be primarily safety related in order that the installation is further away from the bus turning area.

The proposal would provide shared infrastructure for the Vodafone and O2 mobile networks and for this reason would be a more substantial and wider structure than the existing 'lightweight' Vodafone mast. It is indicated that the height of the installation is required to ensure a signal can be propagated over the surrounding urban clutter and built form.

Location

The application site is located adjacent to Orpington Bus Station, itself adjacent to Orpington Railway Station. The installation would be positioned on a grass verge which sits between the bus station and Station Approach. The nearest residential properties are located to the south on Station Approach (approx. 60m away) and to the north-east on Hillview Road (approx. 45m away).

Comments from Local Residents

Nearby owners/occupiers were notified of the application. At the time of writing the report no representations had been received.

Comments from Consultees

From the technical Highways perspective no objections are raised.

Planning Considerations

The proposal falls to be considered with regard to the following Policies contained within the Unitary Development Plan:

BE1 Design of New Development
BE22 Telecommunications

Nationally, current guidance in the form of PPG8 is also of relevance.

Planning History

There does not appear to be any recent planning history of relevance to this application.

Conclusions

The main issues to be considered in this case are the visual impact of the proposal and the investigation of alternative sites.

In the accompanying supporting statement the Applicant's Agent has included justification for the siting and design of the installation, which is required to provide coverage to the surrounding area for both mobile phone operators.

Members should be aware that the operators have taken into account the advice of PPG8 for telecommunications operators to mast share where possible.

As with all telecommunications applications there is a fine balance between the technical needs and the amenities of the area. The agents have provided documentation to confirm compliance with the International Commission on Non Ionizing Radiation Protection (ICNIRP).

In this case, the proposed installation would involve the replacement of an existing mast of similar height, and in a broadly similar location. Although the proposed telecommunications column would be wider and more substantial in appearance,

and of a more prominent form with exposed antennae at the top, Members will need to bear in mind the need for a more substantial column in order to facilitate the sharing of the base station between the Vodafone and O2 mobile networks, which would be encouraged in planning policy terms. In any case, the site is set against existing trees to the east, and its location is not primarily residential in character. Although views of the column may be possible from residential properties in Station Approach and/or Hillview Crescent, the separation is considered to be sufficient to ensure that any visual impact would not be unduly harmful.

Regarding the ground-based equipment associated with the installation, this is considered to be relatively modest in scale, and against the backdrop of existing vegetation and trees may not appear unduly prominent or incongruous.

On balance and bearing in mind the mast sharing proposed in this case, Members may agree that the proposal broadly complies with guidance in PPG8 and BE22 and that overall impact of the proposed installation on the area and the street scene in general would not be significantly greater than that of the existing installation, and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01198, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The siting and appearance of the equipment shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.
ACM01R Reason M01

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
BE22 Telecommunications Apparatus

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

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

and having regard to all other matters raised.

Reference: 11/01198/FULL5

Address: Land Adjacent To Orpington Bus Station Station Approach Orpington

Proposal: 15m high shared Vodafone/02 telecommunications column with 6 no. antennas (total height 17.8m) together with equipment cabinet at ground level and development ancillary thereto (upgrade and relocation of existing 17.6m high Vodafone telecommunications installation)



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01209/FULL6

Ward:
Petts Wood And Knoll

Address : 240 Crescent Drive Petts Wood
Orpington BR5 1AX

OS Grid Ref: E: 543973 N: 167351

Applicant : Mr A Berkhauer

Objections : YES

Description of Development:

Single storey rear extension and alterations to rear elevation

Key designations:

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

Proposal

It is proposed to add a 4m deep single storey rear extension to this property which would extend up to the southern flank boundary with the adjoining semi (No.238), but would be set back 3.6m from the northern flank boundary with No.242.

The extension would have a low-pitched roof and a 2.95m high parapet wall adjacent to No.238.

Location

This semi-detached dwelling is located on the eastern side of Crescent Drive, and the rear part of the garden is covered by a blanket Tree Preservation Order (No.376).

Comments from Local Residents

A letter of objection has been received from the occupiers of the adjoining dwelling at No.238 which raises the following main concerns:

- the design and appearance of the extension is not in keeping with the adjoining property or surrounding area
- excessive depth and height of the extension would be detrimental to the amenities of No.238
- loss of sunlight and views
- proposals would cause difficulties in maintaining the fence and existing extension at No.238
- construction of extension may affect foundations of adjacent extension
- extension should not be used as a kitchen due to undue noise and smells
- a mature tree has recently been removed adjacent to the site for the extension.

Comments from Consultees

No significant trees would be affected by the proposals.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

The application has been called in by a Ward Member.

Planning History

There is no relevant history relating to the application property, but permission was granted in 2003 (ref.03/00105) for a 2.5m deep single storey rear extension to the adjoining property at No.238 which was subsequently built.

Conclusions

The main issues in this case are the effect that it would have on the character and spatial standards of the surrounding area, and on the amenities of the occupants of neighbouring properties.

The extension is confined to the rear and would not, therefore, have a detrimental impact on the character of the surrounding area.

With regard to the impact on neighbouring properties, the adjoining semi at No.238 has already extended 2.5m to the rear, therefore, the proposed extension to No.240 would project only 1.5m beyond that, which is not considered to have a seriously detrimental impact on the amenities of the adjoining occupiers, particularly given the northerly orientation of the proposed extension.

The extension would be set back 3.6m from the northern flank boundary with No.242, and is thus not considered to be harmful to the amenities of those occupiers.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/00105 and 11/01209, 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 permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- H8 Residential Extensions
- BE1 Design of New Development

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

- (a) the visual impact in the street scene
- (b) the impact on the amenities of the occupiers of nearby residential properties,

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

Reference: 11/01209/FULL6
Address: 240 Crescent Drive Petts Wood Orpington BR5 1AX
Proposal: Single storey rear extension and alterations to rear elevation



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01217/FULL6

Ward:
Bickley

Address : 9 Woodside Road Bickley Bromley BR1
2ES

OS Grid Ref: E: 542291 N: 167819

Applicant : Mr Dave McGurk

Objections : YES

Description of Development:

Insertion of roof lights in eastern side and rear elevations, alterations to existing chimney and insertion of window to first floor western side elevation (PART RETROSPECTIVE)

AMENDED DESCRIPTION

Key designations:

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

Proposal

Under ref. 10/00091, planning permission was granted for a single storey rear extension and roof alterations to the host property to form two storey dwellinghouse. This permission has been implemented and works are nearing completion at the site.

In addition to the above works, rooflights have been inserted to the eastern side and rear roofslopes, a window has been inserted at first floor level to the western elevation, and it is proposed to construct a chimney stack on the western side of the property to a maximum of approx. 3.9m. At the time of visiting the site it did not appear the chimney stack had been constructed. Planning permission is sought for these additional works part retrospectively.

Location

The application site is located on the southern side of Woodside Road, Bickley, and comprises a detached dwellinghouse, which has recently been extended from a bungalow to a two storey house (with accommodation in the roofspace).

Comments from Local Residents

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

- chimney too close to front of neighbouring property, too close to bedroom
- concern regarding dispersal of fumes
- chimney will also visually dominate corner of neighbouring house
- all other windows etc. chimney, tile hung appearance, loft room were not on original plans but already constructed
- no objection raised to original development, however on-going changes have changed the visual appearance of the development from a development which blended into the immediate environment, to one that looks oversized for its plot
- would have objected at the time were this proposed when the previous application were submitted

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

The main policies against which this application falls to be considered are as follows:

BE1 Design of New Development
H8 Residential Extensions

Planning History

Under ref. 10/00091, planning permission was granted for a single storey rear extension and roof alterations to the host property to form two storey dwellinghouse. This permission has been implemented and is nearing completion.

Conclusions

The main issues for consideration in this case will be the acceptability of the additional works carried out following the implementation of 10/00091 (comprising the insertion of two rooflights each to the eastern flank and rear roofslopes, the insertion of an obscure glazed window to the first floor of the western flank wall, and the increase in height of the chimney to the front of the western flank wall to approx. 3.9m) in terms of the amenities of neighbouring residents and the visual amenities and character of the area.

With regard to the rooflights, these appear to have been inserted to facilitate the inclusion of a habitable room in the roof of the dwelling, which did not feature on the plans approved under ref. 10/00091. However, Members should be aware that this alteration does not appear to have necessitated an increase in the height of the roof, simply the insertion of the rooflights. It is considered in this case that the rooflights result in a fairly modest alteration to the dwelling, and given their siting to the side and rear, that they do not unduly affect the character and appearance of the host property or the visual amenities and character of the area. It is not considered that these additional windows would be likely to result in a significant degree of overlooking/loss of privacy to neighbours in view of their siting, with views afforded rearwards and to the side over the roof of the existing bungalow at No. 7.

Regarding the window to the first floor of the western elevation, this would appear to serve a bathroom and is shown on the plans to be obscure glazed, and with an openable fanlight only. This window is not highly visible within the street scene and the wider area, and in view of the fact that it is obscurely glazed, would be unlikely to result in an unacceptable degree of overlooking or loss of privacy.

Finally with regard to the proposed chimney stack, the height would not exceed the highest part of the roof while the stack itself would be of a relatively modest width and depth. Indeed, it is considered that the chimney would be in keeping with the overall form and scale of the now two storey host property. While the concerns raised by the neighbour regarding the visual impact of the chimney and the dispersal of fumes are noted, the chimney is sited behind the front of the adjacent property at No. 11 and would probably not be visible from within it, while as a result of the height of the chimney any fumes would be dispersed at a high level above any neighbouring windows.

Members may agree that the alterations to the scheme permitted under ref. 10/00091 are acceptable on balance and that planning permission should be granted. However, Members may wish to consider the imposition of a condition regarding the details of the glazing to the first floor flank window, to ensure that the level of obscurity is sufficient to mitigate against any potential overlooking.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00091 and 11/01217, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|----------------------------|------------------------------------|
| 1 | ACI12 | Obscure glazing (1 insert) | in the first floor flank elevation |
| | 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
H8 Residential Extensions

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan

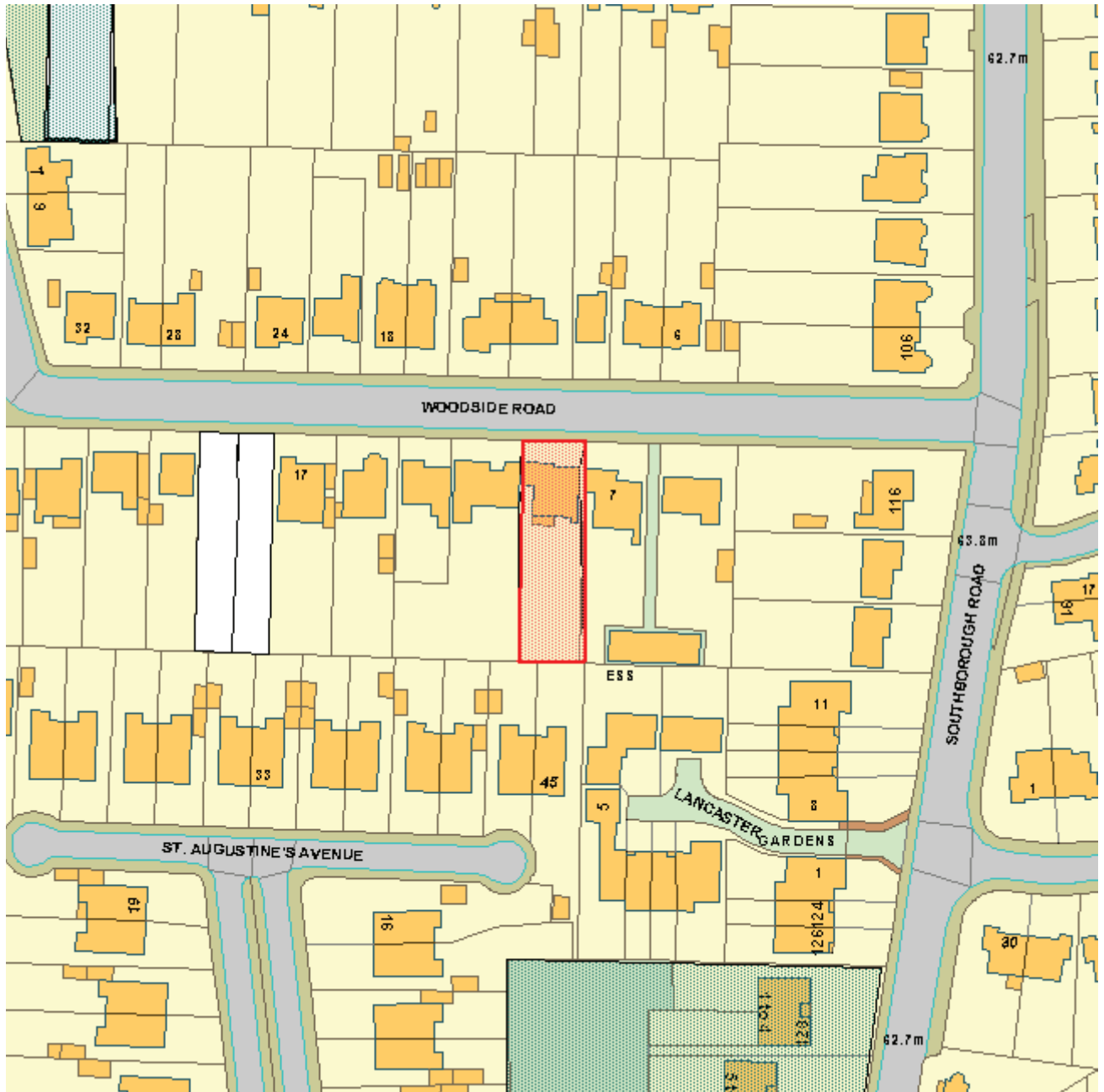
and having regard to all other matters raised.

Reference: 11/01217/FULL6

Address: 9 Woodside Road Bickley Bromley BR1 2ES

Proposal: Insertion of roof lights in eastern side and rear elevations, alterations to existing chimney and insertion of window to first floor western side elevation (PART RETROSPECTIVE)

AMENDED DESCRIPTION



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01406/TELCOM

Ward:
Cray Valley East

Address : Land Opposite 58 To 62 Wotton Green
Orpington

OS Grid Ref: E: 547925 N: 168206

Applicant : Vodafone And Telefonica O2 UK Ltd **Objections :** NO

Description of Development:

12.5m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto.

CONSULTATION BY VODAFONE AND TELEFONICA O2 UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE

Key designations:

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

Proposal

It is proposed to erect a 12.5m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto, at land opposite 58-62 Wotton Green, Orpington.

The proposed installation would replace the existing Vodafone and Telefonica equipment which is mounted on the rooftops of the Horton and Alkham Towers. Both buildings are due to be demolished to facilitate the redevelopment of this site to provide 90 dwellings, which has been approved subject to the prior completion of a legal agreement under ref. 10/03698/FULL1. That development would result in the loss of this established site from the networks, and it is indicated therefore that there is a very specific requirement in the St Pauls Cray area for replacement sites capable of fitting into the networks and adequately replicating existing coverage level without disruption to services. The two operators would share the proposed infrastructure in order to limit the overall number of base stations and impacts of telecommunications developments in the area.

This application is a consultation by Vodafone and Telefonica UK Ltd regarding the need for the prior approval of the siting and appearance of the development.

Location

The proposal site is located on the northern side of Wotton Green, Orpington, adjacent to a car parking area and railway lines. The site is opposite residential properties at 58-62 Wotton Green.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the application was advertised on site and in the local press. At the time of writing the report no representations had been received.

Comments from Consultees

From the technical Highways perspective no objections were raised.

Planning Considerations

The proposal falls to be considered with regard to the following Policies contained within the Unitary Development Plan:

BE1 Design of New Development
BE22 Telecommunications

Nationally, current guidance in the form of PPG8 is also of relevance.

Planning History

Under ref. 11/00158, the Council disapproved the siting and appearance of a 15m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto, for the following reason:

Due to their height, siting and design, the proposed mast and ancillary equipment would be obtrusive and highly prominent features in the street scene, out of character and detrimental to the visual and residential amenities of the surrounding area and contrary to Policy BE22 of the Unitary Development Plan.

Conclusions

The main issues to be considered in this case are the visual impact of the proposal, and the investigation of alternative sites.

In the accompanying supporting statement the Applicant's Agent has included justification for the siting of the installation which is required to provide coverage to the surrounding area for both mobile phone operators, in this case as a result of the forthcoming redevelopment of the Alkham and Horton Towers.

Members should be aware that the operators have taken into account the advice of PPG8 for telecommunications operators to mast share where possible.

As with all telecommunications applications there is a fine balance between the technical needs and the amenities of the area. The agents have provided documentation to confirm compliance with the International Commission on Non Ionizing Radiation Protection (ICNIRP).

Although the site is located adjacent to a public car parking area and set against a backdrop of trees on the adjacent railway verge, the site is prominent in view of its elevated position on Wotton Green and is visible from nearby residential properties. Under the previous application, concerns were raised by the Council that as a result of the height, siting and design of the mast and the ancillary equipment, the installation would be obtrusive and highly prominent features in the street scene, and would be out of character and detrimental to the visual and residential amenities of the area.

In this case, the height of the mast has been reduced to 12.5m, which would be closer in height to adjacent street furniture and trees, and would be likely to result in a less obtrusive development which would be more likely to assimilate with the existing street scene. The equipment cabinets would be set behind the mast adjacent to the existing palisade fencing which bounds the railway lines, and may not therefore appear unduly prominent or obtrusive.

On balance and bearing in mind the technical need and mast sharing proposed in this case, Members may agree that the proposal meets general guidance in PPG8 and BE22 and that the overall impact of the proposed installation on the area and the street scene in general would be minimal and that the approval of the siting and appearance would not be required.

Background papers referred to during production of this report comprise all correspondence on files refs. 1101406 and 11/00158, excluding exempt information.

RECOMMENDATION: APPROVAL OF SITING AND APPEARANCE NOT BE REQUIRED

- 1 The siting and appearance of the equipment shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.
ACM01R Reason M01

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
BE22 Telecommunications Apparatus

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

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

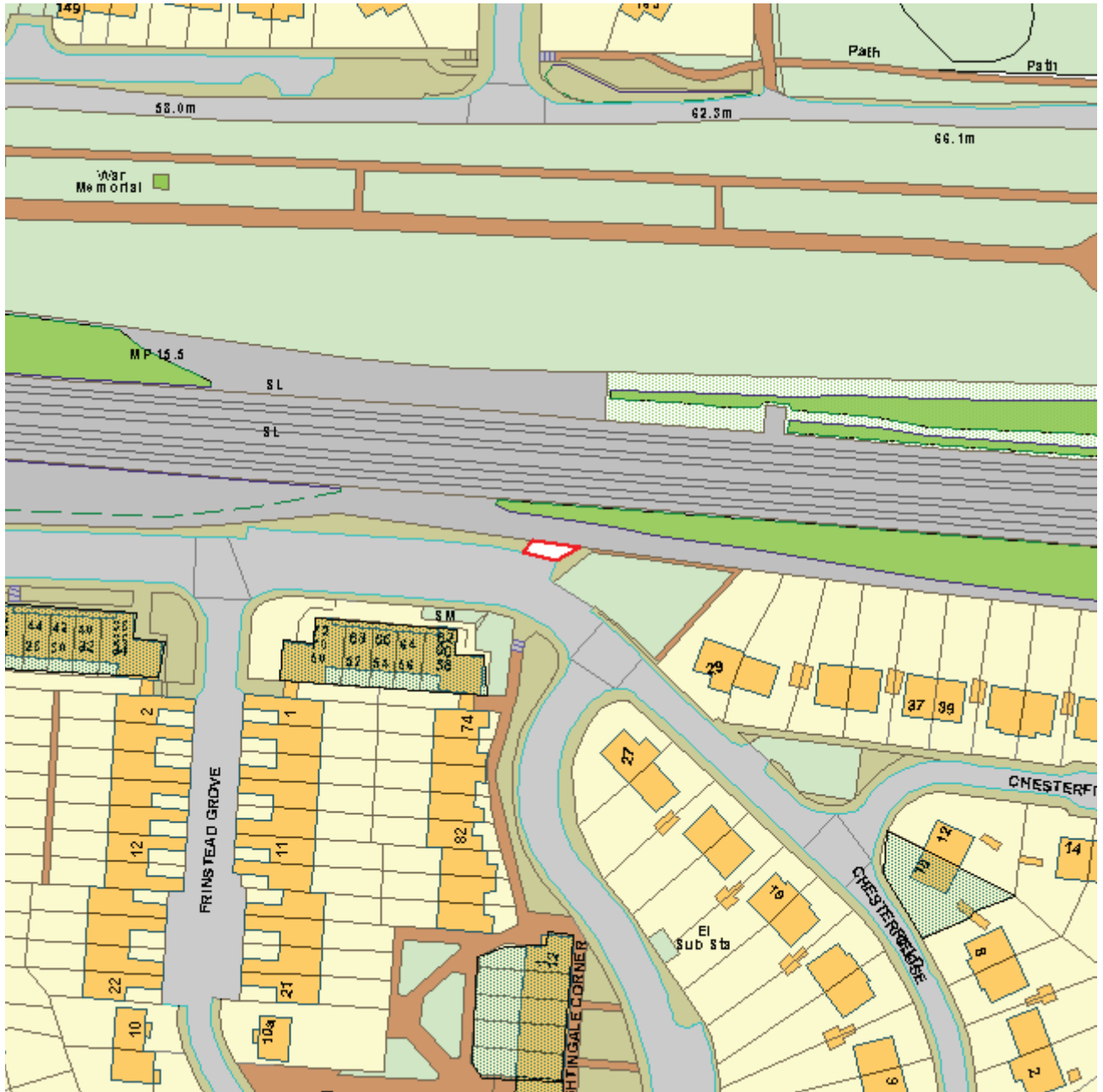
and having regard to all other matters raised.

Reference: 11/01406/TELCOM

Address: Land Opposite 58 To 62 Wotton Green Orpington

Proposal: 12.5m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto.

CONSULTATION BY VODAFONE AND TELEFONICA O2 UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE



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SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/01337/FULL1

Ward:
Farnborough And Crofton

Address : 3 Meadow Way Orpington BR6 8LN

OS Grid Ref: E: 543058 N: 165242

Applicant : Mrs LESLEY LAY

Objections : YES

Description of Development:

Replacement detached four bedroom dwelling with integral garage of left room

Key designations:

Conservation Area: Farnborough Park

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Stat Routes

Proposal

- The application is for a four bedroom detached dwelling with integral garage.
- The property measures approximately 11.8 metres in width allowing a 2 metre side space to the south west and 2.8 metres to the north east.
- The property is two storeys with accommodation proposed in the roof space giving the property a total height of 8.5 metres.
- The total length of the property at ground floor is 20.6 metres with the garage projecting 1.8 metres beyond the front wall of the dwelling and the rear stepping away from the north eastern boundary.
- The first floor has a total length of 15.5 metres with the rear being stepped away from the north eastern boundary by approximately 8.6 metres and the front projecting over the garage.
- At first floor there are two windows facing south west and one facing north east. All of these windows serve en suite bathrooms.
- The property is of a traditional design.

Location

- The application site is located to the north west of Meadow Way and is a relatively large, chalet style detached dwelling with attached garage.

- The site falls within the Farnborough Park Conservation Area. Meadow Way is comprised of a number of different sized properties, some of which are original 1930's dwellings and others are more modern.
- The majority of properties are set back in the plot allowing open frontages, giving the road a park feel.
- The area is characterised by spatial plots with good separations between the dwellings.

Comments from Local Residents

- current house is unsightly
- in favour of replacement dwelling
- current house is attractive and could be brought to a reasonable condition
- current house will attract squatters
- current house allows light into property

Comments from Consultees

The Advisory Panel for Conservation Areas have commented that the proposal is an overdevelopment of poor design, detrimental to the character and appearance of the Conservation Area by reason of its scale and bulk.

Planning Considerations

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

BE1 Design of New Development
 H7 Housing Density and Design
 H9 Side Space
 T3 Parking
 T18 Road Safety
 NE7 Development and Trees

From a heritage point of view, it is considered that the width and height of the proposal are in keeping with the conservation area. However, the depth of the dwelling remains excessive and therefore detrimental to the spatial standards of the conservation area. There are no objections from a Tree preservation point of view.

Planning History

Conservation Area Consent was refused in March 2011 for the demolition of the existing property under ref. 11/00026.

Planning permission was refused for the erection of a four bedroom detached dwelling with integral garage under ref. 11/00027.

Conclusions

The main issues of concern for this application are the impact the proposal is likely to have on the character and appearance of the Farnborough Park Conservation Area, the impact on the amenities of surrounding neighbours, the streetscene and the possible harm to the trees on the site.

The previous application was refused on the following ground:

‘The proposed dwelling, by reason of its rearward projection behind No.5 would result in loss of light, overshadowing, loss of visual amenity and loss of prospect seriously detrimental to the amenities enjoyed by the residents of that property, contrary to Policies BE1 and H7 of the Unitary Development Plan.’

The current proposal is similar to the previous scheme but with a reduced first floor element to the rear. The two storey rearward projection at the property is now proposed to measure approximately 8.6 metres from the flank boundary with No. 5, with the single storey remaining approximately 2.8 metres from this boundary. Other than the reduction in the width of the two storey rearward projection, no other significant changes have been made to the proposal.

The proposed replacement dwelling is considerably larger than the existing property on the site in terms of floor area. However, a number of properties in Farnborough Park have been redeveloped to provide more substantial dwellings and this in itself is not considered to be unacceptable. The proposed new dwelling retains sufficient side space to both sides given the location within a conservation area and is considered to have an acceptable impact on the spatial standards of the area. The overall height of the dwelling is approximately 1 metre higher than the existing property and the new property would appear as a bulkier, two storey property when viewed from the front. Nevertheless, it may be considered that the view in the streetscene is unlikely to be unduly harmful given the width and height of the surrounding properties.

The two properties on both sides, and many others along this side of Meadow Way, whilst wide, are relatively shallow. The proposed property extends 8.5 metres at two storeys and 13.5 metres at ground floor beyond No. 5 and 2 metres at two storeys and 7 metres at ground floor beyond No. 1. Whilst the property is stepped away from No. 5, the projection beyond the rear of this neighbour is considered excessive. The two storey element has been moved further away from No. 5. However, the view from No. 5 will not be substantially different and the overall depth when viewed from this property remains the same as the previous proposal. Furthermore, the proposed dwelling is two storeys along the full flank wall at this side resulting in a much greater mass than the previous property. The scale and bulk of the property are still considered to have a significant impact on the prospect and outlook from No. 5. To the other side, the proposal is likely to result in some impact in terms of visual amenity. However, given the separation between the two properties, it may be considered that this impact would not be sufficient to warrant refusal.

There are a number of windows at ground floor. These are not considered to result in significant overlooking to either neighbouring property. There are flank windows

to the first floor, however these all serve en suite bathrooms and are not considered to result in a loss of privacy.

The design of the dwelling is considered to be in keeping with others in the surrounding area and is not considered to have a harmful impact on the character and appearance of the conservation area. However, it is considered that the previous ground of refusal has not been fully addressed and the overall depth, scale and bulk of the proposed dwelling are still considered to be detrimental to the light, visual amenity, prospect and outlook currently enjoyed by the neighbouring properties, contrary to Policies H7 and BE1.

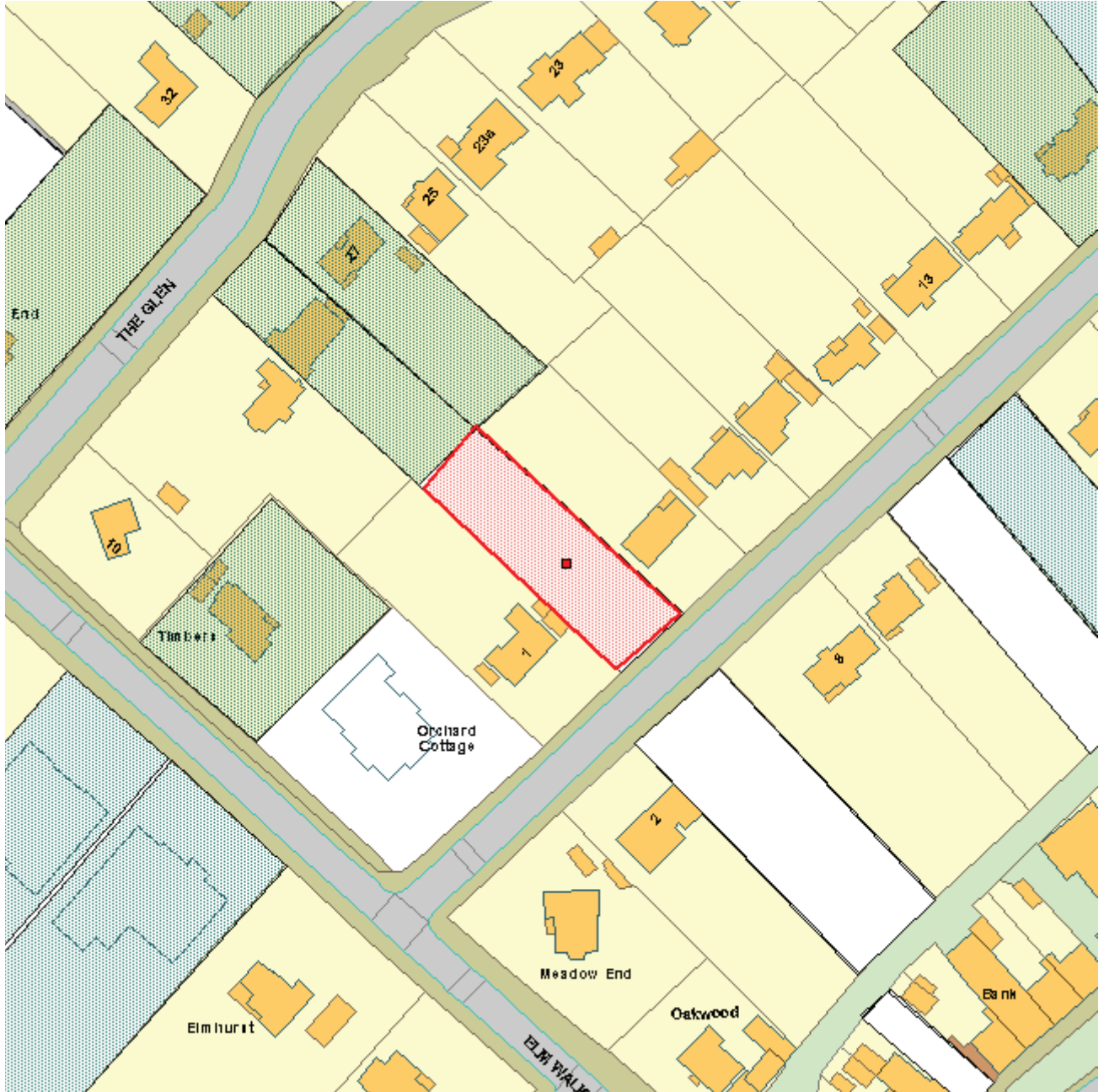
Background papers referred to during production of this report comprise all correspondence on files refs. 11/00026, 11/00027, 11/01461 and 11/01337, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed dwelling, by reason of its rearward projection behind No.5 would result in loss of light, overshadowing, loss of visual amenity and loss of prospect seriously detrimental to the amenities enjoyed by the residents of that property, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Reference: 11/01337/FULL1
Address: 3 Meadow Way Orpington BR6 8LN
Proposal: Replacement detached four bedroom dwelling with integral garage of left room



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SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/01461/CAC

Ward:
Farnborough And Crofton

Address : 3 Meadow Way Orpington BR6 8LN

OS Grid Ref: E: 543058 N: 165242

Applicant : Mrs LESLEY LAY

Objections : YES

Description of Development:

Demolition of existing dwelling
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Farnborough Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Stat Routes

Proposal

The proposal is to demolish the existing property with the intention to build a replacement 4 bedroom, detached dwelling.

Location

- The application site is located to the north west of Meadow Way and is a relatively large, chalet style detached dwelling with attached garage.
- The site falls within the Farnborough Park Conservation Area. Meadow Way is comprised of a number of different sized properties, some of which are original 1930's dwellings and others are more modern.
- The majority of properties are set back in the plot allowing open frontages, giving the road a park feel.

Comments from Local Residents

- current house is unsightly
- in favour of replacement dwelling
- current house is attractive and could be brought to a reasonable condition
- current house will attract squatters

Comments from Consultees

The Advisory Panel for Conservation Areas has objected on the basis that the demolition is premature in the absence of a satisfactory replacement.

English Heritage have made no comment on the application.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE11 Conservation Areas
BE12 Demolition in Conservation Areas
SPG for Farnborough Park

PPG15 'Planning and the Historic Environment.'

All other material considerations shall also be taken into account.

From a heritage and urban design point of view there are concerns raised as there is no suitable replacement proposed for the site.

Planning History

Conservation Area Consent was refused in March 2011 for the demolition of the existing property under ref. 11/00026.

Planning permission was refused for the erection of a four bedroom detached dwelling with integral garage under ref. 11/00027.

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

The previous application for Conservation Area Consent was refused on the following ground:

'In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan.'

The application property is a 1930's, large detached chalet style dwelling. The property is not considered to be of particular architectural merit and makes a neutral contribution to the conservation area. The proposed replacement dwelling

remains an unacceptable replacement and therefore the demolition is considered to be premature.

Members may consider that in light of the lack of a proposal for a suitable replacement dwelling, the demolition of the existing building would leave an unsightly gap which would detract from the character of the Farnborough Park Conservation Area.

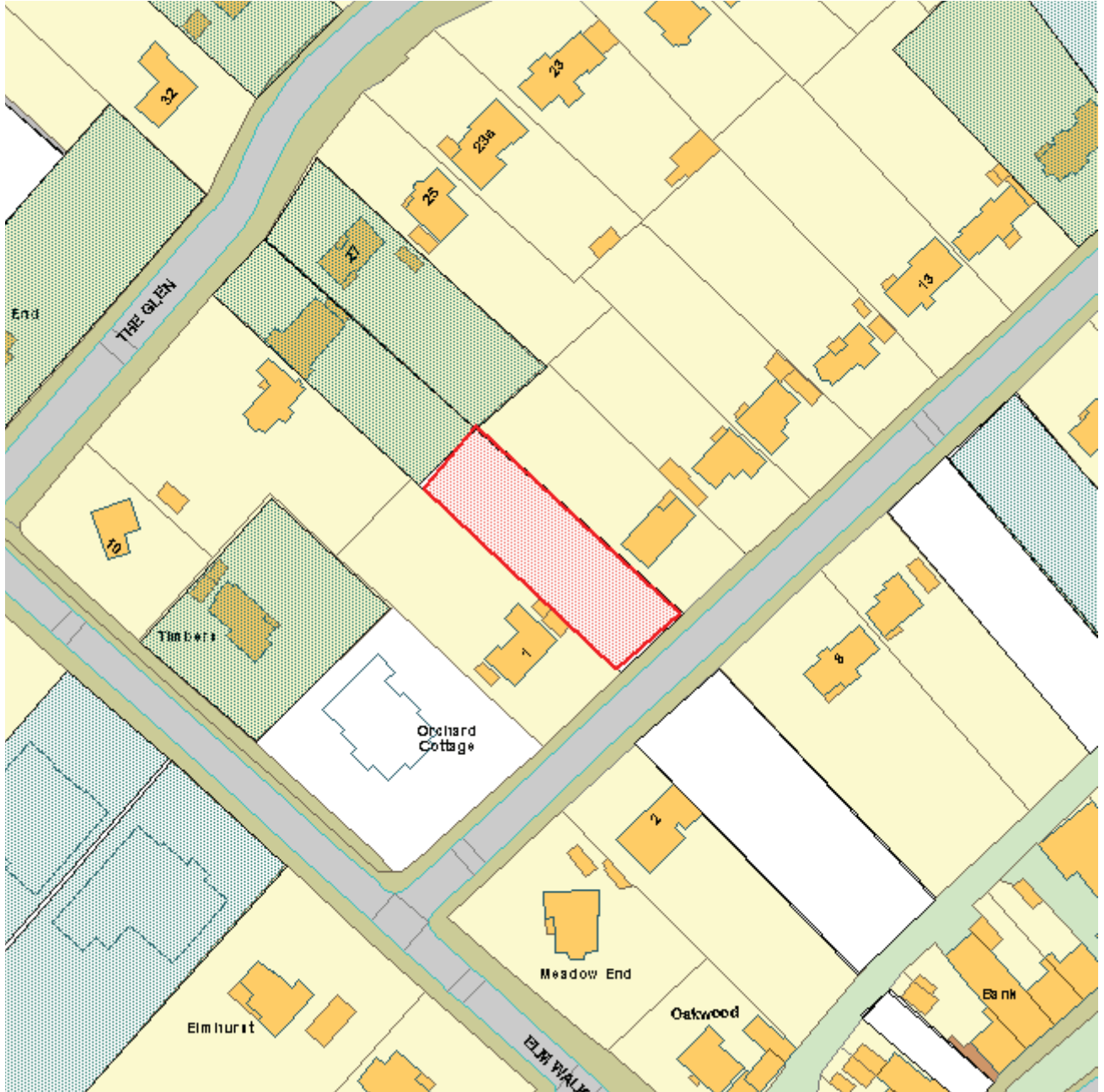
Background papers referred to during production of this report comprise all correspondence on files refs. 11/00027 and 11/00026, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan.

Reference: 11/01461/CAC
Address: 3 Meadow Way Orpington BR6 8LN
Proposal: Demolition of existing dwelling
CONSERVATION AREA CONSENT



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Agenda Item 9

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