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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 13 OCTOBER 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 18 AUGUST 2011**
(Pages 1-14)
- 4 PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Kelsey and Eden Park	15-22	(11/01643/FULL1) - Langley Park Sports And Social Club, Hawksbrook Lane, Beckenham.
4.2	West Wickham	23-28	(11/01921/FULL1) - 32 Corkscrew Hill, West Wickham.
4.3	Cray Valley East	29-34	(11/02429/FULL1) - Olleys Posh Wash, 151 Sevenoaks Way, Orpington.

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

Report No.	Ward	Page No.	Application Number and Address
4.4	Chislehurst Conservation Area	35-40	(11/02233/FULL6) - Donegal House, Camden Way, Chislehurst.
4.5	Copers Cope	41-50	(11/02266/FULL1) - Site of 84-86 Overbury Avenue and 2 Stanley Avenue, Beckenham.

4.6	Bickley	51-58	(11/02395/FULL1) - Newlands, St Georges Road, Bickley.
4.7	West Wickham	59-62	(11/02483/FULL6) - 72 Barnfield Wood Road, Beckenham.
4.8	Hayes and Coney Hall	63-66	(11/02511/FULL6) - 3 Hurstfield, Bromley.
4.9	Farnborough and Crofton	67-70	(11/02576/FULL6) - 141 Lovibonds Avenue, Orpington.
4.10	Farnborough and Crofton	71-76	(11/02679/FULL1) - Farnborough Primary School, Farnborough Hill, Orpington.

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

Report No.	Ward	Page No.	Application Number and Address
4.11	Bromley Town	77-84	(11/02294/FULL1) - Land adjacent 29 Rochester Avenue, Bromley.

5 CONTRAVENTIONS AND OTHER ISSUES

Report No.	Ward	Page No.	Application Number and Address
5.1	Bickley	85-88	(DRR/11/103) - Ventilation Ducting at 214 Widmore Road, Bromley.

6 TREE PRESERVATION ORDERS

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

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

NO REPORTS

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PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 18 August 2011

Present:

Councillor Russell Jackson (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Peter Dean, John Ince, Russell Mellor, Gordon Norrie
and Michael Turner

Also Present:

Councillors Richard Scoates

7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Alexa Michael and Councillor John Ince attended as her alternate. An apology for absence was also received from Councillor Reg Adams.

8 DECLARATIONS OF INTEREST

There were no declarations of interest.

9 CONFIRMATION OF MINUTES OF MEETING HELD ON 23 JUNE 2011

RESOLVED that the Minutes of the meeting held on 23 June 2011 be confirmed and signed as a correct record.

10 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

10.1 CHISLEHURST CONSERVATION AREA

(11/00537/FULL1) - Land at Former Kemnal Manor Estate, Kemnal Road, Chislehurst.

Description of application - Chapel with vestry and toilet (revised design to scheme permitted under ref. 05/03871 for use of land for human burials including chapel and other buildings, car parking and vehicular access).

Oral representations in support of the application were received at the meeting. Comments from a Ward Member, Councillor Katy Boughey, were reported together with comments from Highways Division.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to address Highway Division and Councillor Katy Boughey's concerns and to consult with TfL on receipt of any revised information.

**10.2
BIGGIN HILL**

(11/01057/FULL1) - West Camp, Main Road, Biggin Hill.

Description of application - Erection of replacement hangar.

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

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO ANY DIRECTION BY THE MAYOR OF LONDON**, as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

"5. The replacement hangar hereby permitted shall only be used for the storage and general maintenance of aircrafts and there shall be no testing of engines at any time.

REASON: To safeguard the amenities of nearby residents and to comply with Policies BE1 and BH4 of the Unitary Development Plan."

**10.3
BROMLEY COMMON AND
KESTON**

(11/01176/FULL1) - Bromley Service Station, 116 Hastings Road, Bromley.

Description of application - Installation of 2 underground fuel tanks, 4 petrol pump islands, resurfacing of forecourt and new forecourt canopy.

Oral representations in objection to the application were received at the meeting. It was noted that on page 29 of the Chief Planner's report the first sentence of the fourth paragraph should be deleted. 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 with the deletion of condition 9 and the addition of two

further conditions to read:-

“14. Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

15. Whilst the development hereby permitted is being carried out, construction shall not take place before 08:30 hours nor after 18:00 hours Mondays to Fridays, before 09:00 hours nor after 16:00 hours on Saturdays, nor on any Sunday or Bank Holiday.

REASON: In order to comply with Policies BE1 of the Unitary Development Plan, Policies 4A.19 and 4A.20 of The London Plan, PPS24, and in the interest of the residential amenities of the area.

10.4 DARWIN

(11/01303/FULL1) - HPS Gas Station, Leaves Green Road, Keston.

Description of application amended to read, “Removal of existing security fence and hedgerow and erection of replacement repositioned security fence between 100m and 125m to the west of the existing fence line and change of use from agricultural to airport”.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with two further conditions to read:-

“3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Part 18 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the application site hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to safeguard the openness of the Green Belt and to comply with Policy G1 of the Unitary Development Plan.

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

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

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

**10.5
DARWIN**

(11/01304/FULL1) - Land East of Milking Lane Farm, Milking Lane, Keston.

Description of application amended to read, “Removal of existing security fence and hedgerow and erection of replacement repositioned security fence up to 67m west of the existing fence line and change of use from agriculture to airport”.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with two further conditions to read:-

“3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Part 18 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the application site hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to safeguard the openness of the Green Belt and to comply with Policy G1 of the Unitary Development Plan.

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

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

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

**10.6
HAYES AND CONEY HALL
CONSERVATION AREA**

(11/01483/FULL1) - Elm Farm Cottage, Nash Lane, Keston.

Description of application – Conversion of barn adjacent to Elm Farm Cottage into 1 two bedroom dwellinghouse.

It was reported that further objections to the application had been received. Comments from Ward Member, Councillor Mrs Anne Manning, were reported in support of the application.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with an amendment to the reason for condition 7 and an additional condition to read:-

“Condition 7 – AMENDED REASON: In order to protect the openness of the Green Belt land, the character of the Nash Conservation Area, to ensure the original agricultural character of the building is retained, in accordance with Policies BE1, BE11 and G1 of the Unitary Development Plan.

10. The residential curtilage of the development hereby permitted shall be as shown on the permitted drawing Number 1488/11–300A and shall be permanently retained as such thereafter.

REASON: In order to protect the openness of the Green Belt location and to comply with Policies BE1 and G1 of the Unitary Development Plan.”

**10.7
BICKLEY**

(11/01617/FULL1) - Blandings, Sundridge Avenue, Bromley.

Description of application - Replacement 2/3 storey five bedroom house with integral double garage.

Comments from Sundridge Residents' Association were reported in objection to the application.

Members having considered the report and objections, **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 with the deletion of condition 10.

**10.8
BICKLEY**

(11/01643/FULL1) - Langley Park Sports & Social Club, Hawksbrook Lane, Beckenham.

Description of application - Single storey detached building to provide changing rooms, 2 all weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter.

Oral representations 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 the removal of the changing room building from the scheme or to relocate the proposal.

**10.9
DARWIN**

(11/01713/FULL1) - Fox & Hounds, 311 Main Road, Biggin Hill.

Description of application - Demolition of existing side extension, covered yard, store and garage and erection of a replacement single storey side extension; alterations to elevations to include installation of replacement 'French' style patio doors to South Elevation; creation of new service yard to include dry store and walk-in chiller/freezer; installation of new kitchen ventilation system; external works to include paved patios to front and side and ramp to front entrance.

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

**10.10
CHISLEHURST
CONSERVATION AREA**

(11/01721/FULL1) - Land at Former Kemnal Manor Estate, Kemnal Road, Chislehurst.

Description of application - 2 single storey buildings comprising offices, refreshments/ cafe, florist shop and toilets for cemetery

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**10.11
PLAISTOW AND
SUNDRIDGE**

(11/01724/FULL1) - 21 Upper Park Road, Bromley.

Description of application - Demolition of existing building and erection of 3 storey / 3 and a half storey

building comprising 1 three bedroom and 8 two bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces.

Oral representations in support of the application were received at the meeting. It was noted that on page 85 of the Chief Planner's report, the paragraph under the heading, 'Location', line 3 should read, "St Josephs".

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

**10.12
BROMLEY TOWN
CONSERVATION AREA**

**(11/01804/FULL1) - St Peter & St Paul Church,
Church Road, Bromley.**

Description of application - Installation of photo voltaic cells on flat roof of the church rooms.

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.

**10.13
BROMLEY TOWN**

**(11/01805/LBC) - St Peter & St Paul Church,
Church Road, Bromley.**

Description of application - Installation of photo voltaic cells on flat roof of the church rooms LISTED BUILDING CONSENT.

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

**10.14
CRAY VALLEY EAST**

**(11/01948/VAR) - Crouch Farm, Crockenhill Road,
Swanley.**

Description of application - Variation of condition 10 of application ref: 10/00211 allowed at appeal to enable B8 use in Building C to operate at extended hours of 07:00 - 18:00 Mon - Fri, 09:00 - 16:00 on Saturday and 10:00 - 12:00 on sundays and Bank holidays.

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.

**10.15
CHELSFIELD AND PRATTS
BOTTOM**

**(11/02039/FULL1) - Silverthorn, Norsted Lane,
Orpington.**

Description of application - Erection of replacement 5 bedroom detached dwelling Retrospective Application.

Oral representations in support of the application were received at the meeting. It was reported that a representation had been received from a neighbour and that Environmental Health had no objection to the application. Additional correspondence from the Agent had been received and comments from Highways Division were also reported.

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. It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to remove the unauthorised development.

SECTION 3

(Applications recommended for permission, approval or consent)

**10.16
PLAISTOW AND
SUNDRIDGE**

(11/01022/FULL3) - 121 Widmore Road, Bromley.

Description of application - Demolition of existing rear extension, erection of part three / four storey rear extension, third storey side extension and conversion of existing building into 6 two bedroom and 1 three bedroom flats with 3 car parking spaces, refuse stores and cycle store.

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

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

INFORMATIVE 5: You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding acceptable sizes for waste containers and on-site storage of refuse (020 8313 4557 email csc@bromley.gov.uk).

**10.17
HAYES AND CONEY HALL**

(11/01609/FULL6) - 167 Hayes Lane, Hayes, Bromley.

Description of application - Part one/two storey side and rear extension. Alterations to front and rear dormer extensions.

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

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 with a further condition and informative to read:-

“5. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

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

INFORMATIVE: The applicant is advised that any decking on site that is over 300mm in height from ground level requires planning permission.”

**10.18
PLAISTOW AND
SUNDRIDGE**

(11/01701/OUT) - 51 Palace Road, Bromley.

Description of application - 6 two bedroom terraced houses with associated vehicular access and car parking fronting Palace Road, 2 two bedroom semi detached houses with associated vehicular access and car parking fronting Hawes Road and 1 detached four bedroom house on land at 51 - 54 Palace Road
OUTLINE APPLICATION.

Members having considered the report and objections, **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.

**10.19
ORPINGTON**

(11/01789/OUT) - Garage Compound Adjacent 111, Eldred Drive, Orpington.

Description of application - Demolition of existing garage block and erection of terrace of 3 two storey dwellings incorporating roof space accommodation.

Comments from Thames Water and Highways Division were reported.

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 with four further conditions and three informatives to read:-

“7. No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the

protected zone

- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

8. The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

9. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-

enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

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

10. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

INFORMATIVE 1: You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

INFORMATIVE 2: The applicant is advised that the bathrooms to the right hand unit do not appear to be provided with natural ventilation. Adequate means of mechanical ventilation should therefore be provided.

INFORMATIVE 3: The applicant is advised that the bedroom to the second floor of the right hand unit appears to be very close to the minimum requirement for the provision of natural lighting and ventilation. All habitable rooms should be provided with a glazed area of at least 1/10th of the available floor area and a ventilation opening of at least 1/20th of the available floor area. The developers should ensure that all habitable rooms meet this standard.”

11 CONTRAVENTIONS AND OTHER ISSUES

11.1 KELSEY AND EDEN PARK (DRR11/075) - 12 Kemerton Road, Beckenham. Details of Materials to comply with Condition 4 of Planning Permission reference 09/01141.

Oral representations in favour of disapproval of details of materials to comply with condition 4 of planning permission reference 09/01141 were received at the meeting.

Members having considered the report and representations, **RESOLVED that the details of materials BE DISAPPROVED. IT WAS FURTHER RESOLVED THAT AUTHORITY BE GRANTED FOR THE ISSUE OF A BREACH OF CONDITION NOTICE** in respect of Condition 4 of planning permission 09/0114.

12 TREE PRESERVATION ORDERS

12.1 COPERS COPE (TPO 2407) - Mayfield Lodge, Brackley Road, Beckenham.

Oral representations in favour of the Tree Preservation Order not being confirmed were received at the meeting. Members having considered the report and representations, **RESOLVED that Tree Preservation Order No 2407** relating to one oak tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

12.2 SHORTLANDS (TPO 2405) - St Marys Church, St Marys Avenue, Shortlands.

Members having considered the report, **RESOLVED that Tree Preservation Order No 2405** relating to an area of trees to the east of the Church Hall and to the west of 1 St Marys Avenue, Shortlands, **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Meeting ended at 9.12 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 11/01643/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park Sports And Social Club
Hawksbrook Lane Beckenham BR3 3SR

OS Grid Ref: E: 537874 N: 167135

Applicant : Langley Park Sports And Social Club **Objections :** YES

Description of Development:

2 all weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Metropolitan Open Land

The application was deferred at the Plans Sub Committee meeting of 18 August 2011 in order to seek the removal or relocation of the changing room building. The applicant has accordingly removed the changing rooms from the proposal. The previous report, amended where appropriate, is repeated below.

Proposal

Langley Park Sports and Social Club lies within an area of designated Metropolitan Open Land (MOL) and the site includes 6 full size grass football pitches and floodlit concrete tennis courts / five-a-side football pitches which have historically been used for overspill car parking. It is proposed to install 2 astroturf five-a-side football pitches with 6 8.3m high floodlights and a 3.1m high timber/mesh perimeter fence on the site of the concrete courts/car park.

Planning permission was granted under application ref. 08/03343 for 90 permanent and 27 temporary car parking spaces to replace the overspill car parking that will be lost as a result of the current proposal.

The application is accompanied by floodlighting details and light spillage charts. The previous application (ref. 09/02970) was accompanied by a Transport Assessment.

Location

The site accommodates sports club facilities including a bowling green, race track and football pitches and a pavilion providing changing rooms, a bar and a function room. Langley Park School for Boys and Langley Park School for Girls lie to the north and there is predominantly 1930s detached and semi-detached housing fronting South Eden Park Road to the south and west of the site, whilst much of the area to the east of the site is characterised by open land. The south-west boundary of the site is with the Eden Park–West Wickham railway line.

Comments from Local Residents

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

- harm to openness and visual amenity of MOL
- precedent for further development on MOL
- light pollution
- inadequate screening in winter
- loss of privacy
- increased noise and disturbance, particularly from cars, five-a-side pitches and changing rooms
- increased anti-social behaviour
- increased litter
- increased traffic
- detrimental impact on highway and pedestrian safety
- congestion during events at neighbouring schools
- proposed hours of use are excessive
- club and users may ignore planning restrictions
- proposal has changed little from previous application
- already adequate five-a-side facilities in surrounding area
- detrimental impact on wildlife.

Comments from Consultees

There are no technical highways objections.

There are no objections from the Council's in-house drainage consultant.

There are no objections in terms of Environmental Health issues.

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

Planning History

Planning permission was granted under application ref. 08/03343 for 90 permanent and 27 temporary car parking spaces. Condition 3 of the permission required that the use of the tennis courts/five-a-side pitches for overspill car parking must cease upon completion of the new car parking.

Planning permission was refused in May 2010 for a single storey detached building to provide changing rooms 2 all weather 5 a side football pitches with 6 floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter (application ref. 09/02760). The grounds of refusal were as follows:

The proposal is inappropriate development detrimental to the openness and visual amenities of Metropolitan Open Land and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G2 of the Unitary Development Plan.

The proposal will result in harm to the amenities of occupants of nearby residential dwellings by reason of light pollution and increased noise and disturbance contrary to Policies BE1 and ER10 of the Unitary Development Plan.

A subsequent appeal was dismissed in January 2011 due to the harm arising from the siting of the proposed changing room block. The following is an excerpt from the Inspector's report:

'The proposal would entail new all-weather surfacing by way of astroturf but this would not materially affect the openness of the site. As regards the associated facilities for the pitches, floodlighting is already in place. The proposal would result in a reduction in the number of lights from eight to six and the columns would be lower. In this respect, therefore, openness would be slightly improved. The existing court area is also enclosed by a high wire mesh fence. This would be removed and a smaller area (about two-thirds the size) enclosed with a lower perimeter fence. Unlike the current fence, the new one would comprise timber kickboards for the first 1.3m with mesh above. Solid timber in place of mesh would have some impact on openness but the overall effect would be minimal, bearing in mind that a smaller area would be enclosed with a lower fence. At the Hearing, it was said that it was also intended to have netting about 3m high between the two pitches but this would be within the area enclosed by fencing and moveable in any case when not required. The courts are also partly enclosed by high boundary vegetation now, to an extent greater than shown on the submitted plans.

Overall, therefore, I consider that the pitches, lighting and fencing proposed would maintain the openness of the MOL and would thus not be inappropriate development.

For the reasons given above, I do not consider that the pitches, lighting or fencing would be materially harmful to the openness or visual amenity of the MOL.

The six floodlights proposed appear to be the minimum required for the purpose of lighting the pitches and the floodlighting report submitted with the application suggests that light spillage would taper off well away from the nearest residential properties. Moreover, conditions could require prior approval of details such as the power, intensity, orientation and screening of the lamps and also control the hours during which the floodlighting was in

use. At the Hearing, it was agreed that use could cease at 10pm during the week and 9pm at weekends. This compares with the proposed end-time of 11pm every day (and no control at present). On the above basis, and having regard to the distance to neighbouring properties and the intervening vegetation, I consider that there would be no material harm to residential amenity from light pollution. I note that the Council's environmental health officer (EHO) raised no objection on light grounds.

Use of the five-a-side pitches would inevitably give rise to some noise, though the EHO did not object on noise grounds either. The distance to the nearest residential properties and intervening vegetation would limit the effects and additional landscaping could be provided to give further mitigation. Controls on finishing times on the lines of those mentioned above would also limit disturbance later in the evening and, at the Hearing, a weekend start of 9am was agreed (rather than the 8.30am proposed). Overall, therefore, I consider that the proposal would not give rise to excessive noise and disturbance.'

Planning Considerations

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- L1 Outdoor Recreation and Leisure
- G2 Metropolitan Open Land.

In strategic terms the most relevant London Plan policies are:

- 3.16 Protection and enhancement of social infrastructure
- 3.19 Sports facilities
- 7.3 Designing out crime
- 7.4 Local character
- 7.17 Metropolitan Open Land.

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.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the openness and visual amenity of MOL and the impact on the residential amenities of nearby dwellings.

The proposed five-a-side pitches remain unchanged from the scheme that was previously considered at appeal, and which was dismissed on the basis of harm arising from the siting of the changing room block. A changing room block is no longer proposed. The Inspector considered that no harm would result in MOL terms from the five-a-side pitches and floodlights and that there would be no undue harm to the amenities of the occupants of nearby residential dwellings by reason of noise or light pollution. The proposal is therefore acceptable.

Background papers referred to during the production of this report comprise all correspondence on files refs. 08/03343, 09/02760 and 11/01343, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA08 Boundary enclosures - implementation
 ACA08R Reason A08
- 4 ACH22 Bicycle Parking
 ACH22R Reason H22
- 5 ACH27 Arrangements for construction period
 ACH27R Reason H27
- 6 ACH30 Travel Plan
 ACH30R Reason H30
- 7 ACJ23 Details of floodlights
 ACJ23R J23 Reason
- 8 The development hereby permitted shall not be used until the permanent car parking spaces permitted under planning application reference 08/03343 are available for use.

Reason: In order to ensure adequate car parking provision and to comply with Policy T3 of the Unitary Development Plan.

- 9 The five-a-side football pitches and floodlights shall only be used between 0830 hours and 2200 hours on Mondays to Fridays and between 0900 hours and 2100 hours on Saturdays and Sundays.

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

Reasons for permission:

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

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- NE3 Development and Nature Conservation Sites
- NE7 Development and Trees
- L1 Outdoor Recreation and Leisure
- G2 Metropolitan Open Land.

London Plan

- 3.16 Protection and enhancement of social infrastructure
- 3.19 Sports facilities
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.17 Metropolitan Open Land.

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
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the design policies of the development plan
- (f) the transport policies of the development plan

and having regard to all other matters raised.

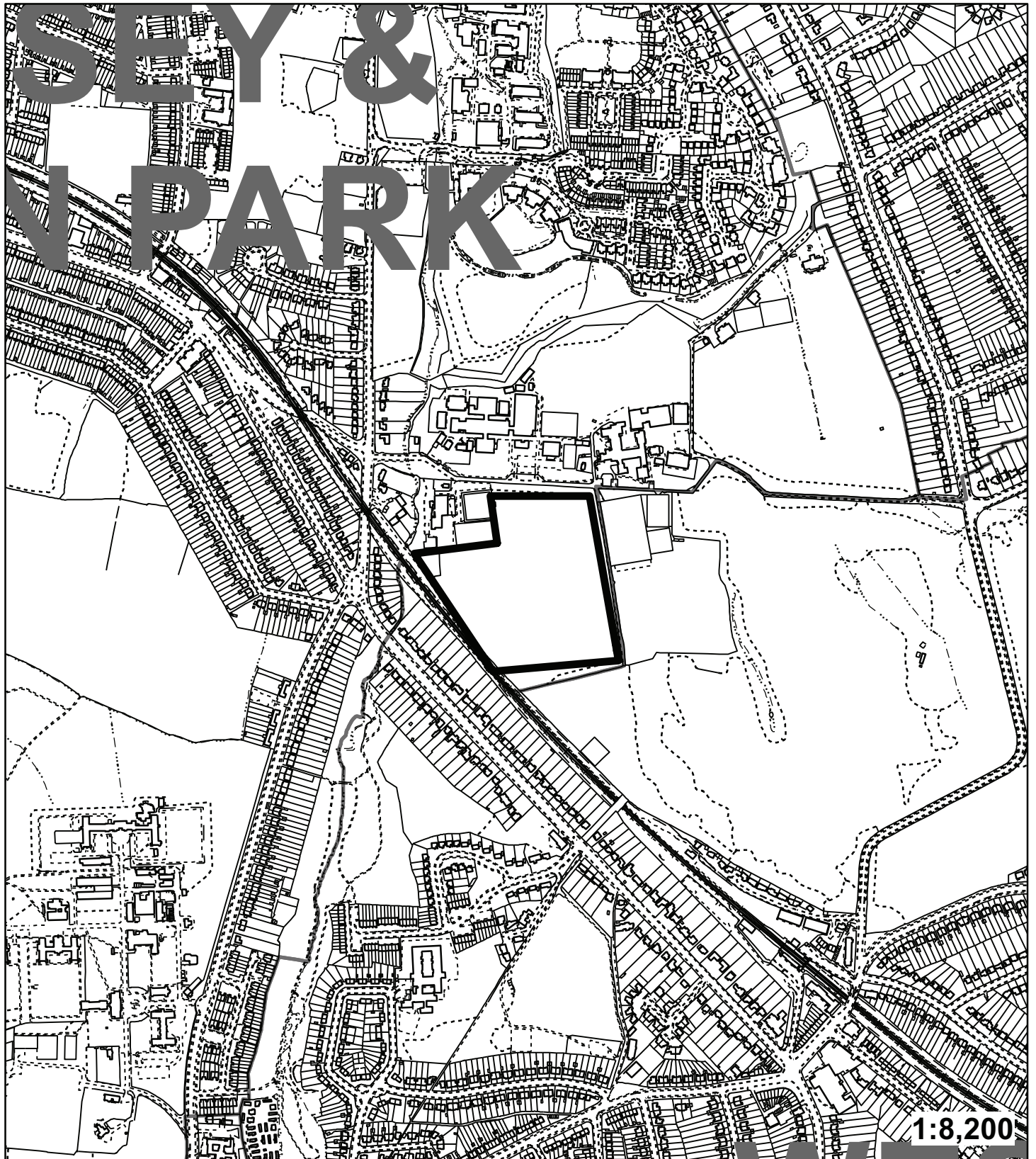
INFORMATIVE(S)

- 1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site .If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:11/01643/FULL1

Address: Langley Park Sports And Social Club Hawksbrook Lane Beckenham BR3 3SR

Proposal: 2 all weather 5 a side football pitches with floodlights (8.3m high) and 3.1m high timber/ mesh fencing around perimeter



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SECTION '2' – Applications meriting special consideration

Application No : 11/01921/FULL1

Ward:
West Wickham

Address : 32 Corkscrew Hill West Wickham BR4
9BB

OS Grid Ref: E: 538805 N: 165356

Applicant : Mr James Caldwell

Objections : YES

Description of Development:

Sub division of existing plot and erection of detached four bedroom house and attached single garage

Key designations:

Local Distributor Roads

Proposal

It is proposed to subdivide the existing plot and erect a detached four bedroom house. The rear garden would measure just short of 20m in depth and have a maximum width of 10m, tapering to zero to the rear. The house would be (max.) 7.7m high and would be situated approx. 2.7m away from the shared boundary with No.34. On the opposite side the boundary is irregular and tapering and a side space of between 0.8m and 6m (at the front) would be maintained with the shared boundary with the host property at No. 32. The plan originally submitted under the current application has been amended to show the garage abutting the boundary with the host plot deleted from the scheme.

Location

The site is situated on the eastern side of Corkscrew Hill, a primarily residential road which winds down hill from West Wickham towards the junction with Addington Road (A2202). The site is currently occupied by one of pair of interwar semi-detached houses, of chalet design, each with a triangular shaped plot. Together with the adjoining house, the application property occupies a corner position at the junction with between Corkscrew Hill and Courtfield Rise. The pattern of layout is reflected on the opposite side of the corner junction. The houses at either side of the corner pairs are generally semi-detached properties with rectangular shaped plots. Across the road there are semi-detached and detached houses and a local garage.

There is currently a detached double garage at the western side of the application property as well as an older detached single garage close to the eastern boundary with No. 34.

Comments from Local Residents

Nearby owners /occupiers were notified of the application and representations were received including a letter from the West Wickham Residents Association and a petition signed by 46 local residents. In all, 22 objections were received in relation to the submitted scheme including 7 in relation to the latest revisions. The main representations may be summarised as follows:

- the amended plans show that the property would still be very cramped privacy and out look would still be affected, there would be constant noise from cars parking alongside our boundary
- the proposed building foot print has been amended but the height and scale of the building has not
- whilst the removal of the garages in the original application produces a clear gap between neighbouring properties and goes some way to meet the original objections it would still have a seriously detrimental affect on the spatial qualities of the area and the appearance of the location as viewed from Corkscrew Hill
- garden attached to No.32 will become particularly cramped
- rear garden of proposed house remains undersized
- the proposed house if built would not be in keeping with the spatial character of the area and would appear very cramped
- proposal will set an undesirable precedent for future development within the locality
- proposal will put increased pressure on the drainage system
- additional traffic exiting onto Corkscrew Hill would be harmful to highway safety
- the increased traffic movement from an additional property immediately in front of the bus stop will compromise highway safety
- undersized garden
- disproportionate site coverage with buildings
- loss of sunlight privacy and outlook
- increased noise and disturbance in rear garden
- the plot is wide enough to accommodate a new property but would have to be in keeping with the existing chalet style of house.

Comments from Consultees

Highways – the following comments were made from the highways team in relation to the amended scheme which proposed no garage space. The site is located within close proximity of the junction of Corkscrew Hill and Courtfield Rise. Further to the information received from the applicant on 12 /1/2011 regarding the legal ownership of the existing and proposed access point. Accordingly the application can be considered for approval subject to safeguarding conditions.

Drainage – Comments made on this site in relation to the previous application (10/03515) requests the applicant to provide soakage test results for the proposed soakaway. The applicant considers that this would be unnecessary at this stage and would be willing for this aspect to be dealt with by way of a Grampian condition should this be required.

The drainage section have been contacted for further comments which will be reported verbally.

Planning Considerations

The main changes since the previous application (ref.10/03515) are as follows:

- deletion of both single garages to either side of the proposed house
- deletion of dormer to the northern- eastern flank elevation
- deletion of catslide roof design to both side elevations

An appeal relating to the previous application under planning ref.10/03515 was recently dismissed. With regard to the impact of the proposed house on the Character and appearance of the area the Inspector noted the following:

“...it is difficult to identify a complete pair that remains of that arrangement. Nevertheless, whilst there have been changes to the side roofs, with the addition of a variety of dormers of full height extensions, the gaps largely remain and provide a pleasing rhythm. Within the resulting variety, these gaps are important to the character and appearance of the area, and in the case of corner plots, provide a spacious entry to the road and an appropriate means of turning the corner. Whatever the reason for this, as referred to by the appellant, these are now a prominent feature of the street scene of both Corkscrew Hill and Courtfield Rise.

That is not to say that these gaps need remain fully open and the presence of the large garage on or about the footprint of the proposal shows that built form can be accommodated.”

With regard to character and appearance the Inspector concluded as follows:

“... the existing garages show that a building can be accommodated on the site but that which is proposed would appear uncharacteristically cramped and would seriously erode the spatial qualities of this area as seen from the main road.”

With regard to the impact of the proposal on the ‘living conditions’ of local residents and in particular residents at No.34 the Inspector concluded as follows:

“Whilst there would be some change, and this neighbour would experience the shortcomings of the scheme at close quarters, these matters would not amount to the degree of change that would cause harm to their living conditions in planning terms.

There would remain the shortcomings of the cramped arrangement, and that would have an adverse on the outlook of the neighbouring occupier”.

Conclusions

The Inspectors decision letter appears to indicate that the principal of redevelopment is acceptable on this site. The shortcomings of the previous scheme were also highlighted and in particular it was noted that “The development would appear cramped against the host building and poorly related to the neighbouring building up the hill, relying on the space that dwelling has to provide openness and that would be insufficient”. The current scheme seeks to address the main area of criticism outlined in the decision letter by introducing gaps to either side of the building where previously single storey garages abutted the boundary.

Technically whilst the sidespaces have been introduced to improve the spaciousness, to the rear part of the building the minimum width of the side space at 0.8m which is less than the 1m required under policy H9, at its widest however the side space splays out to 6m to the front edge of the building where it would be more visible in the street scene.

Despite the changes to the scheme there remains a considerable amount of local opposition to the proposal. Particularly from the neighbours at No. 34 who maintain their stance that the proposed dwelling would be over large for the plot it seeks to accommodate. It is likely that this property would be most affected by the proposal, particularly in terms of loss of outlook. However, the Inspector in considering this aspect with the previous larger scheme did not consider that the impact on residential amenity would be so undue as to warrant a refusal on this basis. It therefore follows that a reduced scheme which takes the building further away would warrant the same conclusion.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01921 and 10/03515, excluding exempt information.

as amended by documents received on 25.08.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |

- 5 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 ACH22 Bicycle Parking
ACH22R Reason H22
- 8 ACH32 Highway Drainage
ADH32R Reason H32
- 9 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.
- 10 ACI11 Obscure glaz'g/details of opening (1 in) on the first floor northern elevation
ACI11R Reason I11 (1 insert) BE1
- 11 ACI17 No additional windows (2 inserts) northern and southern dwelling
ACI17R I17 reason (1 insert) BE1
- 12 ACK01 Compliance with submitted plan
Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and to ensure a satisfactory standard of development in the interests of the visual and residential amenities of the area.
- 13 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 14 AJ02B Justification UNIQUE reason OTHER apps

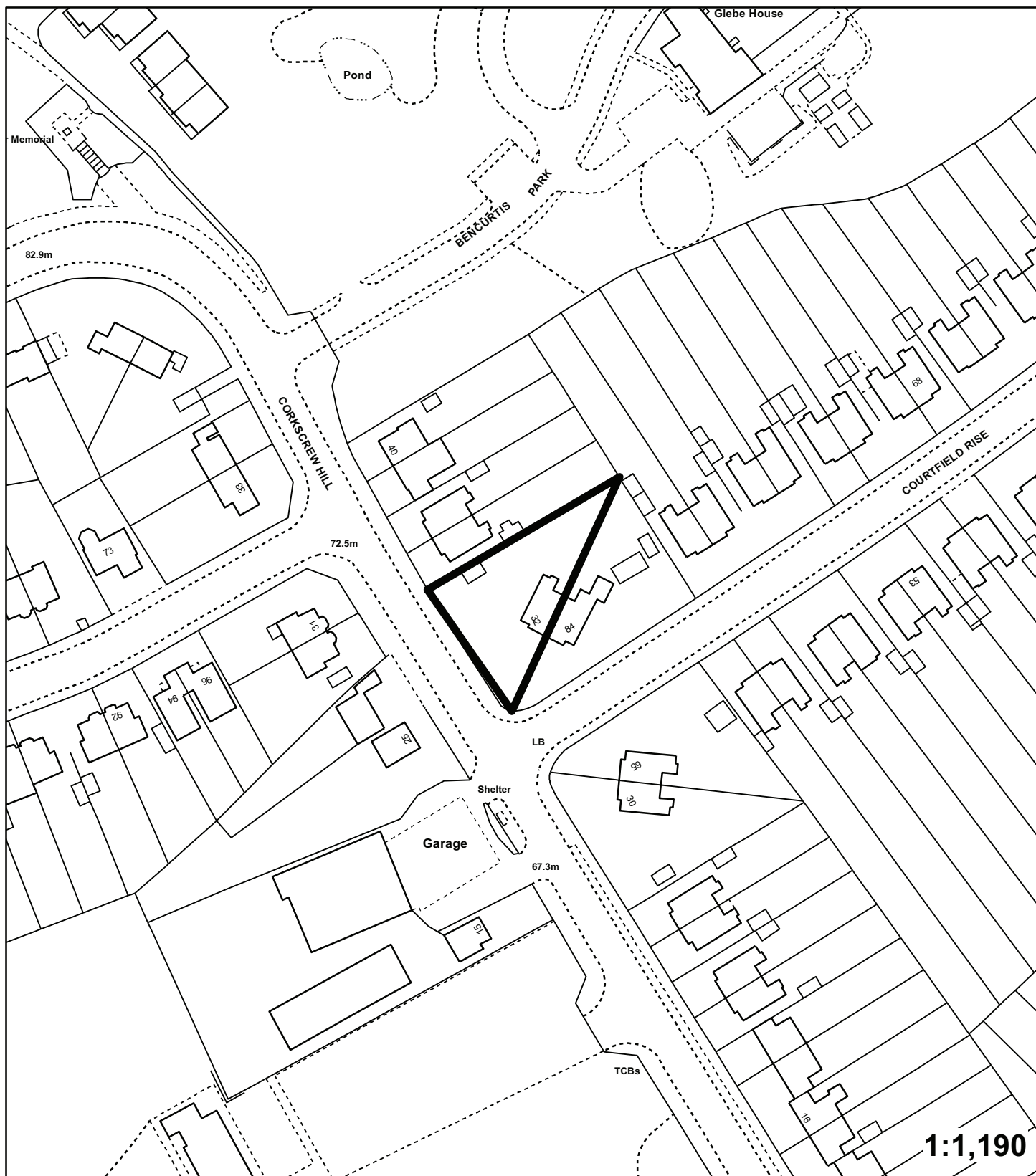
Policies (UDP)

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

Application:11/01921/FULL1

Address: 32 Corkscrew Hill West Wickham BR4 9BB

Proposal: Sub division of existing plot and erection of detached four bedroom house and attached single garage



SECTION '2' – Applications meriting special consideration

Application No : 11/02429/FULL1

Ward:
Cray Valley East

Address : Olleys Posh Wosh 151 Sevenoaks Way
Orpington BR5 3AQ

OS Grid Ref: E: 547137 N: 168886

Applicant : Mr Altan Ramadan

Objections : YES

Description of Development:

Erection of a canopy at front for temporary 5 year period
RETROSPECTIVE APPLICATION

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Stat Routes

Proposal

- The proposal is a retrospective application for the erection of a canopy at front for temporary 5 year period
- The canopy has a height of 4m and dimensions of 10m by 16m. The canopy is sited in the front forecourt of the premises and is used for car washing and valet services.
- The canopy includes floodlighting onto the forecourt.

Location

Olley's Posh Wosh is sited on the eastern side of Sevenoaks Way and is sited within a designated Business Zone. This side of Sevenoaks Way comprises several business and industrial uses, with residential properties opposite on the western side of Sevenoaks Way.

Comments from Local Residents

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

- The Little Chislewick Residents' Association has objected on the basis of light disturbance, that the canopy should be removed as it has not received planning permission and that the canopy has a visual impact
- A petition opposing the application has been received from some residents of Sevenoaks Way raising concerns about unauthorised development at the site, visual impact and detrimental effect of floodlighting especially in winter.

Comments from Consultees

No technical highways objections are raised.

No technical drainage comments have been made.

No Environmental Health objections are raised.

At the time of writing the report, no Thames Water, English Heritage or Environment Agency comments had been received, although flood risk prevention information has been provided by the applicant. Any further comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE1 Design of New Development, BE16 (Ancient Monuments and archaeology) and T18 (Road Safety) of the Unitary Development Plan.

PPS25 (Development And Flood Risk) and London Plan Policies 4A12-13 are also a consideration.

The site is within a designated Business Area.

Planning History

There is no recent relevant planning history on the site. The site has been used as a car wash for several years.

A variation of condition application was allowed on appeal under ref. 04/03833 for the continued use of premises without complying with Condition 2 of 91/2638 (to permit occupation of part by unrelated office).

Conclusions

The main issues relating to the application are the effect that it has on the character of the area and the impact that it has on the amenities of the occupants of surrounding residential properties. The impact on archaeological resources, highway safety and flood risk are also considerations.

The proposed canopy is sited adjacent to the highway and is in use by the existing car wash business. The canopy is prominent and visible from the wider area, however it is commensurate with the scale of development in this commercial area and its overall appearance is not considered to be harmful, in particular as the structure has no sides.

In respect to the amenities of the neighbouring properties, the hours of operation of the business are not proposed to be altered and the canopy is sited a considerable distance from the neighbouring residential properties opposite. It is not considered that the visual impact of the canopy is severe when viewed from opposite Sevenoaks Way and the structure is considered not to harm the overall character of the area, which comprises large buildings in industrial and business usage.

The canopy is fitted with floodlighting which subject to appropriate hours of operation is also not considered to harm the amenities of the neighbouring properties, which are approx. 45m away from the canopy. It is considered that a condition to restrict the hours of use of the floodlighting to those of the car wash business would be suitable to prevent any night time disturbance.

Having had regard to the above it was considered that the siting, size and design of the proposed canopy is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No flood risk, highway safety implications or archaeological implications are considered to result from the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02429, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACE01 Limited period - buildings (1 insert) 05/10/16
 ACE01R Reason E01
- 2 Floor levels within the development hereby permitted shall be set no lower than existing levels and flood proofing of the development shall be incorporated where possible. Details of any flood proofing/resilience and resistance techniques shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision.

Reason: In order to comply with guidance set out in PPS25 (Development And Flood Risk) and in order to minimise the risk of flooding.

- 3 The floodlighting on the canopy hereby permitted shall only be used during the lawful permitted hours of opening and the floodlights shall not be used at any other times.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of nearby residential properties.

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
BE16 Ancient Monuments and Archaeology
T18 Road Safety

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

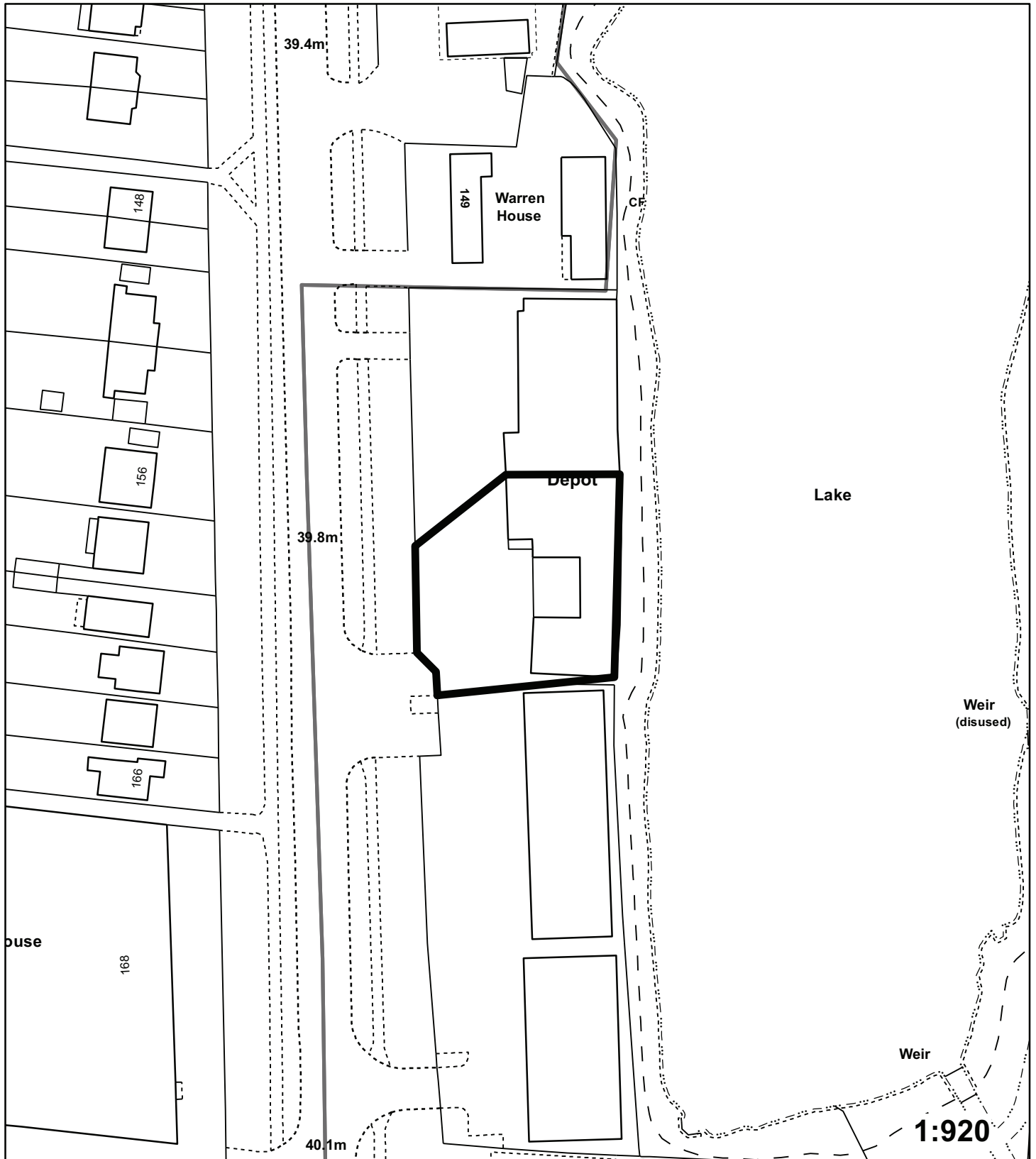
- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the highways policies of the development plan
- (d) the archaeological interest of the local area
- (e) the flood risk potential of the area

and having regard to all other matters raised.

Application:11/02429/FULL1

Address: Olleys Posh Wosh 151 Sevenoaks Way Orpington BR5 3AQ

Proposal: Erection of a canopy at front for temporary 5 year period
RETROSPECTIVE APPLICATION



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Agenda Item 4.4

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

Application No : 11/02233/FULL6

Ward:
Chislehurst

Address : Donegal House Camden Way
Chislehurst BR7 5HT

OS Grid Ref: E: 543108 N: 170216

Applicant : Mr Kevin Joiner

Objections : YES

Description of Development:

Two storey side extension and elevational alterations together with ground and first floor additions to detached garage

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

The house will be extended two storeys at its northern side with the extension projecting 3.0m sideward. Various fenestration and elevational alterations are proposed within the elevations of the existing dwelling. The existing garage will be extended with a two storey addition added along its eastern side and substantial alterations made to the existing first floor (games room).

Location

The application site is located within a cul-de-sac of 3 substantial detached houses constructed in the 1980s and located off Camden Way. The site is situated 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:

- potential overlooking from windows at the rear of the detached garage

- windows in the originally approved garage had to be permanently fixed and incorporate opaque glass

Comments from Consultees

APCA – excessive size of detached garage which is in effect a new building and likely to have a detrimental impact on the setting of the main house and spatial qualities of the area.

Planning Considerations

Policies BE1, BE11 and H8 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; and to ensure that new development preserves or enhances conservation areas.

No objection has been raised by the Tree Officer given the separation between the proposed development and surrounding trees.

Planning History

Under application ref. 06/04053, a proposal for a two storey link extension between the detached garage and main dwelling was refused permission on the following ground:

The proposal by reason of the amount of site coverage by buildings constitutes a cramped overdevelopment of the site, which together with the bulk and siting of the proposed extensions would be detrimental to the appearance of the building and would harm the spatial standards, character and appearance of this part of the Chislehurst Conservation Area, contrary to Policies H8, BE1 and BE11 of the Unitary Development Plan.

A subsequent planning application for an identical scheme, ref. 08/00875, was refused permission on the above ground. With regard to local spatial standards, it was considered – on both applications – that the extension was too close to the boundary (1.5 metres). With the development confined to the north western corner of the dwelling, and given the bulk that would have resulted from the proposal, this was considered unacceptable.

Under ref. 08/03368, planning permission was granted for two storey side extensions to north and south flank elevations and the creation of second floor accommodation, as well as for a two storey extension to the detached garage with games room, store and balcony at first floor level.

More recently, under ref. 10/01564, a modified scheme to the approved 2008 application involving extensions to the host dwelling and detached garage was approved. This included a lower ground floor extension and glazed link which would have connected the garage to the main dwelling.

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

In effect this proposal represents a more modest scheme to those previously approved. The enlarged dwelling will maintain a generous separation to the boundaries with the open setting of the property largely maintained. The enlarged garage will be of similar proportions to that approved under the 2010 application, albeit with some elevational changes.

Given the separation and relationship with the surrounding properties, it is not considered that neighbouring amenity, including privacy, will be diminished as a result of the proposed extensions or alterations. Concerns have been raised in relation to potential overlooking from the first floor garage extension in the direction of neighbouring properties. Whilst the back-to-back separation between this building and neighbouring houses will be substantial, a condition is suggested to ensure that any potential overlooking is minimised through the use of obscure glazing at first floor level along the northern elevation. This reflects previous conditions applied to earlier approved extensions to the garage.

From a wider streetscene perspective the proposal will be well screened from Camden Way by the various trees located between the dwelling and the road, whilst dwellings located to the rear of the site are well elevated and separated in relation to the application dwelling.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 06/04053, 08/00875, 08/03368, 10/01564 and 11/02233, excluding exempt information.

as amended by documents received on 18.08.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 3 | ACI13
ACI13R | No windows (2 inserts) first floor flank two storey side
extensions
I13 reason (1 insert) H8 and BE1 |

- 4 ACI12 Obscure glazing (1 insert) located along the northern elevation of the garage
ACI12R I12 reason (1 insert) H8 and BE1
- 5 ACI07 Restrict to members of household (1 in) at Donegal House, Camden Way, Chislehurst
ACI07R Reason I07

Reasons for permission:

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

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

The development is considered satisfactory in relation to the following:

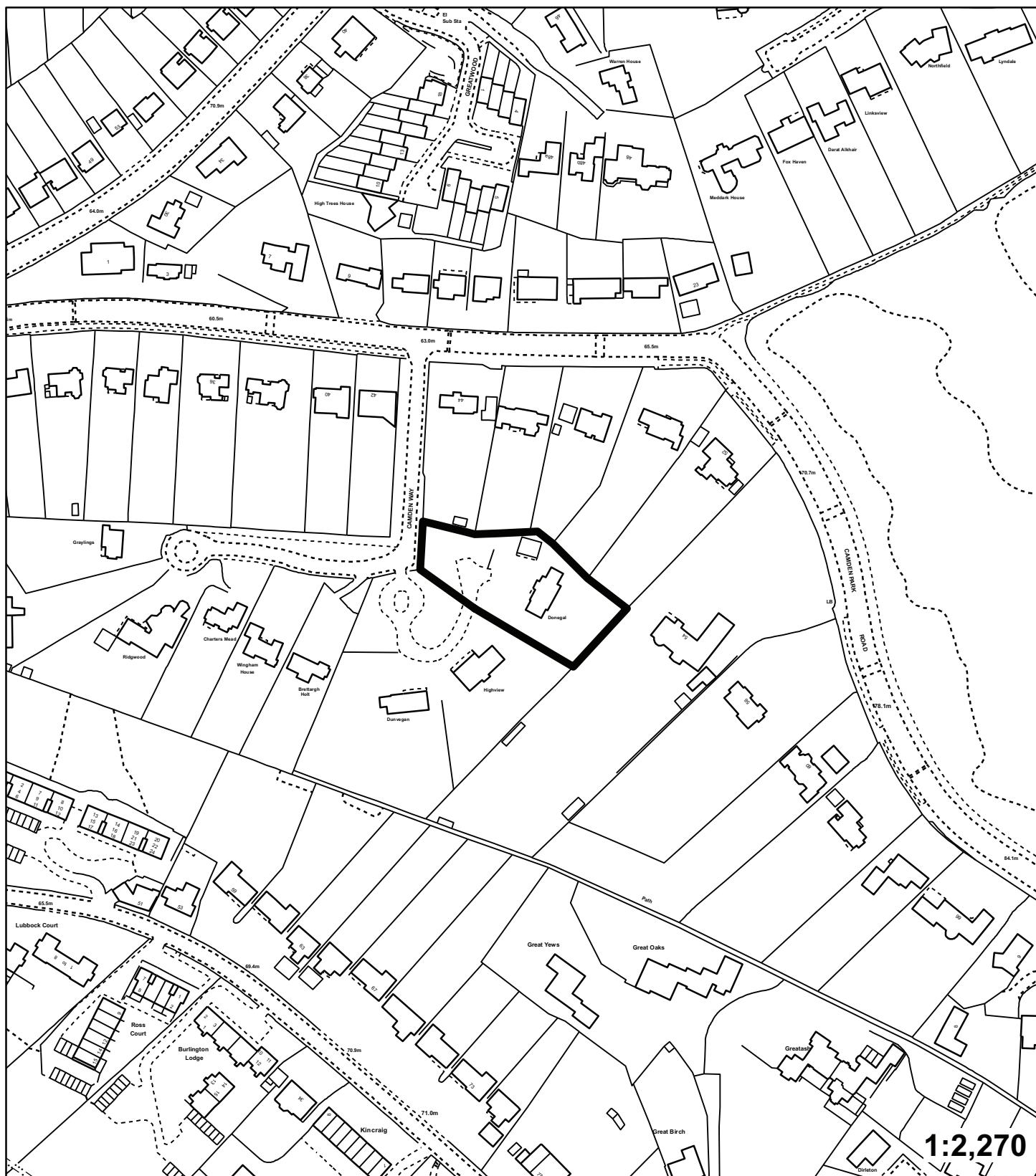
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent properties;
- (c) the character of the development in the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

Application:11/02233/FULL6

Address: Donegal House Camden Way Chislehurst BR7 5HT

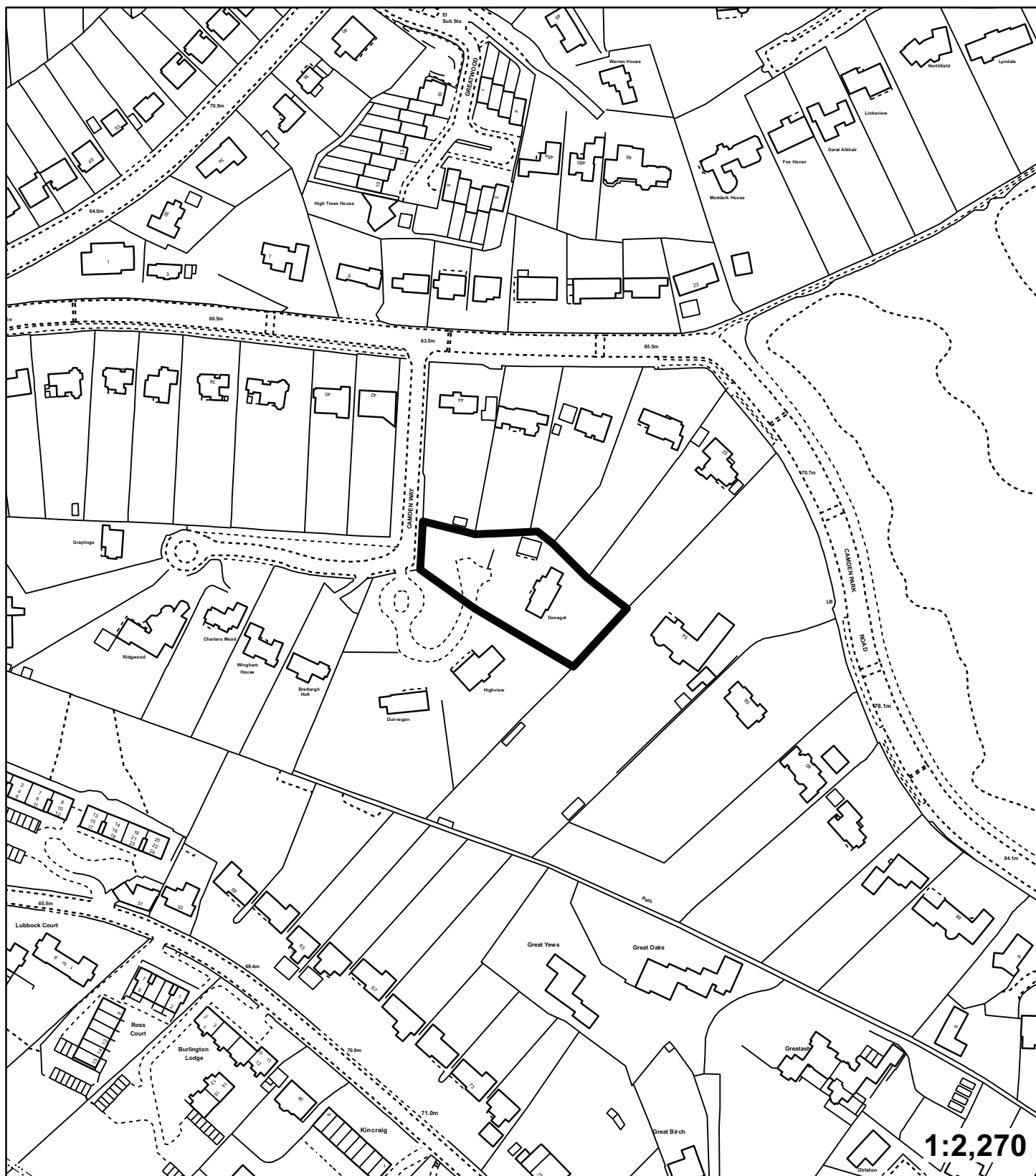
Proposal: Two storey side extension and elevational alterations together with ground and first floor additions to detached garage



Application:11/02233/FULL6

Address: Donegal House Camden Way Chislehurst BR7 5HT

Proposal: Two storey side extension and elevational alterations together with ground and first floor additions to detached garage



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

Application No : 11/02266/FULL1

Ward:
Copers Cope

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

OS Grid Ref: E: 538267 N: 169010

Applicant : Mr J Amos

Objections : YES

Description of Development:

Part two/three storey block comprising of 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached car ports, cycle and refuse stores (amendments to scheme permitted under ref 07/04526)

Key designations:

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

Proposal

The proposal seeks permission for a part two/three storey block comprising of 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached car ports, cycle and refuse stores.

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

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

North-west elevation:

- design of entrance porch has been altered;

- window in central section has been changed to replicate the window pattern either side;
- right-hand gable end feature now features balconies on the first and second floors following the removal of the bay window;
- Side elevation
- the gable end feature is relocated to the corner of the building – will be more dominant at the road junction;
- chimney has been internalised;
- small left-hand gable will have bay windows to the ground and first floors and balcony areas to the second floor;

At the rear:

- the car port is being relocated which allows for an additional window to be introduced to the ground floor and opens up the rear entrance to the building from the parking area, which was formerly enclosed behind the car port.
- the layout of the current scheme is therefore the same as that previously approved under ref. 07/04526, and it is only the elevations which are different to those which are approved.

Location

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

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

Comments from Local Residents

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

- the chimney has now been integrated into the roof on the north-east elevation facing Stanley Avenue which has caused the size of the roof to increase in size;
- these flats are already large enough without any additional increase in size;
- the design changes have caused the property to lost its previous more attractive Victorian inspired design;
- the changes to the front elevation facing Overbury Avenue are unattractive compared to previous design;
- concerns regarding ht height of the 5 car ports backing onto 'Wooknole';
- large block of flats is out of character in the area;
- additional traffic will cause problems;
- proposed development is too high and too bulky;
- light and view will be blocked;
- loss of trees due to development;

- if this goes ahead it will set a precedent for ‘house and garden grabbing’ and totally alter the character of the area.

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

Comments from Consultees

No objections were received from the Crime Prevention Officer, Drainage Engineer, Environmental Health (Housing), Environmental Health (Pollution), Thames Water, Highways Engineer or Waste Services.

Planning Considerations

No objections were raised with regard to trees on the site.

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

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

In strategic terms the most relevant London Plan policies are:

Policy 3A.1 Increasing London’s Supply of Housing

Policy 3A.3 Maximising the Potential of Sites

Policy 4A.3 Sustainable design and construction

Policies 4B.1 Design principles for a compact city

Policy 4B.8 Respect local context and communities

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

Planning History

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

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

The proposed development, located as it is on this prominent corner site, would be out of character and scale with the local street scene and would constitute a cramped overdevelopment of the site at an excessive residential density and if permitted would establish an undesirable pattern for similar flatted development along Stanley Avenue, resulting in a retrograde lowering of the standards to which the area is at present developed, contrary to Policy H7 of the Unitary Development Plan;

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan;

The proposed development, by reason of the lack of affordable housing provision, would be contrary to Policy H2 of the Unitary Development Plan; and

The proposed vehicular access and parking fronting Overbury Avenue, which would be located close to the junction between Overbury Avenue and Stanley Avenue, would not be in the interests of good highway planning and would have a detrimental effect on road safety, contrary to Policies T3 and T18 of the Unitary Development Plan.

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

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

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

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

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

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

In respect of the proposal for 12 flats, which included two car parking areas, one of which accessed from Overbury Avenue, the Inspector states that “the access onto Overbury Avenue would be in close proximity to its junction with Stanley Avenue. It would however serve only 6 parking spaces, the intensity of its use would be

similar to that of a large house, and the distance from the junction would be similar to others in the area. In my opinion, therefore, the access onto Overbury Avenue would not result in any material reduction in highway safety on the avenue.”

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

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

The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact, loss of prospect and increased noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

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

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

The most recently determined application, ref. 11/00594, sought to amend the scheme granted under ref. 07/04526 and was refused for the following reasons:

The additional car parking alongside the south-east flank boundary of the site would be harmful to the amenities of the adjoining residents by reason of the resultant unacceptable degree of noise and general disturbance which would be generated, contrary to Policy BE1 of the Unitary Development Plan; and

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

The current application therefore seeks to overcome the refusal grounds.

Conclusions

Members may consider that the principle of redevelopment on this site has already been established by the grant of previous applications, namely ref. 06/04074 which was granted at Appeal, ref. 07/04526, of which the current application seeks amendments to, and ref. 10/00474.

The main issues remain to be related to the effect of the proposal on the character and appearance of the surrounding area; the impact upon the amenities of nearby residents in terms of noise, disturbance, privacy, visual intrusion and daylight; and the impact upon highway safety. Of particular interest should be the most recently refused application ref. 11/00594, with regard to the impact of the car parking alongside the south-eastern flank property boundary and the inadequate useable and quality amenity space for future occupants of the flats.

The number of units being provided in the current scheme (9 residential units) does not differ from the previously approved scheme; therefore Members may consider that this element of the proposal is appropriate for this site and the wider area. In addition, the amount of development in terms of the number and size of units, and the number of car parking spaces, remain unaltered when compared with the permitted ref. 07/04526 scheme.

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

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

The first refusal ground referred to within ref. 11/00594 related to the additional car parking alongside the south-eastern boundary of the site being harmful to the amenities of adjoining residents due to the generation of noise and disturbance. As this additional carport has been removed from the current scheme and is no longer adjacent to 'Wooknole', Members may find that the first refusal ground has been overcome.

The second refusal ground related to the lack of adequate useable and quality provision of amenity space for future occupiers of the flats. The current scheme provides additional balcony areas accessed via the living rooms which will provide further amenity space to the future occupiers of the units. Members may therefore find that the second refusal ground has also been overcome by returning to the parking layout approved under ref. 07/04526.

On the basis that the principle of this scale and design of development has been agreed under ref. 07/04526, and the main changes may be considered to improve

the approved scheme and be unlikely to have a detrimental impact upon the character of the area, the streetscene or the amenities of the residents of nearby properties, along with having overcome the most recent refusal grounds from ref. 11/00594, Members may find the current proposal is acceptable.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 8 ACB16 Trees - no excavation
ACB16R Reason B16
- 9 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 10 ACC03 Details of windows
ACC03R Reason C03
- 11 ACD02 Surface water drainage - no det. submitt
Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of The London Plan and PPS25.
- 12 ACD04 Foul water drainage - no details submitt
Reason: To ensure satisfactory means of foul water drainage and to accord with Policy 4A.14 of The London Plan and PPS25.
- 13 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 14 ACH12 Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x
3.3m 600mm
ACH12R Reason H12
- 15 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 16 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 17 ACH22 Bicycle Parking

- ACH22R Reason H22
 18 ACH24 Stopping up of access
 ACH24R Reason H24
 19 ACH32 Highway Drainage

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

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

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

- 24 ACK06 Slab levels - compliance
 ACK06R K06 reason

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

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

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

Reason: To enhance the setting of the development and safeguard the character of the area in accordance with Policies H7 and BE1 of the Unitary Development Plan.

Reasons for granting permission:

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

- BE1 Design of New Development
 H7 Housing Density and Design
 T3 Parking
 T11 New Accesses
 T18 Road Safety

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

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

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

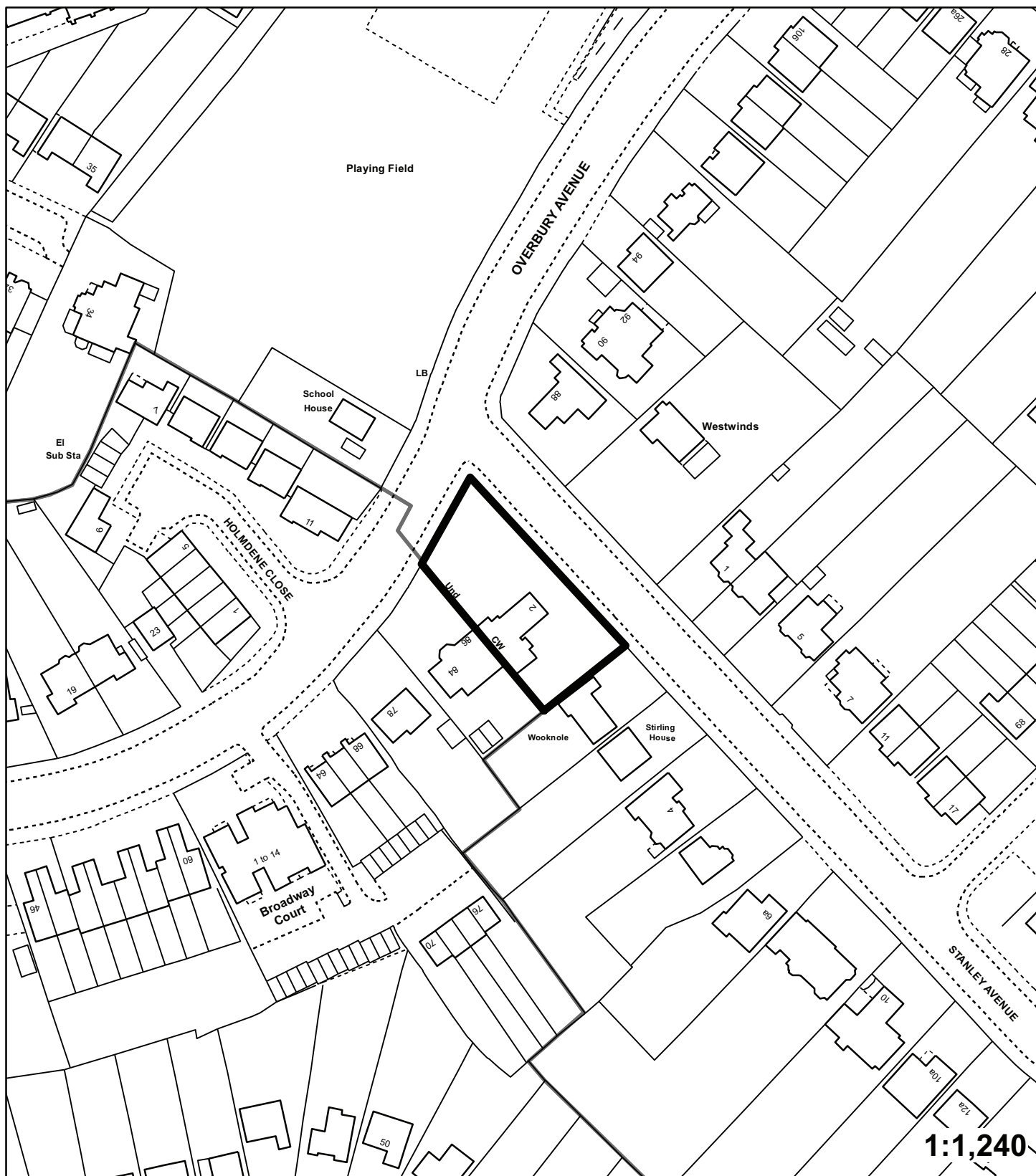
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 The developer is informed that connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipe. The developer should take account of this minimum pressure in the design of the proposed development.

Application:11/02266/FULL1

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

Proposal: Part two/three storey block comprising of 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury Avenue, detached car ports, cycle and refuse stores (amendments to scheme permitted under ref 07/04526)



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

Application No : 11/02395/FULL1

Ward:
Bickley

Address : Newlands St Georges Road West
Bickley Bromley BR1 2NR

OS Grid Ref: E: 542392 N: 169463

Applicant : Croudace Portland Limited

Objections : YES

Description of Development:

Erection of two detached five bedroom houses fronting St. Georges Road West with integral double garages at land to rear of Newlands and 77 St. Georges Road West.

Key designations:

Proposal

The proposed houses will occupy the rear part of the gardens of Newlands and 77 St. Georges Road West. The houses will extend to a maximum depth of 21.8m and width of 14.0m, and rise to a maximum height of approximately 9.0m, each incorporating an integral double garage to the front. The dwelling at Plot 1 will occupy the southern part of the site and will be L-shaped; the dwelling to its north at Plot 2 will be handed. The houses will incorporate a traditional design and individual vehicular accesses.

A Tree Survey, Habitat Survey and Design & Access Statement have been submitted in support of the application.

Location

The site is located approximately 120 metres south of the junction of Chislehurst Road and St George's Road West. It comprises the rear garden areas of the properties at Newlands and 77 St. Georges Road West with both plots benefiting from a direct frontage onto St. Georges Road West.

The site forms an interface between a substantial 1960s development of detached houses characterised by their spacious layouts – which are centred on St George's Road West – and the Bickley Park Conservation Area, with the rear part of the garden of 77 St George's Road West falling within the designated CA. The Supplementary Planning Guidance for the Bickley Park Conservation Area describes the area as containing many large Arts and Crafts-style residences set

on spacious plots, many of which area are characterised by their elegant designs and settings amid mature trees.

Comments from Local Residents

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

- undesirable backland development
- development will harm character of Bickley Park Conservation Area
- application is a repeat of application ref. 07/01568/OUT which was refused
- proposed houses of different design to surrounding houses
- Newlands and No 43 Chislehurst Road should be encompassed within the CA
- wooded area will be destroyed
- loss of light and outlook
- development will contribute to further congestion and parking demand in the area
- this development may be the start of more intense development along St Georges Road West with a total of up to eight houses built
- inadequate separation between the two proposed houses
- reliability of the environmental report questioned
- ecological importance of gardens should be considered

Comments from Consultees

No technical Highways, Drainage or Environment Agency objections have been raised, subject to conditions.

Planning Considerations

Unitary Development Plan Policies are BE1 (Design of New Development), BE11 (Conservation Areas), BE13 (Development Adjacent to a Conservation Area), H7 (Housing Density and Design), NE7 (Development and Trees).

No objections have been raised by the Trees Officer subject to conditions. No objections have been raised from a heritage or Wildlife Conservation perspective.

Planning History

Under ref. 07/01568, an outline application (with appearance and landscaping being the reserved matters) for two detached houses was refused by the Council on the following ground:

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and would be out of character with the area, contrary to Policies H7 and BE1 of the Unitary Development Plan.

At appeal the 2007 application was dismissed. In the Appeal Decision the Inspector observed that:

“Although the density of the existing development to the northwest of the site is low, the intensity of the development to the southeast and on the opposite side of the road is higher and comparable to the proposed plots. Visually the plots would relate to the higher density development and in relation to their size and location they would not be out of keeping with the character or appearance of the area.

“However the dwelling on plot 1 and the garage on plot 2 would be sited relatively close to the pavement and together with the amount of hard surfaced area to provide access and parking areas it would leave little room available for soft landscaping... The dwellings would be built comparatively close to their side boundaries and it is probable that they need to be taller than the surrounding and nearby dwellings to accommodate the proposed accommodation. This together with the proximity of the buildings and hard surfaced areas to the existing Holm Oak at the front of the site, which forms a particularly prominent and feature in the road and a number of trees to the rear of the house on plot 1, would result in the development appearing over-intensive, cramped and totally out of keeping with the street scene.”

The Inspector concluded that:

“the scheme would seriously and unacceptably detract from the character and appearance of the area and the setting of Bickley Park Conservation Area, contrary to policies BE1 and H7 of the UDP. Amongst other things these policies seek to ensure that new developments compliment their surroundings.”

In addition, concern was expressed about the impact the proposal would have on the living conditions of the occupiers of 67 St Georges Road West. It was noted that the proposed dwelling on plot 1 would be sited to the west and close to the boundary with that property, and the Inspector considered that:

“Due to their orientation and juxtaposition to each other the proposed dwelling would have an enclosing impact on the outlook from No.67 and in particular from the rear ground and first floor rooms on the western side of the dwelling and from parts of the private garden area. It would also result in the overshadowing of part of the private garden area in the latter part of the day, which would exacerbate the sense of enclosure.

“Not only does the relationship between the existing and proposed properties highlight and add to my concern about the cramped nature of the proposed development, it would unacceptably harm the living conditions of the occupiers of No.67, contrary to the requirements of policy BE1 of the UDP.”

In the concluding paragraph the Inspector stated that she was:

“satisfied that the proposed dwelling on plot one could be designed to avoid material overlooking problems. In addition, whilst [taking] into consideration the concerns expressed relating to wildlife, disturbance during construction works and parking they do not add to [the] conclusion on the main issue.”

Conclusions

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

In comparison to the 2007 application this scheme incorporates a greater separation to the boundaries proposed, a greater separation to No. 67 and a slightly smaller footprint, together with the deletion of roofspace accommodation.

As noted by the Appeal Inspector in considering the 2007 proposal “although the density of the existing development to the northwest of the site is low, the intensity of the development to the southeast and on the opposite side of the road is higher and comparable to the proposed plots.” Consequently, from a visual perspective “the plots would relate to the higher density development and in relation to their size and location they would not be out of keeping with the character or appearance of the area.”

It is considered that the layout and scale of these proposed houses will appear commensurate to houses to the southeast and opposite the site, given the reduction in the floor area and bulk of the development, the general increase in separation to the highway and boundary lines, and the increase in soft landscaping. Furthermore, the living conditions of the dwelling at No 67 will not be so adversely affected given the increase in the separation between the dwelling at Plot 1 and that neighbouring house.

In conclusion it is considered that the proposed development will not unacceptably detract from the character and appearance of the area and the setting of Bickley Park Conservation Area, nor adversely affect neighbouring amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01568 and 11/02395, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA03 Compliance with landscaping details
 ACA03R Reason A03
- 3 ACA08 Boundary enclosures - implementation
 ACA08R Reason A08

- 4 ACI18 No additional hardstanding
ACI18R I18 reason
- 5 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 6 Details of the windows and all external doors (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.
ACC03R Reason C03
- 7 ACB16 Trees - no excavation
ACB16R Reason B16
- 8 ACB18 Trees-Arbicultural Method Statement
ACB18R Reason B18
- 9 ACB19 Trees - App'ment of Arbicultural Super
ACB19R Reason B19
- 10 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 11 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 12 ACH32 Highway Drainage
ADH32R Reason H32
- 13 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to prevent an overdevelopment of the site in the interest of the visual amenities and character of the area, in accordance with Policies BE1, BE11 and BE13 of the Unitary Development Plan.

Reasons for permission:

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

- BE1 Design of New Development
- BE11 Conservation Areas
- BE13 Development Adjacent to a Conservation Area
- H7 Housing Density and Design
- NE7 Development and Trees

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, including the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

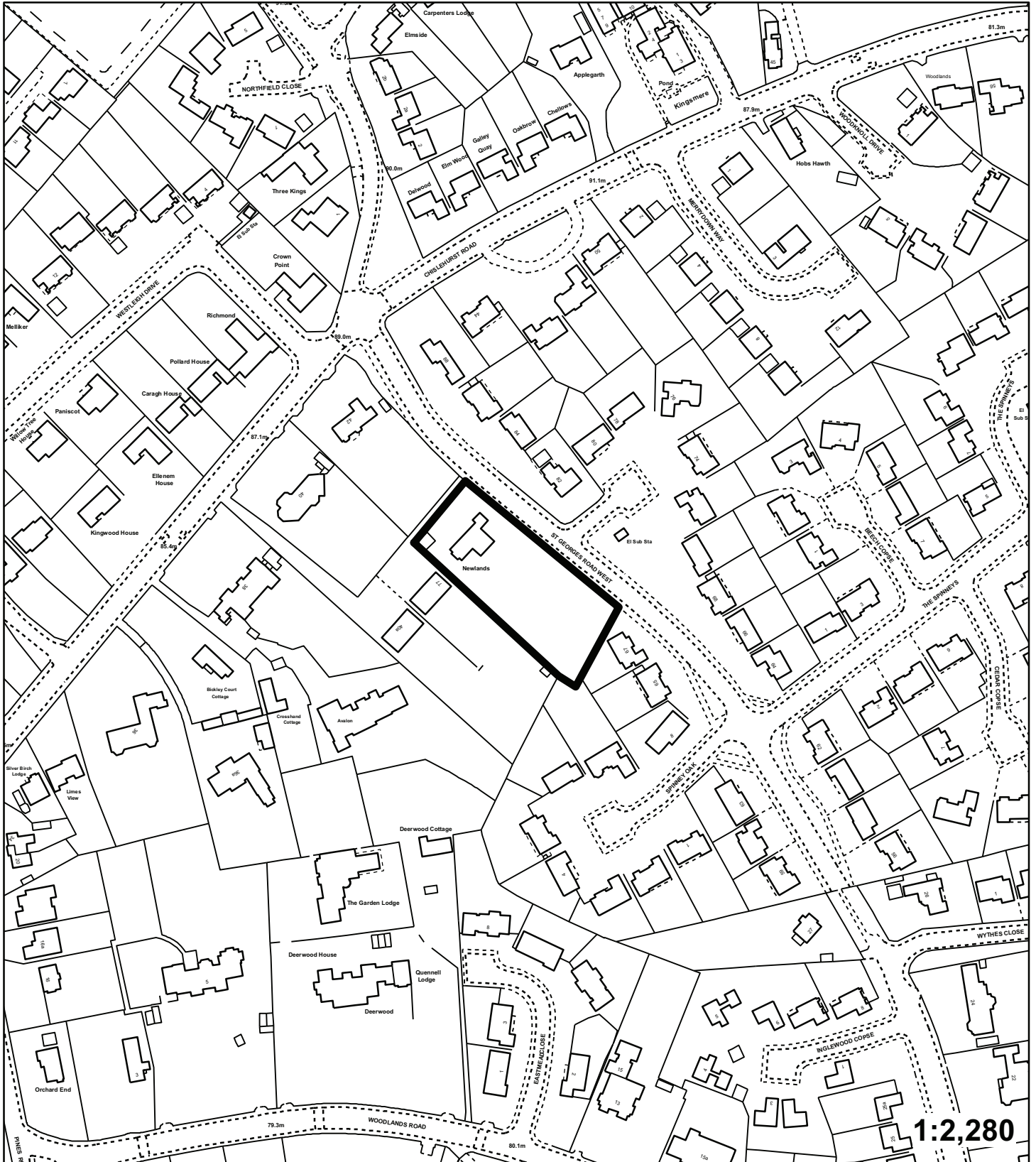
INFORMATIVE(S)

1 RDI16 Contact Highways re. crossover

Application:11/02395/FULL1

Address: Newlands St Georges Road West Bickley Bromley BR1 2NR

Proposal: Erection of two detached five bedroom houses fronting St. georges Road West with integral double garages at land to rear of Newlands and 77 St. Georges Road West.



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Agenda Item 4.7

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

Application No : 11/02483/FULL6

Ward:
West Wickham

Address : 72 Barnfield Wood Road Beckenham
BR3 6SU

OS Grid Ref: E: 538878 N: 167498

Applicant : Mr Sal Cosar

Objections : NO

Description of Development:

Two storey side and single storey rear extension. Single storey front extension.

Key designations:

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

Proposal

A two storey side and single storey rear extension is proposed, along with a small single storey front projection with a pitched roof and canopy to create covered porch area. The two storey side element has a subservient roof line to the main dwelling and plans show a 1.078m remaining sidespace. The single storey rear extension abuts the shared boundary with the adjoining semi-detached house and has a rearward projection of 3.6m.

Location

The site is a semi-detached dwelling house located on the north side of Barnfield Wood Road which is situated within the Park Langley Area of Special Residential Character (ASRC). The local context is characterised by a mix of two storey semi-detached and detached properties of similar design.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report.

Although there is a tree preservation order relating to the site no significant trees would be affected by this 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
Appendix 1 Areas of Special Residential Character

The planning history includes the following:

88/01268/FUL PART ONE/TWO STOREY SIDE EXTENSION PER
27.07.1988

PREAPP/10/01603 PRE APP- DUTY PLANNER ENQUIRY
Re: 2 storey side extension

ASRC- advised additional policy considerations, would need to look at prevailing character of area- not straightforward as often in ASRC's- space between buildings is important. PREREP 13.10.2010

Conclusions

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

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.

The site is located in the Park Langley ASRC. Policy H10 requires for proposals to respect and complement the established and individual qualities of the individual areas.

Policy H9 expects where higher standards of separation already exist within residential areas for proposals to provide a more generous side space.

In considering these policy requirements and looking at the context in which the site is set the proposed extension would effectively mirror that of the design of the adjoining dwelling at number 74 and others in the road. Examples of specific planning permissions can be found at number 54 (07/01393) and 66 (00/00396). In design terms it is considered that the proposal is acceptable. The main

considerations are the impact on spatial standards in this ASRC and the impact on neighbouring amenities of the single storey rear extension.

It may be considered that given the similar design elements found within the vicinity that whilst there will be an impact it may not be considered so great as to warrant a planning refusal. The 3.6m rearward projection along the boundary with number 74 may be considered acceptable given the north-westerly orientation of the rear gardens and that the extension is proposed to the east of the said boundary. Additionally, no neighbour objections have been received at time of writing the report.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

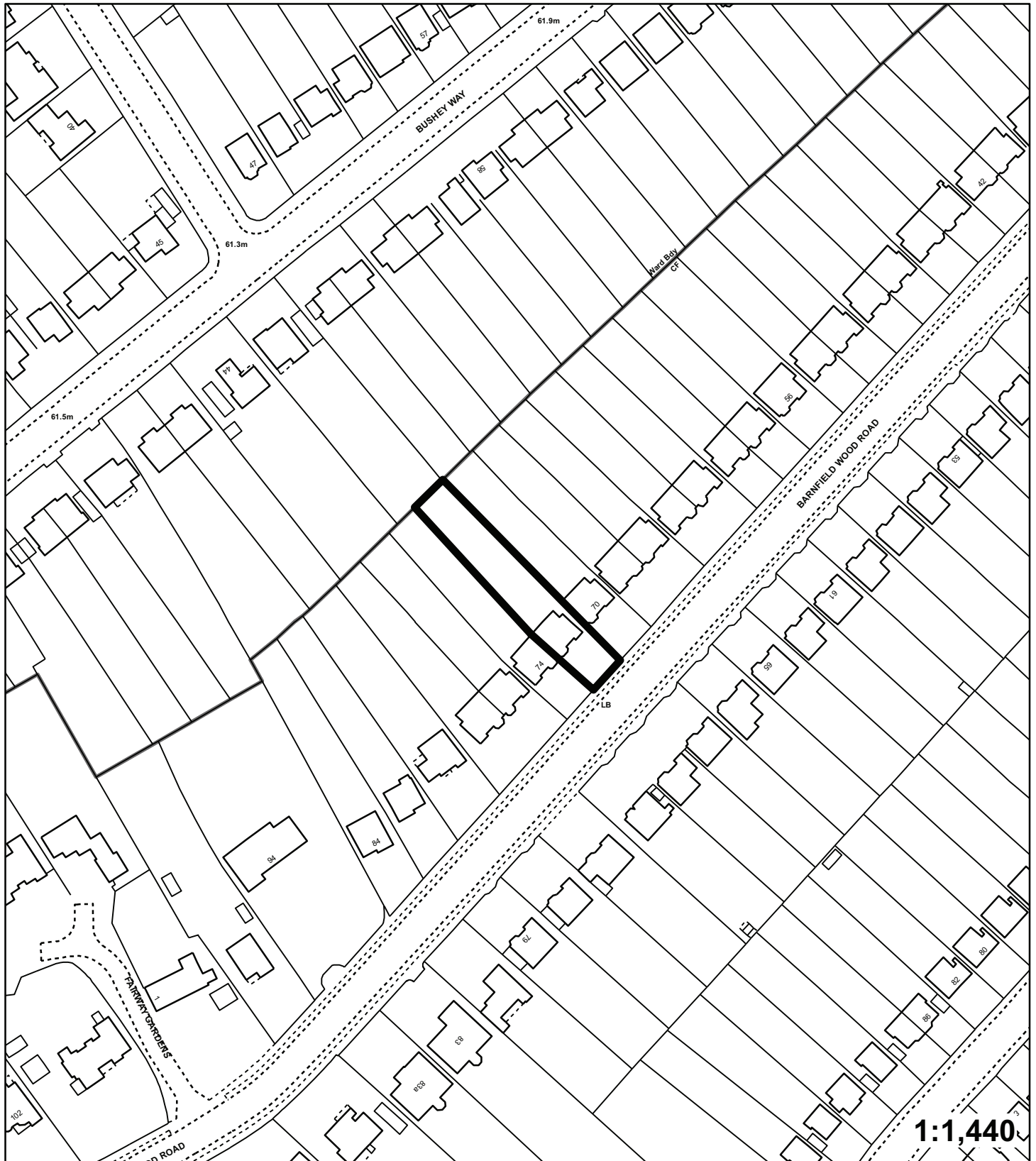
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

Appendix 1 Areas of Special Residential Character

Application:11/02483/FULL6

Address: 72 Barnfield Wood Road Beckenham BR3 6SU

Proposal: Two storey side and single storey rear extension. Single storey front extension.



Agenda Item 4.8

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

Application No : 11/02511/FULL6

Ward:
Hayes And Coney Hall

Address : 3 Hurstfield Bromley BR2 9BB

OS Grid Ref: E: 540216 N: 167786

Applicant : Mr D Jones

Objections : YES

Description of Development:

Part one/two storey side and rear extension

Key designations:

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

Proposal

The application proposes the construction of a Part one/two storey side and rear extension. The site already has planning permission for a single storey side and rear extension to the same footprint and work has commenced on this (ref. 10/03303). This application seeks to increase the size of the approved extension at first floor level resulting in a two storey extension predominantly towards the rear with a rearward projection of 3 metres.

The submitted proposed second floor plan and the proposed elevations indicate that the flank wall of the two storey element of the proposal is some 2.5 metres away from the boundary with number 2 whilst the single storey element remains as previously approved, some 0.2 metres away from the boundary with number 2. The overall footprint remains the same as the approved single storey extensions but now includes the new first floor to the rear.

Location

The application site is a two storey detached residential dwelling located within a predominantly residential area towards the northern end of Hurstfield which is a small residential cul-de-sac of detached properties.

Comments from Local Residents

- A two storey extension would be located too close towards the surrounding properties which results in a loss of privacy and outlook.

Comments from Consultees

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

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

Under planning application ref. 10/03303, planning permission was granted for a single storey side and rear extension.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area, the existing building and the street scene in general.

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings with communal green lawns beside the roads and within numerous cul-de-sacs.

It is considered that the proposed extension would not on balance impact significantly on the amenities of neighbouring residents due to the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings at adjacent properties.

The proposed extensions would provide appropriate distances towards the boundary of the site with the flank wall of the two storey rear extension being some 2.6 metres from the boundary with number 2 and Members will need to consider whether on balance this extension is subservient to the host dwelling and appropriately reflects the character and appearance of the street scene in general.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. However the proposed extensions would be two storeys in form and this results in the increase

in the scale and bulk of the dwelling towards the rear of the site; Members will therefore need to consider whether on balance this is significant enough to warrant a refusal of planning permission.

Members will also need to consider whether the impact of this extension would harm the character and appearance of the street scene and area in general and whether the extension would cause harm to the architectural integrity of the host building.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03303 and 11/02511, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI11 Obscure glaz'g/details of opening (1 in) in the first floor
 flank elevations
 ACI11R Reason I11 (1 insert) BE1 and H8
- 4 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1 and H8

Reasons for granting permission:

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

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

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

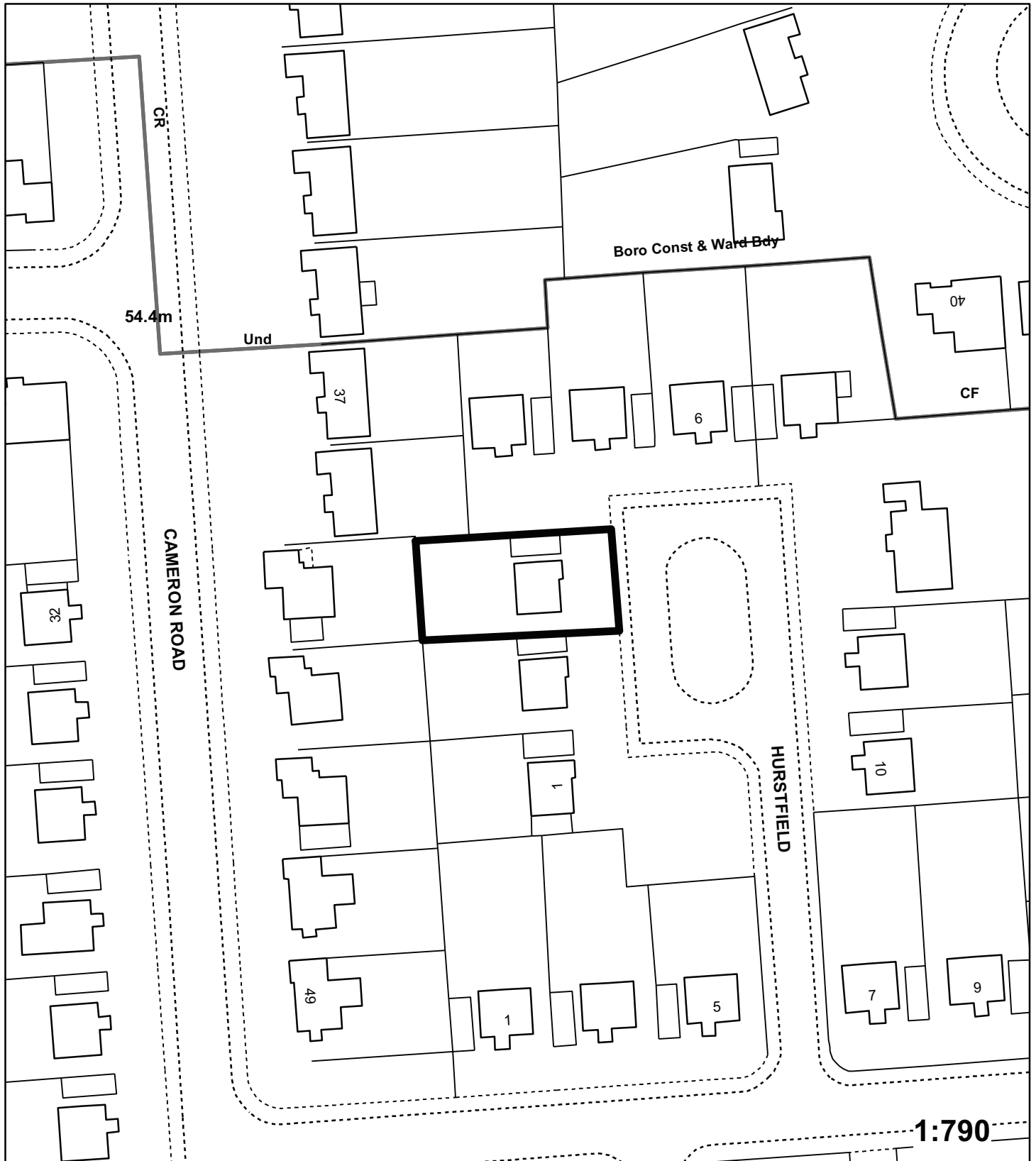
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

Application:11/02511/FULL6

Address: 3 Hurstfield Bromley BR2 9BB

Proposal: Part one/two storey side and rear extension



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

Application No : 11/02576/FULL6

Ward:
Farnborough And Crofton

Address : 141 Lovibonds Avenue Orpington BR6
8EN

OS Grid Ref: E: 544244 N: 165542

Applicant : Mr Robert Dorling

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension

Key designations:

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

Proposal

- The proposed extension will form an L-shape and project to the side and rear of the existing dwelling. An existing single storey side element will be demolished to accommodate the extension.
- The proposed addition will extend at two storey level approximately 2.65m sideward maintaining a 1.0m gap to the flank boundary.
- At the rear the extension will mainly be single storey and will project 3.0m beyond the rear elevation of the original building and the side addition. Part of the rear extension will be two storeys in height, but fall short of the ground floor element, extending 2.0m beyond the side addition and partially beyond the original part of the dwelling.

Location

The site is located along the northern side of Lovibonds Avenue approximately 60 metres off the junction with Crofton Avenue. The surrounding area is residential in character, and characterised by detached storey dwellings.

Comments from Local Residents

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

- neighbouring conservatory at No 143 will be overshadowed with the light and warmth currently enjoyed lost
- the view currently enjoyed from within the conservatory will be lost
- neighbouring garden patio will be overshadowed and will be a less usable area
- views enjoyed from neighbouring first floor rear bedroom window will be lost
- proposal is excessive in size

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, 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; to safeguard the amenities of neighbouring properties; and to ensure that in the case of two storey development an adequate degree of separation is maintained with the flank boundary.

Planning History

There is no significant planning history relating to the application property.

Conclusions

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

As is noted above objections have been raised in respect of the impact of the proposed development on the living conditions of the adjacent dwelling at No. 143. In particular, concerns have been raised on the basis that the proposed extension will overshadow the neighbouring conservatory at No. 143 which lies just beyond the north eastern boundary and which extends beyond a lounge and dining area. Further concerns have been raised in respect of the visual impact of the proposed development on the first floor rear bedroom window at No. 143 nearest to the party boundary, and on the basis that the garden patio will be overshadowed.

In considering this application it is important to assess the overall impact of the development on the living conditions of No. 143 – located to the north east of the application site, and (aside from its conservatory) maintaining a similar alignment to the application dwelling along its rear elevation. At present, the rear conservatory benefits from direct sunlight for the greater part of the afternoon and has unobstructed views to the east. The proposed extension will restrict sunlight to the latter part of the afternoon and partially obstruct the existing eastward views. With regard to the first floor rear bedroom window, the proposed extension will restrict some direct afternoon sunlight, although a 45 degree line of vision from that window will be maintained toward the east. Whilst it is clear that this extension will lead to some degree of loss of light and prospect in respect of the neighbouring dwelling at No. 143, Members may agree that this resulting loss will be limited, and

not so adverse to warrant refusal in view of its overall depth (which will be restricted to a depth of 3.0m at ground floor level and 2.0m at first floor height).

With regard to its design, the proposed extension will maintain a matching appearance to the host building and adhere to local spatial standards particularly in view of its 1.0m separation to the flank boundary which adheres to Policy H9 (Side Space) requirements. It is therefore not considered that this development will harm the area's character.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/2576, excluding exempt information.

as amended by documents received on 01.09.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI12 | Obscure glazing (1 insert) along the first floor north-eastern elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 4 | ACI17 | No additional windows (2 inserts) first floor north-eastern extension |
| | ACI17R | I17 reason (1 insert) BE1 |

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
- H8 Residential Extensions
- H9 Side Space

The development is considered satisfactory in relation to the following:

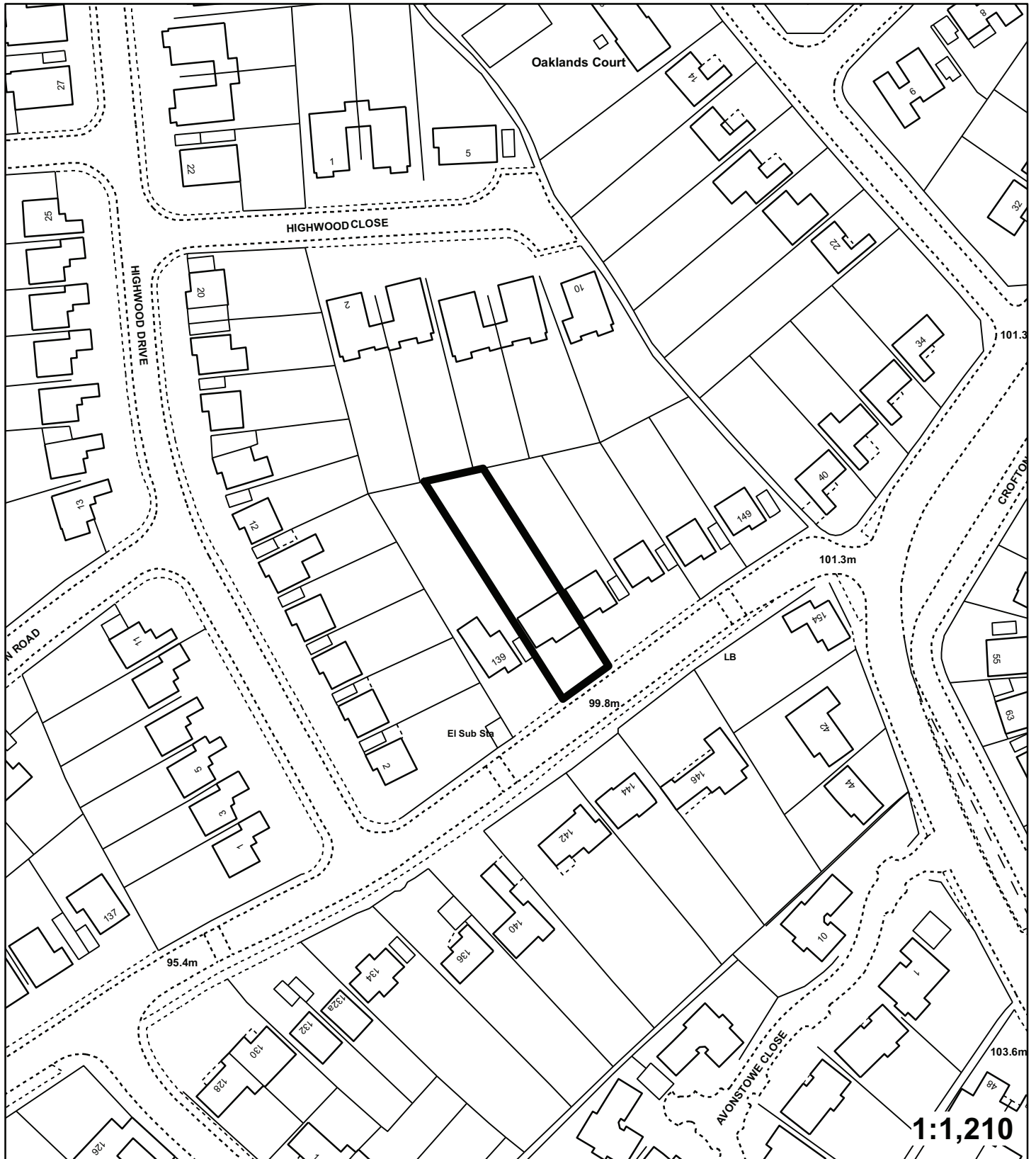
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook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

and having regard to all other matters raised.

Application:11/02576/FULL6

Address: 141 Lovibonds Avenue Orpington BR6 8EN

Proposal: Part one/two storey front, side and rear extension



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

Application No : 11/02679/FULL1

Ward:
Farnborough And Crofton

Address : Farnborough Primary School
Farnborough Hill Orpington BR6 7EQ

OS Grid Ref: E: 544497 N: 164204

Applicant : Farnborough Primary School

Objections : NO

Description of Development:

Elevational alterations to year four classroom relating to position of windows, doors, pitched roof and gable features. (Amendment to planning permission 10/01118 granted for a single storey extension to provide enlarged classroom and 1 additional classroom with associated link walkway and sun canopy)

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

- The proposal seeks to provide an extended pitched roof to the classroom building permitted under ref. 10/01118. The amendments include gable features above the fenestration on the north east elevation. Other alterations include the changing of the fenestration to form one double door and one window on the same elevation.
- The provision of the pitched roof will give the building a total height of 3.5m and this height will remain subservient to the main school building.

Location

Farnborough Primary School occupies a large site of approximately 1.4ha within a residential area of Farnborough Village. It is surrounded by a mixture of predominantly detached and semi-detached two storey residential dwellings and open land. The site lies within the Green Belt.

Comments from Local Residents

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

Comments from Consultees

In respect to the previous application, no Thames Water objections are raised. No comments were received from the Education department and no technical drainage comments were made.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE11 (Conservation Areas), NE7 (Development and Trees), C1 (Community Facilities), C7 (Education And Pre-School Facilities) and G1 (Green Belt) of the adopted Unitary Development Plan.

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities

4B.1 Design principles for a compact city

4B.8 Respect local context and communities.

Planning History

Planning permission was granted under ref. 04/02424 for a single storey front extension.

Planning permission was granted under ref. 05/01128 for a single storey rear extension.

Planning permission was granted under ref. 06/04325 for a detached 'toast-rack' style cycle shelter building.

Planning permission was granted under ref. 10/01118 for 2 single storey extensions to provide enlarged classroom and 1 additional classroom with associated link walkway and sun canopy.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the nearby Conservation Area, the appropriateness and impact upon the openness of the Green Belt, the impact that the development would have on the amenities of the occupants of the surrounding residential properties and the impact on the character of the host building.

The proposed structure does not bring the built development on the land significantly closer to neighbouring residential properties and it is considered that the amenities of these properties will not be harmed by the structures. The structure is designed to complement the design of the host building and is not considered to be obtrusive. The extension will however have an impact on the

open Green Belt land that forms the playing field within the school grounds and this was previously considered by Members to be acceptable. Members must again assess the impact of the additional bulk to the roof, however this bulk may be considered minimal and unlikely to result in a seriously harmful impact on the openness of the area, given the planning history.

It was previously considered that the remaining open land would be sufficient to be used as a substantial playing field. It is proposed that matching materials are to be used and any visual impact can be conditioned appropriately.

In respect to the character of the building, the proposed roof addition is considered to be in keeping with the character of the host building. The new classroom will have an independent roof but will not detract from the main character and is designed to match in style and materials. The roof will be subservient to the main school building.

It is not considered that the proposal will harm the nearby conservation area and the materials will match the existing building on the site. The building will also not be readily visible from the public areas or the nearby conservation area to the west. The extension will be within the built-up area of the school, but will impose on the open Green Belt land to the rear.

No additional pupils or staff were previously proposed and therefore no additional traffic or car parking issues were considered to arise as a result of the proposal.

The applicant previously provided a statement of what they consider to be very special circumstances to justify the development. The points raised are summarised as follows:

- existing classrooms are non-compliant with current OFSTED regulations for schools
- the school is a mainstream one and is expected to satisfy these guidelines in order to prevent displacement of children.
- class sizes are not expected to drop below 30 per class in the future.

On this basis, Members found the proposal acceptable. Members must consider whether they agree that the scale and design of the roof extensions, along with the very special circumstances previously presented are sufficient to warrant making an exception to normal Green Belt policy.

On balance the proposal is considered to be acceptable in that it will not impact on the character of the host building and will not impact on the amenities of neighbouring properties. No significant impact is considered to result to the nearby Conservation Area. There would be an impact on the openness of the Green Belt however and Members previously considered that very special circumstances were demonstrated to justify the building in compliance with Policy G1 of the UDP. On balance it is considered that the circumstances put forward do outweigh Green Belt concerns in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01118 and 11/02679, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACB05 Replacement tree(s) elsewhere on site
 ACB05R Reason B05
- 3 ACC07 Materials as set out in application
 ACC07R Reason C07
- 4 Details of the materials to be used for the external surfaces of the Year 6 classroom extension shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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

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
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- G1 Green Belt

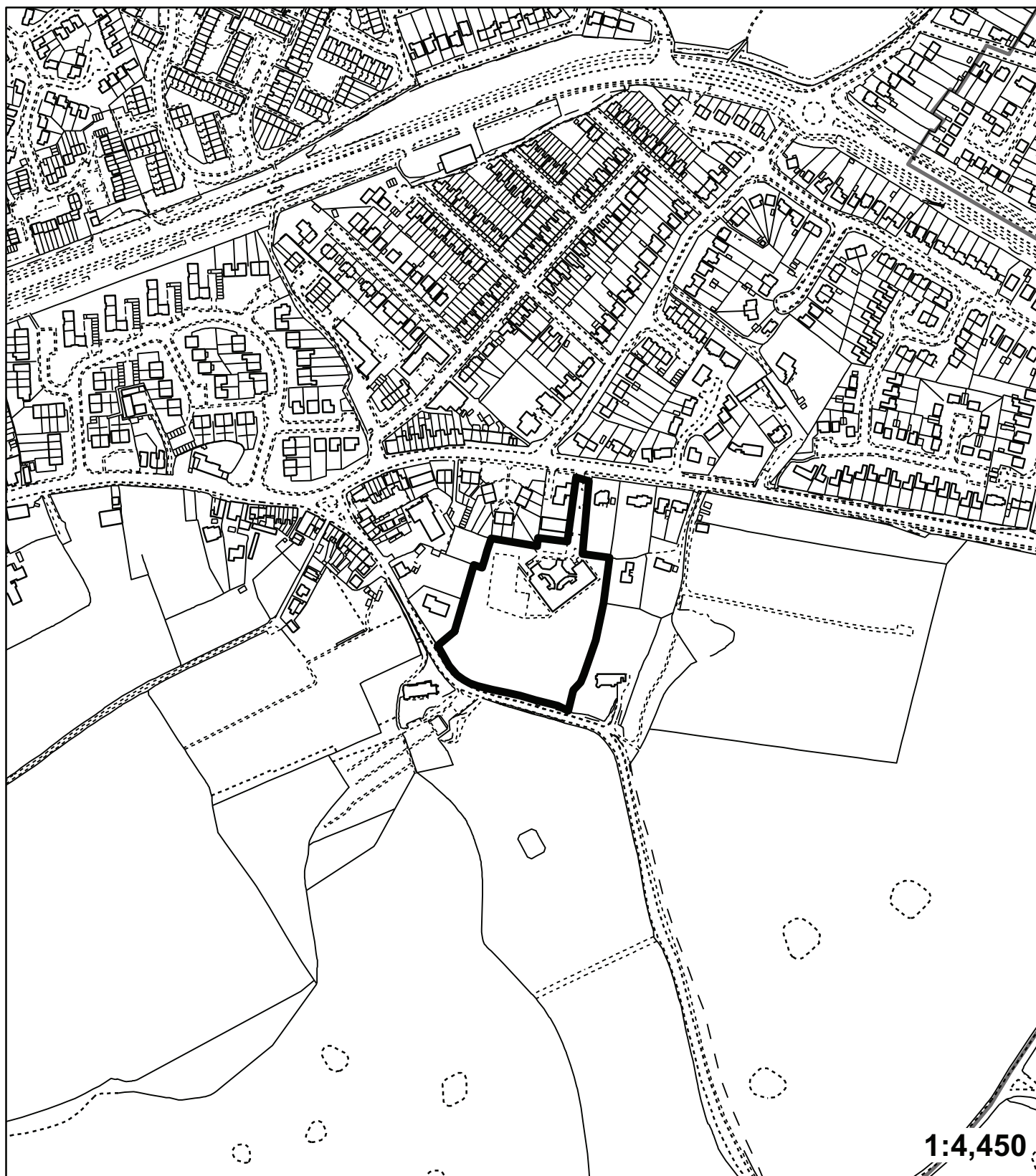
The development is considered to be satisfactory in relation to the following:

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) The open land policies of the development plan
- (d) the community facilities policies of the development plan
- (e) the highways policies of the development plan

Application:11/02679/FULL1

Address: Farnborough Primary School Farnborough Hill Orpington BR6 7EQ

Proposal: Elevational alterations to year four classroom relating to position of windows, doors, pitched roof and gable features. (Amendment to planning permission 10/01118 granted for a single storey extension to provide enlarged classroom and 1 additional classroom with associated



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

Application No : 11/02294/FULL1

Ward:
Bromley Town

Address : Land Adjacent 29 Rochester Avenue
Bromley

OS Grid Ref: E: 540914 N: 169220

Applicant : Mr Don Duane

Objections : YES

Description of Development:

Two storey 3 bedroom detached dwelling at land rear of 112 Murray Avenue and adjacent to 29 Rochester Avenue

Key designations:

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

Proposal

This proposal is for a detached two storey three bedroom dwelling with one car parking space on the land adjacent to 29 Rochester Avenue and to the rear of 112 Murray Avenue.

The proposed dwellinghouse will consist of two separate elements. The first element will measure approximately 6.6 metres along the western flank elevation, within this main section measuring approximately 5.9 metres in width. This entire section will have a continuous front and rear elevation, before the front elevation is set back by 1 metre to create the second element of the proposed dwelling. This element will measure approximately 7.5 metres in depth along the eastern flank elevation, approximately 4 metres in depth and the rear elevation of this element will project further rearward than the main part of the dwelling by approximately 1.9 metres.

The western flank elevation will be set approximately 3.6 metres away from the western property boundary which also forms the rear property boundary of 112 Murray Avenue, and the eastern property boundary will be set away from the eastern property boundary shared with Number 29 Rochester Avenue by 1 metre.

At ground floor level, the property will consist of a living room, toilet, kitchen and dining room. The first floor level will consist of three bedrooms and a bathroom.

The eaves of the proposed dwelling will measure approximately 5.1 metres from ground level, and the top of the chimney will measure approximately 8 metres from ground level, with a gable end feature to the front or the property close to the western side. The plans indicate that the roof will be tiled to match neighbouring properties, and the first floor walls will be rendered again so that they are similar to neighbouring properties. No windows are proposed in the flank elevations with the exception of a single door in the western flank elevation at ground floor towards the rear of this flank elevation.

Location

The application site located on the northern side of Rochester Avenue, adjacent to No. 29 Rochester Avenue and to the rear of 112 Murray Avenue.

The site is accessed via Rochester Avenue and was previously belonging to the rear garden area of 112 Murray Avenue which is currently vacant. The majority of properties in the surrounding area are mock Tudor and inter-war era semi-detached single family dwelling houses.

Comments from Local Residents

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

- the plot size and resulting garden are still much smaller than surrounding properties;
- site currently has no services. Where will foul and surface water exit the site? Concerns re flooding. Would they exit directly into main sewers in Rochester Ave?
- the property would reduce the availability of road side parking. Road is already reduced to a single lane due to cars parked on both sides during working hours.
- no objections provided that the new house is of a suitable size and appearance for the neighbourhood;
- it is essential however that the Japanese Knotweed is effectively eradicated;
- concerns regarding drains, do not want them being built over neighbouring property;
- plans submitted with application are not correct as the side extension at No. 29 has been completed and the plans should illustrate this.

Full copies of all correspondence received can be viewed on the file.

Comments from Consultees

Waste Services stated that refuse and recycling should be left at the edge of the curb side on collection day.

No objections raised by Highways Drainage.

The Council's Highways Engineer stated that the proposed development is located within Bromley Town Centre (outer south) Controlled Parking Zone (CPZ). The vehicular access is via a modified crossover leading to a garage and as such no objections were raised in relation to the proposed development. However, it was stated that were planning permission to be granted conditions relating to sufficient car parking, size of parking bays/garages, visibility splays for vehicular access, bicycle parking and highway drainage would be required.

Thames Water was consulted and raised no objections with regards to the sewerage and water infrastructure for the proposed development. Should the developer propose to discharge to a public sewer, prior approval would be required from Thames Water.

From an Environmental Health (Housing) point of view, the proposal appears satisfactory.

From an Environmental Health (Pollution) point of view, no technical objections were raised to the scheme subject to the imposition of a condition, should permission be granted, to ensure that the site is free of Japanese Knotweed and that any plants or roots have been removed from the site in accordance with relevant legislation and guidance.

Planning Considerations

Planning Considerations

It is considered that no significant trees would be affected by the proposal.

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

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

Planning History

In terms of relevant planning history, permission was recently refused under ref. 10/01637 for a detached four bedroom dwelling with one car parking space (at land r/o 112 Murray Avenue).

This application was refused on the following grounds:

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces so that the development would be devoid of sufficient amenity space and thus creating an unsatisfactory environment for the occupants of the four bedroom dwelling-house capable of family occupation; and would be out of character

with the surrounding residential properties with significant rear gardens and thus are contrary to Policies H7 and BE1 of the Unitary Development Plan;

The proposal would be an overdevelopment of the site on land which is not previously developed resulting in a loss of garden land, out of character with the locality thereby detrimental to its visual amenities and character, contrary to Policies H7 and BE1 of the Unitary Development Plan and PPS 3; and

The proposed development by reason of its prominent siting in advance of the existing building line would be an incongruous and obtrusive feature in the street scene detrimental to the visual amenities and character of the area.

This application was taken to appeal and was dismissed by The Planning Inspectorate.

The Inspector found that the main issues were the effect of the proposed development on the character and appearance of the area and its effect on the living conditions of future occupiers with regard to outdoor amenity space.

Whilst the Inspector stated that there was, in his opinion, no reason in principle why an appropriately designed and dimensioned detached house could not be added to the estate, there were considered to be numerous constraints relating to the appeal site. The design of the scheme was considered to shun 'pastiche' in favour of a design that the appellant considered would be resolutely contemporary and determinedly different within the established street scene, but which was considered by the Inspector to simply appear incongruous. As a result, the Inspector stated that the scheme would be notable mainly for its lack of respect for its context and that the bold departure from the norm proposed would, in this instance, compromise the quality of the local environment.

In addition, the amenity space was considered to be barely adequate and this also added weight against the development. To conclude, the Inspector believed that the proposed development would conflict with the intentions of the development plan and other relevant policy.

Conclusions

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

The proposed development is situated in a significantly smaller plot than the surrounding mock Tudor and inter-war era properties which benefit from sizeable rear garden areas. Policy H7 requires, inter alia, that the site layout, buildings and space about buildings recognises and complements the qualities of the surrounding areas. In addition Supplementary Planning Guidance No. 2 (Residential Design Guidance) states "local context is of particular importance when adding new buildings to established areas. Building lines, spaces between

buildings, means of enclosure and the use and location of garden or amenity space should all respect the character of the locality". The proposed development does not respect the nature of its locality and would pose a detrimental impact on the character of the area resulting in an overdevelopment of the site given the restricted plot size and unsatisfactory relationship with adjacent properties.

In the previously refused scheme, ref. 10/01637, the materials, details, style, scale and form of the proposed development differed significantly from neighbouring properties which was considered to result in a detrimental impact on the character of the area and appear incongruous in the street-scene. The proposed development in the current scheme has been altered so that the proposed materials will be more in keeping with the character of the surrounding properties, and also the style of the proposed development is also more in keeping within the area.

In recent years a number of infill properties have been developed such as Nos. 16, 31 and 37 Rochester Avenue but these have opted for a more traditional design and are set within sizeable plots. Members may therefore consider that whilst there are examples of other infill developments having taken place, the plot sizes differ significantly from the current scheme.

Considering the proposed site once belonged to the rear garden area of No. 112 Murray Avenue, the Council takes the view, and indeed Members may agree, that the revised PPS3 is relevant in this case both because of the deletion of private garden land from the definition of previously developed land and the deletion of the material indicative minimum density of 30 dwellings per hectare. Paragraph 4.39 of the UDP, one of the explanatory paragraphs to Policy H7 states "many residential areas are characterised by spacious rear gardens and well separated buildings. The Council will therefore resist proposals which would tend to undermine the character or which would be likely to result in detriment to existing residential amenities." Therefore, as this proposed dwelling is to be situated on land no longer considered previously developed land and given that there is insufficient space available to accommodate a satisfactory development, Members may consider that the proposal is unacceptable as it is contrary to both Policy H7 of the Unitary Development Plan and PPS3.

The proposed development is located 1 metre from the boundary with Number 29 Rochester Avenue, approximately 3.6 metres from the boundary with 112 Murray Avenue and approximately 10 metres from the boundary with No. 114 Murray Avenue at its narrowest point. In terms of impact on neighbouring residential amenity, the proposed development is to provide 1 metre side space from Number 29 Rochester Avenue, which Members may consider to be in accordance with Policy H9 of the Unitary Development Plan, and as such Members may consider that it is not anticipated the potential loss of light to No. 29 Rochester Avenue will be to such an extent as to warrant refusal.

Given that there are to be no windows located on either flank wall of the proposed dwelling, Members may consider that the potential for overlooking or loss of privacy for either No. 29 Rochester Avenue or No. 112 Murray Avenue is considered to be negligible. The previously refused scheme was closer to the rear

property boundary shared with No. 114 Murray Avenue (approximately 6.6 metres away) which was considered to result in an unacceptable degree of overlooking and loss of privacy for the rear garden area of this property. The current scheme has therefore increased the separation from 6.6 metres to a minimum of 10 metres, along with the addition of mature planting to the rear of the property along the rear and side property boundaries of the site in an attempt to mitigate for any possible overlooking and loss of privacy to neighbouring properties.

It is not anticipated the proposed development will exacerbate existing parking issues within the area. At present the site has a garage on with one parking space, and whilst the proposal will not retain this garage or include an integral garage, one parking space will be provided within the frontage of the site within the driveway area. Members may therefore consider that this element could be controlled by way of a condition requiring sufficient car parking being provided.

The Inspector in his decision regarding the previously refused scheme stated in effect that the removal of garden land from the definition of previously-developed land introduces no presumption against its development but rather reduces the priority that might in some other circumstances be accorded to its development so as to outweigh other considerations.

On balance and having had regard to the above, Members may find that whilst the overall scale of the proposed dwelling has been reduced in terms of the rearward projection and the rear garden space having been increased as a result, and the design having been altered to be more in keeping with the character of neighbouring properties, the proposed dwelling is still an overdevelopment of the site, detrimental to the visual amenities and out of character with the surrounding properties which have significant rear gardens.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01637 and 11/02294, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

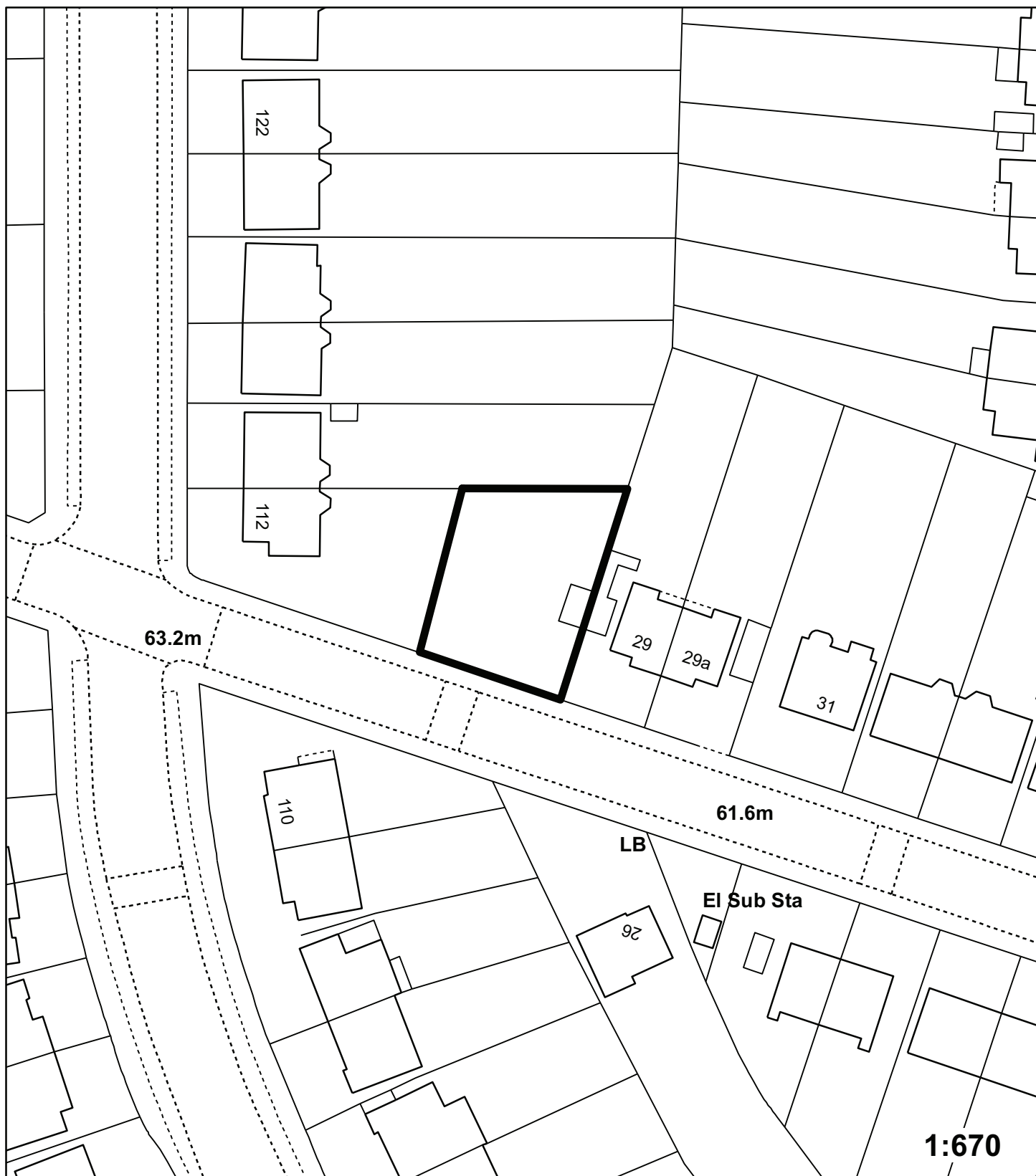
The reasons for refusal are:

- 1 The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, thus would be out of character with the surrounding residential properties with significant rear gardens and contrary to Policies H7 and BE1 of the Unitary Development Plan.
- 2 The proposal would be an overdevelopment of the site, out of character with the locality thereby detrimental to its visual amenities and character, contrary to Policies H7 and BE1 of the Unitary Development Plan and PPS 3.

Application:11/02294/FULL1

Address: Land Adjacent 29 Rochester Avenue Bromley

Proposal: Two storey 3 bedroom detached dwelling at land rear of 112 Murray Avenue and adjacent to 29 Rochester Avenue



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Report No.
DRR/11/103

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE 2

Date: 13 October 2011

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

Title: VENTILATION DUCTING AT 214 WIDMORE ROAD, BROMLEY

Contact Officer: Tim Horsman, Assistant Development Control Manager
Tel: 020 8313 4956 E-mail: tim.horsman@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Bickley

1. REASON FOR REPORT

To consider whether the details of ventilation ducting that has already been installed are acceptable pursuant to a condition.

2. RECOMMENDATION

The details be approved.

Corporate Policy

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

Financial

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

Staff

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

Legal

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

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

3.1 The site at 214 Widmore Road was granted planning permission for change of use of ground floor premises from retail shop to hot food takeaway (Class A5) with ventilation ductwork at rear under reference DC/10/03506/FULL2 at Plans Sub Committee on 3rd February 2011.

3.2 The permission was subject to a condition (02) requiring:

“Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently retained in an efficient working manner.

Reason: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.”

3.3 Details pursuant to this condition were submitted to the Council on 3rd June 2011. Whilst awaiting a response from the Environmental Health Officer regarding the technical suitability of the details a site visit was made which confirmed that the ducting had been installed. Photographs of the installed ducting are available on file and it will be noted that the top is visible from the front of the building.

3.4 The Environmental Health Officer (EHO) has no objections to the installation, however from a visual impact perspective the ducting is prominent. Further enquiries of the EHO have revealed that it would be difficult to design a scheme with less visual impact that would be effective at reducing cooking odours and it is suggested that the ducting be painted or clad to reduce its impact.

3.5 Whilst ducting of the design installed in this case would not normally be acceptable, given its visual prominence it would seem that any less prominent design might be less effective in its purpose which could cause a different concern. The applicants have submitted details of a paint colour which would help the ducting appear more discreet. Details are available on the file.

3.6 In the circumstances it is suggested that the details pursuant to this condition are approved subject to the ducting being painted in the submitted colour to blend more effectively with the existing building.

Non-Applicable Sections:	Policy, Financial, Legal, Personnel
Background Documents: (Access via Contact Officer)	Planning application file DC/10/03506

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