



THE LONDON BOROUGH
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To: Members of the
PLANS SUB-COMMITTEE NO. 4

Councillor Simon Fawthrop (Chairman)
Councillor Alexa Michael (Vice-Chairman)
Councillors Reg Adams, Kathy Bance, Peter Dean, Russell Jackson, Kate Lymer,
Gordon Norrie and Richard Scoates

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on
THURSDAY 16 AUGUST 2012 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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

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

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

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

A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 21 JUNE 2012**
(Pages 1-10)
- 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)

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4.2	Bickley	17 - 26	(12/00609/FULL1) - The Widmore, 3 Bickley Road, Bickley
4.3	Biggin Hill Conservation Area	27 - 34	(12/01533/FULL1) - 18 Main Road, Biggin Hill

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

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4.4	Cray Valley East	35 - 48	(12/00304/FULL1) - 76 High Street, Orpington
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4.6	Kelsey and Eden Park	59 - 64	(12/01381/FULL6) - 11 Kelsey Way, Beckenham
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SECTION 4 (Applications recommended for refusal or disapproval of details)

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4.11	Mottingham and Chislehurst North	97 - 106	(12/01528/OUT) - 52 Grove Park Road, Mottingham
4.12	Bromley Town	107 - 110	(12/01705/RECON) - Land Adjacent to 27 Gwydyr Road, Bromley

5 CONTRAVENTIONS AND OTHER ISSUES

Report No.	Ward	Page No.	Application Number and Address
5.1	Cray Valley West	111 - 114	138 Lockesley Drive, Orpington

6 TREE PRESERVATION ORDERS

Report No.	Ward	Page No.	Application Number and Address
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7 MATTERS FOR INFORMATION - ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY

7.1 Delegated Enforcement Action (March to June 2012)
(Pages 115 - 118)

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

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

Report No.	Ward	Page No.	Application Number and Address
9	Penge and Cator	119 - 122	14 Morland Road, Penge, London SE20

Agenda Item 3

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 21 June 2012

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Alexa Michael (Vice-Chairman)
Councillors Reg Adams, Kathy Bance, Lydia Buttinger,
Peter Dean, Kate Lymer, Gordon Norrie and Richard Scoates

Also Present:

Councillors Roxhannah Fawthrop and Russell Mellor

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Russell Jackson. Councillor Lydia Buttinger attended as substitute for Councillor Jackson.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 APRIL 2012

RESOLVED that the Minutes of the meeting held on 26 April 2012 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 PETTS WOOD AND KNOLL

(11/00952/AMD) - 149 Crofton Lane, Orpington

Description of application - NON MATERIAL AMENDMENT: proposed alterations to the top 1.4m of the approved cable tray on the eastern elevation under the base of the flagpole from 0.3 width to 0.9 width, 75mm depth to 150mm depth, tapering after 0.9m to the approved cable tray.

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

Members having considered the report and representations, **RESOLVED that THE AMENDMENT REQUIRES PLANNING PERMISSION.**

**4.2
CRAY VALLEY EAST**

**(11/03762/OUT) - North Orpington Pumping
Station, East Drive, Orpington**

Description of application - 8 terraced houses and access road from East Drive. OUTLINE APPLICATION.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Roxhannah Fawthrop in objection to the application were received at the meeting.

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

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

1 The proposed development would result in the loss of an existing undeveloped open space which contributes to the character and appearance of the locality and would therefore result in a harmful impact on the amenities of the area, contrary to Policy BE1 of the Unitary Development Plan.

2 The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of adjacent residential properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**4.3
DARWIN**

**(12/00399/FULL1) - Land South East of Holwood
Farm Cottage, New Road Hill, Downe**

Description of application - Single storey building to provide two stables and a tack room for recreational purposes with change of use of adjoining land to equestrian.

Members noted that paragraph 2 on page 22 of the report should be deleted.

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

1 The proposal would have a harmful impact on the openness and visual amenity of the Green Belt contrary to Policy G1 of the Unitary Development Plan.

**4.4
PENGE AND CATOR**

(12/00842/FULL2) - Cranbrook Court, 50 Thesiger Road, Penge

Description amended to read:- ' Increase in roof height to include dormer extensions and elevational alterations'.

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

**4.5
CHELSFIELD AND PRATTS
BOTTOM**

(12/00636/FULL6) - Winrose Cottage, Norsted Lane, Orpington

Description of application - Change of use from residential institution (Class C2) to temporary accommodation for the homeless.

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

**4.6
CRAY VALLEY EAST**

(12/00955/FULL1) - Land Rear Of 28 Kent Road, Orpington

Description of application - Demolition of existing workshop office (Class B1) building and erection of part one/two storey office (Class B1) building.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-
1 The proposal, by reason of its size and height, would be an overdevelopment of the site out of character with the locality and harmful to the amenities currently enjoyed by nearby residents due to its visual impact, contrary to Policy BE1 of the Unitary Development Plan.

**4.7
DARWIN**

(12/00961/FULL1) - Maple Farm, Cudham Lane South, Cudham

Description of application - Demolition of existing dwelling and outbuilding and erection of detached two storey four bedroom dwelling.

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

Members having considered the report and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration, to request that the applicant remove an additional outbuilding.

**4.8
FARNBOROUGH AND
CROFTON**

**(12/01056/FULL6) - 110 Lovibonds Avenue,
Orpington**

Description of application - Single storey front/side and rear extension and conversion of garage into an habitable room.

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

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

1 The proposed extension would, by reason of its size, siting, excessive rearward projection and visual impact, have a seriously detrimental effect on the residential amenities of No. 108 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy BE1 of the Unitary Development Plan.

**4.9
SHORTLANDS**

(12/01119/FULL1) - 38 Newbury Road, Shortlands

Description of application - Construction of a 2 storey two bedroom house (attached to No. 38) and a single storey rear extension and elevational alterations to No. 38.

It was reported that further supporting documentation received from the applicant had been circulated to Members.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**4.10
COPERS COPE
CONSERVATION AREA**

(12/00013/FULL3) - 4 Limes Road, Beckenham

Description amended to read:- 'Change of use from B1 to residential. Demolition of existing covered area to facilitate single storey front extension, provision of parking area, new boundary wall and front gates. New slate roof to existing first floor with provision of velux windows'.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the deletion of conditions 2 and 8 and the addition a further two conditions to read:-

'9 Details of the materials to be used for the external surfaces of the building 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 amenity of the area.

10 The windows in the eastern flank elevation of the building shall be obscure glazed and designed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

**4.11
COPERS COPE
CONSERVATION AREA**

(12/00449/CAC) - 4 Limes Road, Beckenham

Description of application - Part demolition
CONSERVATION AREA CONSENT.

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

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

**4.12
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/00898/CAC) - 16 Forest Ridge, Keston

Description of application - Demolition of existing dwelling. CONSERVATION AREA CONSENT.

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

**4.13
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(12/00897/FULL1) - 16 Forest Ridge, Keston

Description of application - Demolition of existing dwelling and replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage.

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

**4.14
HAYES AND CONEY HALL**

(12/01034/FULL6) - 8 Dartmouth Road, Hayes

Description of application - Roof alterations and first floor side and single storey rear extensions.

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

Comments from Ward Member Councillor Mrs Anne Manning in support of the application were reported. Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

4.15
BICKLEY

**(12/01068/FULL6) - Shadycombe, Chislehurst
Road, Chislehurst**

Description of application - Part one/two storey front/side extension including cat-slide roof with side dormers and raised terrace, balustrade and steps to rear and side.

Having considered the oral representations in support of the application, a reported late objection from a neighbour and the officer's report, Members were concerned that the encroachment of the extension into this open corner site would reduce spatial standards, undermine the original estate design, which paid great attention to separation distances and detrimentally affect the Area of Special Residential Character. It was also considered that the development would harm the amenities currently enjoyed by neighbours on the opposite side of Tudor Close due to its bulk and visual impact.

It was noted that the designation of the area in which the property is located as an Area of Special Residential Character within the Unitary Development Plan appeared to reinforce the covenants regarding spatial standards, which are not a planning consideration.

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

1 The proposed front/side extension represents a cramped overdevelopment of the site, detrimental to the spatial standards, character and visual amenity of the Area of Special Residential Character, contrary to Policies BE1 and H10 of the Unitary Development Plan.

2 The proposed front/side extension would be overdominant and would be detrimental to the amenities that the occupiers of nearby properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and bulk, contrary to Policy BE1 of the Unitary Development Plan.

**4.16
CRYSTAL PALACE**

**(12/01129/FULL1) - Anerley School, Versailles
Road, Penge**

Description amended to read:- 'Conversion of roof approved under application ref 09/02881 to provide eight additional flats (2 x 1 bed, 4 x 2 bed and 2 x 3 bed) together with increase in heights of access cores at west and east ends of approved building: Block D.

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 THE PRIOR COMPLETION OF A LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report of the Chief Planner.

The following condition was also added:-

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning authority.

Reason: In order to comply with Policies BE1, H7, H12 and T18 of the Unitary Development Plan and in the interest of the appearance of the building, the visual and residential amenities of the area and highways safety in the local road network.

5 TREE PRESERVATION ORDERS

**5.1
COPERS COPE**

**(TPO2457) Objections to Tree Preservation Order
2457 at 43 Chancery Lane, Beckenham.**

Oral representations from Ward Member Councillor Russell Mellor in support of the making of an Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order No 2457 relating to 1 maple tree BE CONFIRMED** as recommended in the report of the Chief Planner.

**5.2
COPERS COPE**

**(DRR12/060) Objections to Tree Preservation
Order 2446 at Lakeside, Beckenham.**

Oral representations in objection to the making of an Order were received.

Oral representations from Ward Member Councillor Russell Mellor in support of the making of an Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order No 2446 relating to 2 sycamores, 1 holly, 1 ash and 1 beech tree BE CONFIRMED** as recommended in the report of the Chief Planner.

The Meeting ended at 8.35 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 12/00608/LBC

Ward:
Bickley

Address : The Widmore 3 Bickley Road Bickley
Bromley BR1 2NF

OS Grid Ref: E: 541858 N: 169191

Applicant : McCullochs

Objections : NO

Description of Development:

Demolition of 19th & 20th rear section, internal alterations and new single storey rear extension. LISTED BUILDING CONSENT

Key designations:

Local Distributor Roads
Locally Listed Building

Proposal

- The proposal is to convert the existing listed building from a public house to one residential dwelling, demolish part of the building and replace it with a single storey structure.
- Works to the existing structure include the demolition of part of the listed building and the construction of a new single storey rear extension attached to the main building by a glazed link.
- The converted dwelling will have 5 bedrooms spread over the first and second floors as well as a dressing room and en suite bathroom to the second floor. The ground floor will accommodate living accommodation and the basement will accommodate a bar, cinema room and wine cellar. Access to the converted public house is proposed to be from the existing access from Bird in Hand Lane.

Location

- The site is located to the south of Bickley Road on the corner of Bickley Road and Bird in Hand Lane.
- The site currently accommodates 'The Widmore' public house which is a grade II listed building and has been unoccupied for approximately 10 months. The property is an eighteenth century painted brick building consisting of two storeys and an attic with two front dormers. The property has been extended over time with nineteenth and twentieth century

additions to the rear. The eighteenth century section of the building is made up of two ranges with a tiled mansard style roof and timber sash windows.

- The surrounding area is mainly comprised of residential dwellings, although to the north of the site on the opposite there is a car showroom and garage and to the north east of the site are playing fields.
- The residential dwellings in the surrounding area are mixed in terms of size and design. Bickley Road and Widmore Road are largely a mixture of substantial detached and semi-detached family homes set back from the main roads as well as some larger flatted development. Bird in Hand Lane is a narrower road and contains large, mainly detached family houses. There are flats known as Sharon Court to the south west.

Comments from Local Residents

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

Comments from Consultees

From a housing point of view, there are concerns raised about the lighting and views from some of the windows in the converted property.

English Heritage has commented that it is happy for the Council to determine the application as it sees fit.

Planning Considerations

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

BE8 Statutory Listed Buildings

The National Planning Policy Framework (NPPF) 2012 is also a key consideration in this application.

All other material considerations shall also be taken into account.

From a heritage point of view, there are few original features within the listed building which would need special care and the alterations to the rear of the dwelling are unlikely to harm the fabric of the listed building. Conditions are recommended.

Planning History

Planning permission was granted for single storey side and rear extensions, rear boundary wall and additional parking spaces in 1994 under ref. 94/00448. Details pursuant to a landscaping condition were also granted under ref. 94/01896.

Listed Building Consent was granted in 1994 for single storey side and rear extensions, internal and external alterations and partial demolition under ref. 94/00449.

Advertisement Consent was granted in 1994 for externally illuminated post signs, internally illuminated menu signs and non-illuminated wall sign under ref. 94/02217.

Listed Building Consent was granted in 1994 for externally illuminated post signs, internally illuminated menu signs and non-illuminated wall sign under ref. 94/02345.

Listed Building Consent was granted in 1999 for new advertisement signs to the building and forecourt under ref. 99/00187.

Advertisement Consent was granted for non illuminated and externally illuminated advertisement signs in 1999 under ref. 99/00202.

Planning permission was granted for a 1 metre high fence to the rear garden area in 2003 under ref. 02/03500.

Listed Building Consent was granted for a replacement chimney piece in 2003 under ref. 02/03579.

Planning permission was granted for the siting of a flower stall at weekends in 2004 under ref. 04/01213.

Planning permission was granted for a detached canopy over patio area to the side elevation in 2007 under ref. 07/03166.

Listed Building Consent was granted for a replacement non-illuminated wall mounted sign in 2009 under ref. 08/04008.

Advertisement Consent was granted for an externally illuminated free standing totem sign and non illuminated wall mounted and free standing signs in 2009 under ref. 08/04010.

Conclusions

The main issues relating to the application are the effect that it would have on the special interest of the statutory listed building.

The elements to the rear/side of the building to be demolished appear to be much later additions than the 18th and 19th century and do not make a positive contribution to the character or special interest of the listed building. It is therefore considered that this demolition is appropriate in this circumstance.

No significant changes are made to the front of the existing listed building and the view of the property in the streetscene is therefore unlikely to be significantly altered. The demolition of the later rear additions is not considered to be harmful to

the fabric of the statutory listed building. The proposed replacement single storey extension is considered to be well designed, with minimum impact on the listed building. This element is a large, modern rendered structure and is attached via a small glazed corridor. It is considered to respect the form and character of the listed building without attempting to emulate the other elements of the listed building.

The works to the listed building are not considered to result in harm to the fabric or special interest of the listed building and Members may consider it appropriate to grant listed building consent for the proposed alterations to the listed building.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00608 and 12/00609, excluding exempt information.

as amended by documents received on 12.03.2012

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

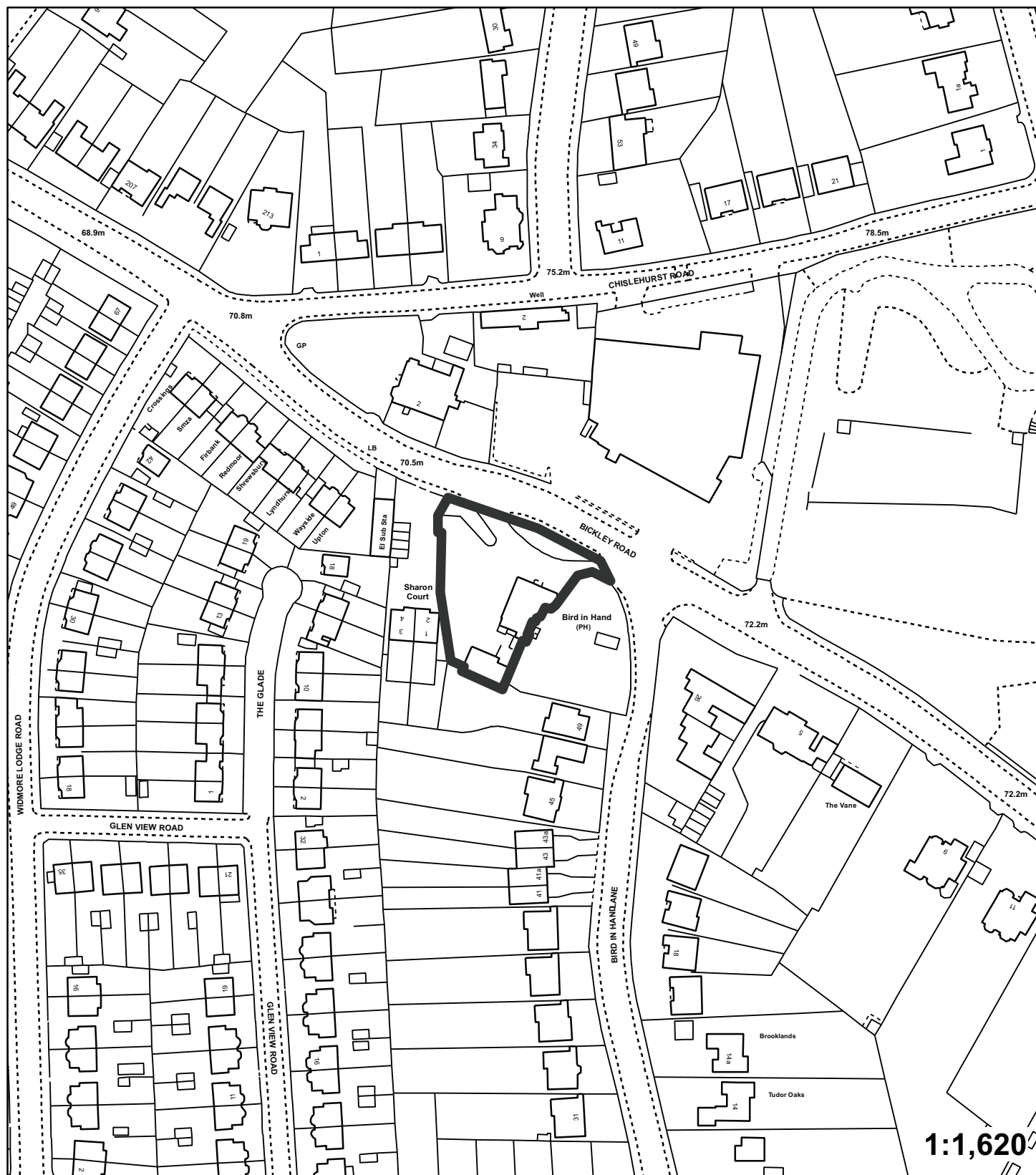
subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACG01
ACG01R | Comm.of dev-Listed Building and Con.Area
Reason G01 |
| 2 | ACG03
ACG03R | Stability during partial demolition
Reason G03 |
| 3 | ACG05
ACG05R | Timing of demolition work
Reason G05 |
| 4 | ACG08
ACG08R | No external services
Reason G08 |
| 5 | ACG11
ACG11R | Matching internal and external materials
Reason G11 |
| 6 | ACG14
ACG14R | Installation of internal services
Reason G14 |
| 7 | ACC03
ACC03R | Details of windows
Reason C03 |

Application:12/00608/LBC

Address: The Widmore 3 Bickley Road Bickley Bromley BR1 2NF

<BOL>Proposal:</BOL> Demolition of 19th & 20th rear section, internal alterations and new single storey rear extension. LISTED BUILDING CONSENT



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SECTION '2' – Applications meriting special consideration

Application No : 12/00609/FULL1

Ward:
Bickley

Address : The Widmore 3 Bickley Road Bickley
Bromley BR1 2NF

OS Grid Ref: E: 541858 N: 169191

Applicant : McCullochs

Objections : YES

Description of Development:

Conversion and refurbishment of former public house into a single five bedroom family dwelling including partial demolition of single storey rear elements and addition of single storey extension and elevational alterations. 2 four bedroom detached dwellings and 1 five bedroom detached dwelling on land at 'The Widmore' with associated accesses, parking areas and landscaping

Key designations:

Local Distributor Roads
Locally Listed Building

Proposal

- The proposal is to convert the existing listed building from a public house to one residential dwelling and to construct three additional family dwellings within the site.
- Works to the existing structure include the demolition of part of the listed building and the construction of a new single storey rear extension attached to the main building by a glazed link.
- The converted dwelling will have 5 bedrooms spread over the first and second floors as well as a dressing room and en suite bathroom to the second floor. The ground floor will accommodate living accommodation and the basement will accommodate a bar, cinema room and wine cellar. Access to the converted public house is proposed to be from the existing access from Bird in Hand Lane.
- The proposal also includes the construction of 3 new dwellings, one 5 bedroom and two four bedroom properties, all of which are part one/two storeys with accommodation in the roofspace.
- Plot 1 is accessed via the existing vehicular access from Bickley Road and includes a detached single storey double garage to the front. This plot is to the north west of the public house and is proposed to occupy the area currently used as a car park.

- Plots 2 and 3 are accessed via a new vehicular access from Bird in Hand Lane and both of these properties have integral single garages. These plots are located to the south east of the site and occupy what is currently the pub garden.
- Plot 2 is located on the corner of Bird in Hand Lane and Bickley Road and fronts Bird in Hand Lane. This plot has three bedrooms at first floor and a fourth bedroom with en suite and dressing room at second floor level.
- Plot 3 is located on Bird in Hand Lane adjacent to No. 49 Bird in Hand Lane. This plot has three bedrooms and bathrooms at first floor and a fourth bedroom and bathroom at second floor level.

Location

- The site is located to the south of Bickley Road on the corner of Bickley Road and Bird in Hand Lane.
- The site currently accommodates 'The Widmore' public house which is a grade II listed building and has been unoccupied for approximately 10 months. The property is an eighteenth century painted brick building consisting of two storeys and an attic with two front dormers. The property has been extended over time with nineteenth and twentieth century additions to the rear. The eighteenth century section of the building is made up of two ranges with a tiled mansard style roof and timber sash windows.
- The surrounding area is mainly comprised of residential dwellings, although to the north of the site on the opposite side of Bickley Road there is a car showroom and garage and to the north east of the site are playing fields.
- The residential dwellings in the surrounding area are mixed in terms of size and design. Bickley Road and Widmore Road are largely a mixture of substantial detached and semi-detached family homes set back from the main roads as well as some larger flatted development. Bird in Hand Lane is a narrower road and contains large, mainly detached family houses. There are flats known as Sharon Court to the south west.

Comments from Local Residents

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

- development will be high quality and appropriate addition
- gates not in keeping with the neighbourhood and noise from motor
- overall support for the development
- loss of light
- loss of outlook
- loss of privacy
- Plot 1 will overlook properties in the vicinity
- where will cars from BMW garage park?

A petition in support of the application from 16 nearby properties has been submitted to the Council. The reasons for support are summarised as follows:

- density and type of housing is agreeable and in keeping
- visibility and density of 2 houses on former beer garden area would not warrant rejection
- land may be offered for sale to McDonalds should the application be rejected.

Comments from Consultees

- English Heritage have commented that the existing building is an important local landmark, although given there is no longer a sound business case for retaining the building in its current use, residential use would seem to be appropriate. In relation to the demolition and re-building of the single storey rear element, this should be determined in accordance with national and local policy and guidance. However, there is concern that providing three additional units will neither enhance or better reveal the significance of the designated asset of the listed building. This as well as the proposed gates will cause permanent harm to the openness of the site, which is an important historic feature.
- With regard to the revised plans, English Heritage have commented that the re-orientation of the proposed building on Plot 1 is welcome and it is considered that this would enjoy a more comfortable relationship with the listed building - its principal facade now engages with the listed building which is considered to be a real improvement - and would allow for a greater sense of openness between the listed building and the proposed building. A more contemporary approach to the architectural treatment of the principal facades of this proposed building might bring forward a more reticent building (although it is appreciated that this may be at odds with the wider townscape of this area). Regarding Plots 2 and 3, it has always been a concern that any development on what has historically has been an open area that has made a positive contribution to the setting of the listed building risks compromising that sense of openness.
- Some encouragement is taken from the fact that the proposed houses on these two plots have been pulled away from the listed building such that the northern facade of the proposed building on Plot 2 allows for a greater sense of openness on the corner of the site. Having said this however, there is no doubt that one detached house (or even a pair of semi-detached houses) rather than two on the land to the east of the listed building would reduce the impact upon the listed building's setting even further. If there are compelling reasons why a pair of semi-detached houses on Plots 2 and 3 is not achievable then the revised proposal shown on Drawing 553/03 D is only just acceptable in respect of the proposed development's impact upon the setting of the listed building.
- From a housing point of view, there have been concerns raised in terms of lighting and views to some of the rooms in the converted public house and plot 1.
- From an Environmental Health point of view, there are no objections raised.
- From a highways point of view, the proposed gates should be set back 5 metres from the highway or omitted. They also comment that the access to the converted public house, now being the only entrance and exit from this site would lead to unusual turning movement at this junction.

- From a drainage point of view there are no objections subject to conditions.
- Thames Water has raised no objections to the proposal.
- There are no objections from a trees aspect.

Planning Considerations

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

BE1 Design of New Development
 BE8 Statutory Listed Buildings
 C1 Community Facilities
 H1 Housing Supply
 H7 Housing Design and Density
 H9 Side Space
 H12 Conversions of Non-Residential Buildings to Residential Use
 NE7 Development and Trees
 T11 New Accesses
 T18 Road Safety

The National Planning Policy Framework 2012 is also a consideration.

From a Heritage point of view, there are concerns that three additional dwellings on the site would result in harm to the setting of the statutory listed building. Additional comments on the revised scheme are as follows: "This 18th Century structure has historically enjoyed a relatively spacious curtilage which has become part of its character and added to the special interest which lead to it being listed. I note the revised proposals and feel the the moving of one of the units to the far NW corner has improved matters but the pair of houses along Bird in Hand Lane still appear cramped and too close to the Listed Building and a single house in this SW corner location would be preferable."

No significant trees would be affected by the proposal.

Planning History

Planning permission was granted for single storey side and rear extensions, rear boundary wall and additional parking spaces in 1994 under ref. 94/00448. Details pursuant to a landscaping condition were also granted under ref. 94/01896.

Listed Building Consent was granted in 1994 for single storey side and rear extensions, internal and external alterations and partial demolition under ref. 94/00449.

Advertisement Consent was granted in 1994 for externally illuminated post signs, internally illuminated menu signs and non-illuminated wall sign under ref. 94/02217.

Listed Building Consent was granted in 1994 for externally illuminated post signs, internally illuminated menu signs and non-illuminated wall sign under ref. 94/02345.

Listed Building Consent was granted in 1999 for new advertisement signs to the building and forecourt under ref. 99/00187.

Advertisement Consent was granted for non illuminated and externally illuminated advertisement signs in 1999 under ref. 99/00202.

Planning permission was granted for a 1 metre high fence to the rear garden area in 2003 under ref. 02/03500.

Listed Building Consent was granted for a replacement chimney piece in 2003 under ref. 02/03579.

Planning permission was granted for the siting of a flower stall at weekends in 2004 under ref. 04/01213.

Planning permission was granted for a detached canopy over patio area to the side elevation in 2007 under ref. 07/03166.

Listed Building Consent was granted for a replacement non-illuminated wall mounted sign in 2009 under ref. 08/04008.

Advertisement Consent was granted for an externally illuminated free standing totem sign and non illuminated wall mounted and free standing signs in 2009 under ref. 08/04010.

Conclusions

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

The conversion of the public house itself into one large family dwelling with basement area and accommodation in the roof space is, in principle considered to be acceptable. Evidence that the existing use of the premises is no longer viable has been submitted and the Council are satisfied that this use has been explored without success, with regard to Policy C1. Given the mainly residential character of the area, the conversion of the public house into one residential unit is considered to be appropriate and in keeping with the other forms of development in the area, and will assist in the long term retention of and improvement to the Listed Building.

No significant changes are proposed to the front of the existing listed building and the appearance of the building itself in the streetscene is therefore unlikely to be significantly altered. The demolition of the later rear additions is not considered to be harmful to the fabric of the statutory listed building. The proposed replacement single storey extension is considered to be well designed, with minimum impact on

the listed structure itself. Whilst this element is large, it is attached via a small glazed corridor and given its distance from both 49 Bird in Hand Lane and the properties at Sharon Court, this element is unlikely to affect the visual amenities, light or privacy currently enjoyed by these neighbouring properties, nor will it appear dominant and is therefore considered to be acceptable. The access to this property is from an existing access from Bird in Hand Lane and whilst this is an unusual access given the road layout immediately adjacent to the access, it is not considered unduly harmful to road safety. The rear garden area to the listed building is limited and would benefit from being larger to reflect the size of the dwelling it will serve. Although there may be some conflict with Policy BE1 in terms of the amenity space for the converted house, overall the changes to the listed building comply with Policy BE8.

The proposal also includes three new detached dwellings, one of which is to be located to the north west of the site with the other two to be located to the south east. Plot 1 (north east of the site) retains the existing vehicular access from Bickley Road and has a detached double garage. The garage is sited to the front/side of the property and is of a considerable size. It is considered that this plot is suitable for housing one detached dwelling of an appropriate size, siting and design. Despite its overall size, the design of the dwelling may be in keeping with some other residential dwellings in the wider area, and the revised scheme pays appropriate respect to the statutory listed building in terms of the increased separation, complying with H7, BE1 and BE8.

The dwelling at plot 1 is close to Sharon Court to the rear, and due to its proximity to these flats, the occupants may experience some impact on visual amenity and prospect, and the new dwelling will be the dominant view from the front windows of the closest flats. There may also be issues with overlooking both to and from Sharon Court and the listed building. This requires careful consideration with regard to Policy BE1.

Plots 2 and 3 are considered to be cramped, particularly given their size and number of bedrooms. It is considered that neither of these plots, particularly plot 3 benefit from sufficient amenity space to the rear of the property. Given the central position of the listed building and the restrictive shape of the site, it is not considered that these two properties fit well within the site or relate well to the listed building. The dwellings would appear cramped in the streetscene and result in an overdevelopment of the site. There may also be a harmful relationship with the neighbouring property No. 49 Bird in Hand Lane due to the side dormer window which currently overlooks the pub garden. These considerations must however be balanced against the benefits of bringing the listed building back into use and improving the overall appearance of the site. These factors must be considered with regard to Policies H7, BE1 and BE8.

The overall layout of the site has been improved since first submission and the proposed layout does allow for a suitable amount of space around the listed building, particularly to the front. The scheme does however include unconventional designs for plots 2 and 3 in order to achieve houses of the size required within a very limited space, and these do appear slightly awkward, and both would have limited amenity space, as would the listed building. Members are

asked to carefully consider whether the three new dwellings can be satisfactorily accommodated on this site and to balance the benefits of redeveloping the site and restoring the listed building to use with whether the development as a whole would be likely to detract from the importance of this local landmark, with regard to the UDP policies mentioned above.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00608 and 12/00609, excluding exempt information.

as amended by documents received on 27.07.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
- ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
- ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
- ACC01R Reason C01
- 5 ACC03 Details of windows
- ACC03R Reason C03
- 6 ACD06 Sustainable drainage system (SuDS)
- ADD06R Reason D06
- 7 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 8 ACI01 Restriction of all "pd" rights
- Reason:** In the interests of protecting the setting of the statutory listed building with regard to Policy BE8 of the Unitary Development Plan.
- 9 ACI17 No additional windows (2 inserts) first floor dwellings
- ACI17R I17 reason (1 insert) BE1
- 10 ACI18 No additional hardstanding
- Reason:** In the interests of protecting the setting of the statutory listed building with regard to Policy BE8 of the Unitary Development Plan.
- 11 ACK01 Compliance with submitted plan
- Reason:** In the interests of protecting the setting of the statutory listed building and the amenities of the area with regard to Policies BE1 and BE8 of the Unitary Development Plan.
- 12 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 13 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- BE8 Statutory Listed Buildings

- C1 Community Facilities
- H1 Housing Supply
- H7 Housing Design and Density
- H9 Side Space
- H12 Conversions of Non-Residential Buildings to Residential Use
- NE7 Development and Trees
- T11 New Accesses
- T18 Road Safety

The National Planning Policy Framework 2012 is also a consideration.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

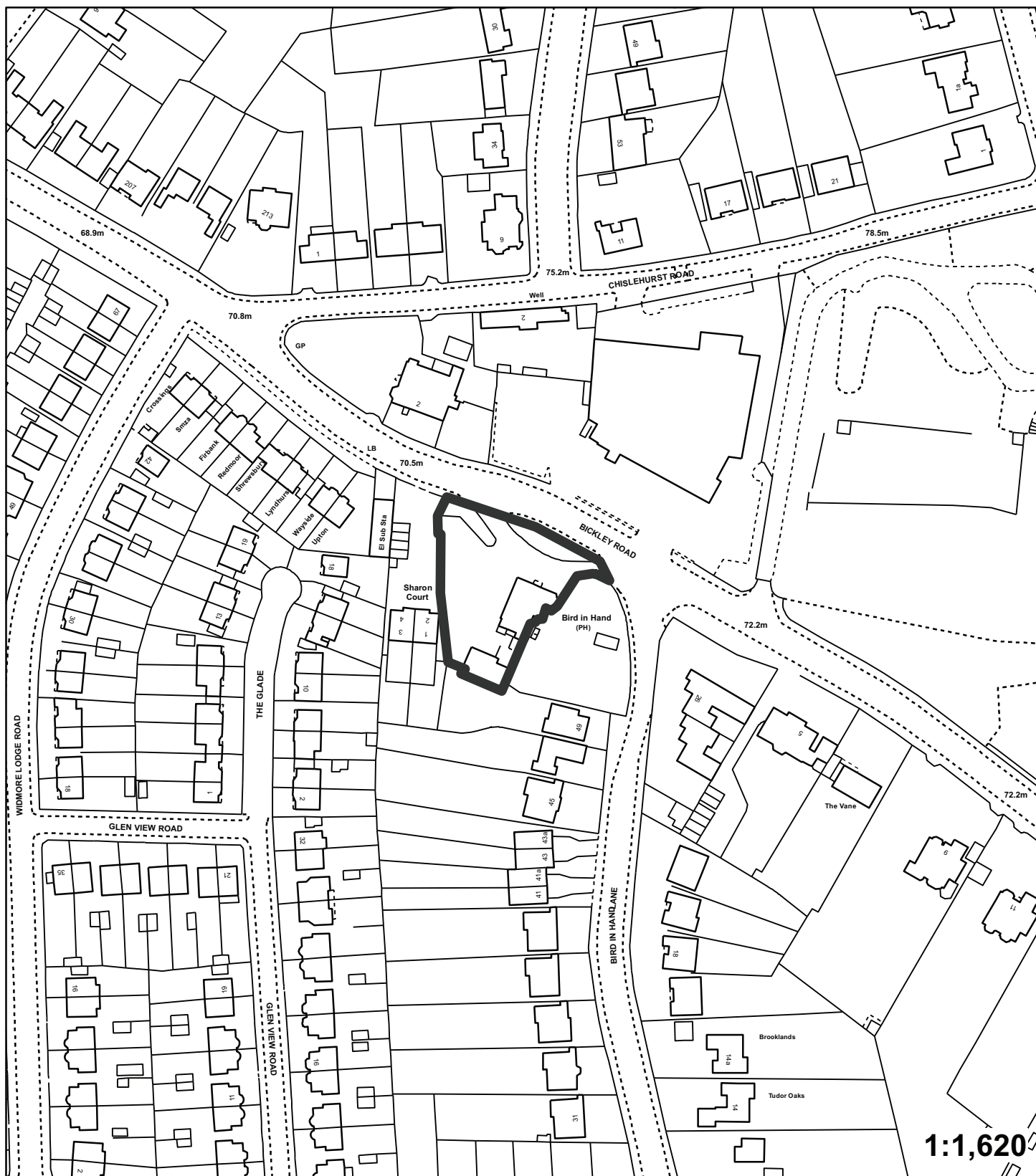
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal will result in an overdevelopment of the site, detrimental to the character and appearance of the area and the setting of the statutory listed building situated to the centre of the site, contrary to Policies BE1, BE8, H7 and H9 of the Unitary Development Plan.
- 2 The three additional dwellings proposed would result in significant harm to the open setting of the statutory listed building by reason of their siting, scale and design, contrary to Policies BE1 and BE8 of the Unitary Development Plan.

Application:12/00609/FULL1

Address: The Widmore 3 Bickley Road Bickley Bromley BR1 2NF

Proposal: Conversion and refurbishment of former public house into a single five bedroom family dwelling including partial demolition of single storey rear elements and addition of single storey extension and elevational alterations. 2 four bedroom detached dwellings and 1 five



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SECTION '2' – Applications meriting special consideration

Application No : 12/01533/FULL1

Ward:
Biggin Hill

Address : 18 Main Road Biggin Hill TN16 3EG

OS Grid Ref: E: 540983 N: 160612

Applicant : Mr B.S Sandhu

Objections : YES

Description of Development:

Single storey side and rear extension to enlarge ballroom, demolition of detached garage block to allow creation of 9 parking spaces, and formation of 14 parking spaces on existing tennis court

Key designations:

Conservation Area: RAF Biggin Hill

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Belt

London City Airport Safeguarding

London City Airport Safeguarding Birds

London Distributor Roads

Tree Preservation Order

Proposal

- The current application seeks permission for a single storey side and rear extension to enlarge the existing ballroom, along with the demolition of the existing detached garage block to allow the creation of 9 parking spaces, and the formation of 14 parking spaces on the existing tennis court.
- The proposed demolition of the garage block would remove 107m² of floor space, and the provision of the extension to the ballroom will provide an additional floor area of 118m².
- The proposed extension will be located on the end of the existing ballroom, with the two existing flat roof levels being carried through to match on the extension. The materials used for the extension will also match the existing building, and the fenestration in the rear elevation will match the existing windows.
- An existing bank of mature laurels will shield the extension along the southern boundary, and a new close-boarded fence will be erected along the eastern boundary.
- The new parking areas will be surfaced in the same materials that will be adopted in the previously approved scheme, with the areas adjacent will be included within the main planting scheme.

- The agent has provided additional information, received 31st July 2012, referring to very special circumstances in an attempt to justify the application. This information is as follows:
 - the net increase in proposed floor area will be approximately 0.5% and as such will not have a materially greater impact than the present use on the open character of the land;
 - by locating additional car parking on one of the two existing tennis courts, the minimal increase in hardstanding should not harm the openness of the site;
 - the extension will be of permanent construction;
 - the form, bulk and design of the building will be in keeping with it's surroundings;
 - the proposed use will not entail external storage of materials, plant or machinery;
 - the proposed use will have no adverse effect on the recreational enjoyment or appearance of the countryside; and
 - the scale, siting, materials and design of the extension will not be visually detrimental to the Green Belt.

Location

The application site is located on the western side of Main Road, Biggin Hill, within the RAF Biggin Hill Conservation Area and designated Green Belt land. The site hosts a statutory Grade II Listed Building, and the site has protected trees on site.

Comments from Local Residents

Nearby residents were notified of the application. A number of similar responses from local residents were received which can be summarised as follows:

- disturbance during building work;
- property still being used as residential – the plans show sufficient recreational areas for a property of its size and use;
- loss of privacy resulting in loss of enjoyment of neighbouring properties;
- noise pollution from anticipated use of building for large functions;
- property is located in a quiet residential area, as well as safeguarded Green Belt and conservation area;
- additional parking will lead to increased traffic to property with access being a cause of highway safety in a hotspot accident area along the main road, situated on a significant bend;
- light pollution from headlights;
- hope steps will be taken by Committee to preserve the appearance and enjoyment of the local vicinity.

Further responses were received which can be summarised as follows:

- no objection if proposal is for the residential purposes for which it is used at present;

- if this is a step towards changing the use of the property to something of a commercial nature, strongly object;
- the road would not cope with increased traffic from a commercial enterprise;
- the local area, in particular the airport, is already becoming over-developed;
- quality of life for residents is deteriorating due to increased noise levels – any change to commercial use would make this worse;
- an objection on grounds of nuisance/disturbance seems to be a little harsh;
- businesses that can successfully integrate, in all sense, into the local community deserve to succeed;
- would suggest that a visual and sound barrier is introduced along the border line at the expense of the applicant;
- planting mature tall shrubs or semi-mature trees (more than exists at present) would provide the necessary screening;
- expansion of the existing ballroom associated with the approved hotel use on the site will mean evening functions – noise could then become an issue if not careful;
- summer evenings in nearby gardens could be ruined by excessive noise of functions;
- the Council have successfully controlled the summer functions at Highams Hill Farm to the mutual satisfaction of all concerned – ask that the same regulatory process be employed for the future hotel at 18 Main Road.

Full copies of the comments received can be seen on the file.

Comments from Consultees

No objection was raised by the Advisory Panel for Conservation Areas (APCA).

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

Planning Considerations

In terms of the impact of the proposal upon the conservation area and listed building, it is considered that the location and scale of this proposed extension would have little impact on the Listed Building. No raised objection to the demolition of the garages or the extra car parking.

Unitary Development Plan Policies

BE1 Design of New Development
 BE8 Statutory Listed Buildings
 BE11 Conservation Areas
 G1 Green Belt

London Plan Policies

7.8 Heritage Assets and Archaeology
 7.16 Green Belt

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

Planning History

There is a varied planning history at the site, the most recent and relevant can be summarised as follows:

99/01992/LBC – Listed Building Consent granted for the change of use to 31 bedroom hotel with single storey infill extension, external alterations to building, increased parking provision and alterations to existing accesses.

03/02636/RENEW – Permission granted for the change of use to 31 bedroom hotel with single storey infill extension, external alterations, increased parking provision and alterations to existing accesses (Former Officers' Mess) (RENEWAL OF PERMISSION 99/01990)

03/02672/LBC – Listed Building Consent granted for change of use to 31 bedroom hotel with single storey infill extension, external alterations, increased parking provision and alterations to existing accesses (Former Officers' Mess).

08/03423/LBC – Listed Building Consent granted for change of use to 31 bedroom hotel with single storey infill extension, external alterations, increased parking provision and alterations to existing access (Former Officers' Mess).

08/03443/FULL1 – Permission granted for the change of use to 31 bedroom hotel with single storey infill extension, external alterations, increased parking provision and alterations to existing access at Former Officer's Mess (Renewal of Permission DC/03/02636). Conditions relating to this planning approval were discharged therefore this approval has been implemented and remains extant.

12/00983/LBC – Listed Building Consent granted for the installation of secondary glazing to all windows of listed building.

Conclusions

Members may consider that the main issues relating to the application are the effect that the proposal would have on the character of the area; the effect of the proposal upon the host listed building – in particular whether its character would be preserved or whether there would be harm to the setting; whether the character/appearance of the conservation area is preserved or enhanced; the impact that the proposal would have on the amenities of the occupants of surrounding residential properties; whether the proposal is appropriate in the Green Belt location; and whether the proposal would comply with Unitary Development Plan (UDP) policies relating to hotel development.

The agent has submitted information to support the application in the form of providing very special circumstances to justify the application, and on this basis, it is considered that the proposal is acceptable, in principle, on Green Belt grounds.

Concerns have been raised by nearby residents that the resulting extended building and additional parking spaces will lead to a commercial use of the site, however Members will be aware that there is an extant permission for use of the site for a hotel (ref. 08/03443), with activities associated with such a use likely to be implemented as part of this approval. Whilst functions associated with a hotel use are likely to lead to an increase in the number of visitors to the site at various times, it is considered that with effective management of the site this should prevent undue harm to the amenities of the neighbouring properties. However this aspect has already been considered under previous applications and granted permission so should not form a reason for concern amongst Members in this instance.

As the proposed extension will be located away from the main entrance to the site, close to where the existing garage is to be demolished and where there is existing screening adjacent to the location of the development, Members may consider that there will be no harm to the character of the area or harm to the local amenity/local properties when compared to the existing situation on this part of the site, and the proposal would preserve the character and appearance of the RAF Biggin Hill CA as the proposed development will not be visible from the roadside. As such the proposal can be seen to accord with Policies BE1 and BE11 of the UDP. The proposed extension to the ballroom will match the design, roof profile and materials of the host building, therefore will not have any impact upon the special interest of the statutory listed building, which accords with the criteria of Policy BE8.

In terms of the impact of the proposal upon the Green Belt location, Members may consider that the scheme accords with Green Belt Policy G1. The proposed extension will not have a materially greater impact than the present building, the scheme will involve the removal of approximately 107m² floor area of the existing garage building and the new extension will involve the creation of 118m² of new floor area to the ballroom, which on balance almost cancels each other out reducing any likely impact of additional floor area. The new parking area to be located where the existing garage building is will not be materially different to continued use of the existing garage building especially if Members consider the floor area of the existing garage block ultimately has the same coverage as the proposed area for the 9 new parking spaces. Additionally, the parking area in the position of the existing tennis court will not lead to harm to the openness of the site. As such, Members will consider that the proposal as a whole will not harm the open character of the land or conflict with the purposes of including the land within the Green Belt.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/01990, 03/02636, 08/03443 and 12/01533, excluding exempt information.

as amended by documents received on 04.07.2012 31.07.2012

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 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 4 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 5 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 6 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 7 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 8 | ACK01 | Compliance with submitted plan |

Reason: In order to protect the character and openness of the RAF Biggin Hill Conservation Area and Green Belt location, and to comply with Policies BE1, BE11 and G1 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
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- G1 Green Belt

and the London Plan:

- 7.8 Heritage Assets and Archaeology
- 7.16 Green Belt

National Planning Policy Framework

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

- (a) the appearance of the development in the street scene;
- (b) the Green Belt policies of the development plan;
- (c) the Conservation Area policy of the development plan;
- (d) the Statutory Listed Building policy of the development plan;
- (e) the Transport policies of the development plan;
- (f) the character of the development in the surrounding areas;
- (g) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

Application:12/01533/FULL1

Address: 18 Main Road Biggin Hill TN16 3EG

Proposal: Single storey side and rear extension to enlarge ballroom, demolition of detached garage block to allow creation of 9 parking spaces, and formation of 14 parking spaces on existing tennis court



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

Application No : 12/00304/FULL1

Ward:
Cray Valley East

Address : 76 High Street Orpington BR6 0JQ

OS Grid Ref: E: 546461 N: 166699

Applicant : Churchill Retirement Living

Objections : YES

Description of Development:

Three/ four storey block comprising 50 sheltered flats for the elderly including communal facilities, refuse/ recycling storage and bicycle/ electric buggy parking, with 16 car parking spaces

Key designations:

Conservation Area:

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Flood Zone 2

Flood Zone 3

London City Airport Safeguarding

London Distributor Roads

Proposal

Permission is sought for the following development:

- Demolition of the existing 1970's vacant office building which ranges in height from 3.5 to 5.5 stories.
- Removal of the existing access roads into the site adjacent to 26 High Street and to the front of the existing building off the High Street .
- Erection of a building ranging from 2.5 stories adjacent to 26 Chislehurst to 3 stories, adjacent to Redwing Court to 3.5/4 stories for the remainder of the development.
- The main entrance to the building will be to the rear.
- A total of 50 sheltered flats are proposed; 31 are 1 bedroom and 19 are 2 bedroom.
- The applicant advises that the development will meet the needs of independent retired people. Based on recent research the average age of occupiers of similar sheltered schemes is 78 years. The flats are sold with a lease containing a restriction that only people over 60 years, or those over this age with a partner of at least 55 years, can live in the development.

- Additional internal accommodation comprises a guest suite, an owners lounge, a communal laundry, a plant room, refuse store. A warden will live off-site and have their own office near the entrance to the building.
- Vehicular and pedestrian access will be adjacent to Redwing Court using a shared space driveway leading to 16 parking spaces. A buggy/cycle store is shown with parking for 4 buggies and 2 cycles.
- Amenity space is provided as follows; patio space for all 12 ground floor flats, balconies for 12 flats, juliette balconies for 17 flats. This leaves 9 flats on the top floor without any balconies. In addition there is a patio area with a small green space adjacent to the owners lounge, a seating area at the junction of Chislehurst Road and the High Street and a small green area adjacent to the northern boundary.
- To the north and east a 1.8m high close boarded fence will enclose the site. Fronting the High Street and Chislehurst Road will be a 1.2m retaining dwarf wall with railings above.

The applicant has submitted numerous specialist reports to support the application as follows; Planning Statement, Design and Access Statement, Heritage Statement, Daylight and Sunlight Study Submission on the Provision of Affordable Housing and Financial Viability Assessment, Need for Private Housing Report, Flood Risk Assessment, Transport Statement, Parking Study, Archaeology Report, Arboricultural Report, Energy Report, Stakeholder Engagement Statement, CCTV Report, Drainage Impact Assessment and Landscape Strategy

Part of the frontage of the site lies in Priory Gardens Conservation Area and there is a locally listed building opposite, at No. 59 High Street.

Location

The site is located at the north-east corner of the junction of High Street, Orpington and Chislehurst Road.

To the north-east of the site is residential blocks at Redwing Court (part 2/part 3/part 4 stories) and Chaffinch Court (2 stories). Opposite the site to the south and east are mainly 2 storey buildings in part residential and part commercial use. These properties, and the frontage of the application site, lie within Orpington Priory Conservation Area and No 59 High Street (opposite the site) is locally listed. Beyond these properties further to the east is Priory Park which is a designated Registered Park. The entrance to this park is opposite the application site.

To the west and the north, along Chislehurst Road, are mainly 2 storey properties with commercial uses on the ground floor and residential above for some properties and wholly residential for others.

There is a protected tree on the frontage of the site facing the High Street, which is shown to be retained.

The site lies within Flood Zones 1 and 3a.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows:

- the proposed number of car parking spaces is too low and likely to lead to overflow parking by residents and visitors
- insufficient spaces for mobility scooters
- as residents will be elderly a zebra or pelican crossing should be provided so they can access Orpington High Street
- not opposed to sheltered accommodation in Orpington but feel this proposal is in the wrong place
- building is too high and bulky and will create a visual impairment
- the building should remain in commercial use as loss of commercial at this end of the High Street will not attract shoppers and adversely affect the future of existing commercial businesses at this end of the High Street.
- loss of this commercial building to residential will be loss of key 'anchor' point use at this end of the High Street to counter balance Tesco at the other end of the street.
- loss of mature trees on the site

Comments from Consultees

The Council's Housing Officer raises no objections subject to securing the affordable housing payment in lieu contribution.

The Council's Highways Officer raises no objections from a highways and waste and recycling point of view.

The Environment Agency raises no objections providing the development is carried out in accordance with the submitted Flood Risk Assessment and recommends relevant conditions.

Thames Water raise no objections to surface and foul water measures subject to relevant conditions.

The Council's Drainage Consultant raises no objections and recommends relevant conditions. The Council's Environmental Health Officer raises no objections to the proposal.

The English Heritage Archaeology Advisor raises no objections subject to relevant conditions.

The Metropolitan Police Crime Prevention Design Advisor raises no objections.

The Advisory Panel for Conservations Areas advise that the design is insufficiently distinctive for this prominent site adjacent to a conservation area. The quality of architectural design needs to be improved and the current proposal does not preserve and enhance the conservation area for present and future generation and is, therefore, not sustainable development.

Planning Considerations

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

- H1 Housing Supply
- H2 Affordable Housing
- H4 Supported Housing
- H7 Housing Density and Design
- T3 Parking
- T7 Cyclists
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- BE15 Historic Parks and Gardens
- NE7 Development and Trees
- EMP3 Office Development – redevelopment
- C6 Residential Proposals for People with Particular Accommodation Requirements
- IMP 1 Planning Obligations

SPD Planning Obligations

In strategic terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.10 Affordable Housing
- 3.12 Affordable Housing Targets
- 3.13 Negotiating Affordable Housing on Individual Residential and Mixed Use Schemes
- 5.1 Climate Change Migration
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 7.4 Local Character
- 7.5 Public Realm
- 7.8 Heritage Assets and Archaeology

National planning guidance is provided through National Planning Policy Framework 2012.

From an arboricultural point of view there is no objection to the loss the lower graded trees on the High Street frontage. The retention of the protected red chestnut tree is welcomed. Conditions relating to tree protection measures and

replacement planting of good quality and size replacement trees are recommended.

From a heritage and design point of view no objections are raised

Planning History

There are no relevant previous planning applications.

Conclusions

The main issues to be considered are loss of employment land, the provision of sheltered housing on the site, the level of provision of affordable housing, the acceptability of the design and appearance of the proposed building on the street scene, the impact of the building and vehicular movements on the amenities of nearby residential properties, acceptability of the realigned access and proposed refuse and parking facilities

Loss of employment land

UDP Policy EMP3 states that 'redevelopment of offices for other uses will be permitted only where: (i) it can be demonstrated that there is no local shortage of office floorspace and there is evidence of long term vacancy despite marketing of the premises, and (ii) there is no likely loss of employment resulting from the proposal.'

The applicants have submitted evidence of marketing. A Commercial Viability Report advises that the site has been on the market for 28 months with no offers for office use suggesting lack of demand. Orpington is not a principle office market and evidence shows that there is an adequate supply of offices in Orpington. The character of the area has also changed with numerous recent permissions for residential property nearby which were previously employment sites,

The proposal will result in a loss of employment opportunity. A study by GVA Grimley for the Council identifies Orpington as a secondary office location. The study suggests that office uses should be retained where possible and that future redevelopment should be concentrated on the central High Street closer to the station and around existing blocks in Knoll Rise. In addition it is felt that there is sufficient capacity within Orpington to meet current demand for office floorspace.

In addition the redevelopment of the site for sheltered housing will provide an opportunity for diversification of uses in the High Street and this will support vibrancy within the town. The provision of a high quality building that could become a landmark building in the area will also contribute to the regeneration of the town centre.

On this basis it is considered that the loss of the use of the building for commercial purposes may be considered acceptable.

Provision of sheltered housing on the site

UDP Policy C6 seeks to ensure that residential proposals designed for people with particular accommodation needs provide suitably landscaped amenity space and are conveniently located for a range of local shops and service, including public transport, appropriate to the mobility of the residents.

In this case it is considered that this site, at the northern end of the High Street with excellent level access to shops and public transport, is suitable for sheltered housing. There is landscaping to the front and rear of the site and the majority of the flats have a full or Juliette balcony.

Affordable Housing and Section 106 contribution

Policy H2 seeks the provision of 35% affordable housing on all sites capable of providing 10 dwellings or more. Policy H3 allows for the affordable housing contribution to be made in the form of a payment in lieu, in exceptional circumstances.

The applicant has submitted a detailed analysis of the difficulties of making the affordable housing provision on the site and concludes that the size of the site is too restrictive, with only one access point, to provide 2 independent buildings on the site. The report advises that it would be difficult to manage the provision of open market and affordable housing within the same building as there would still be the demand for separate amenity and parking areas and management difficulties relating to communal facilities and maintenance and service charges.

The applicant has submitted a Financial Viability Assessment (FVA) which has been independently assessed on behalf of the Council, at the developers cost. This has been submitted to identify the level of S106 contribution that the development can sustain.

Following negotiations, the applicant has offered a total contribution of £255,000. This would be split to provide £211,500 for affordable housing and £44,000 for health provision, the latter to support the future occupants of this development.

In light of the evidence submitted in the FVA and the advice provided by the Council appointed consultant it is considered that this level of contribution is acceptable.

Acceptability of the design and appearance of the proposed building on the street scene, the conservation area, the registered park and nearby locally listed building

The application site lies partly in Priory Gardens Conservation Area, opposite a Registered Park and several locally listed buildings and on a prominent site at the southern end of Orpington High Street

The existing 1970's office building has little architectural or historical merit and, as such, it is considered that the demolition of the building is acceptable. This building stands between 3.5 and 5.5 stories tall and is prominent in the streetscape.

The replacement building would stand further forward in the site than the existing building. The proposed height varies from 2.5 to 4 storeys and the building 'wraps' around the frontage, leaving the corner of the site at the junction of High Street and Chislehurst Road with a landscaped area. The site will be enclosed by a wall with railings above. The design of the building reflects local styles with the use of pitched roofs, gables and the elevations are articulated with some balconies to provide visual interest. The materials will be brick and render with a pitched slate roof.

An existing tree on the High Street frontage, close to Redwing Court, will be retained and conditions are recommended to protect it during construction. Replacement trees are proposed for other existing trees that will be lost.

Car parking spaces, scooter storage spaces and cycle parking will be at the rear and there will be a single new vehicular access to the High Street.

Refuse and recycling facilities will be within the building close to the proposed access road. Due to the narrowness of the High Street at this point, it is proposed that refuse vehicles will reverse into the site on collection days to minimise disruption to traffic in the High Street.

It is considered that this prominent, sensitive site requires an interesting building of high quality design, using good quality materials for the building, the landscaping and the boundaries. It is considered that the proposed site layout and building will meet these requirements and would preserve and enhance the character and appearance of the conservation area. Conditions relating to materials, hard and soft landscaping and boundary treatment are recommended.

Impact on the amenities of the occupants of nearby residential properties.

With regard to the impact on the occupants of buildings that comprise Redwing Court and Chaffinch Court to the north, the proposed building will be further away and lower than the existing building. In addition there will be a new access drive that will separate the proposed and existing buildings. This is also the case for the part of the building adjacent to No. 26 Chislehurst Road in that the proposed building will be lower and separated by an access road.

The building will be slightly closer to some properties opposite in Chislehurst Road than the existing building and extent almost the full length of the site. However compared to the current arrangements on the site it is considered that the impact will not be greater and the proposed building will not result in an unacceptable visual impact or loss of daylight and sunlight. This is also considered to be the case for properties opposite the site in the High Street.

Summary

In light of the considerations above it is considered that the proposed development is acceptable in terms of its appearance, siting, height, massing and site coverage. It is also considered acceptable in terms of the impact on the occupants of

neighbouring properties and will make a positive contribution to the conservation area and the view of the site from the High Street.

Background papers referred to during the production of this report comprise all correspondence on file ref.12/00304, excluding exempt information.

as amended by documents received on 02.05.2012 14.05.2012

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT relating to affordable housing and health contributions)

and the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter. The submitted drawings shall show visibility splays for the northern western boundary for the adjacent vehicle access to Chislehurst Road and these shall be approved in writing by the Local Planning Authority. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for tress approved by the Authority, and shall be permanently retained thereafter.

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

- 4 ACB06 Replacement tree(s)
ACB06R Reason B06
- 5 ACB18 Trees-Arbicultural Method Statement
ACB18R Reason B18
- 6 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 7 ACC03 Details of windows
ACC03R Reason C03
- 8 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 9 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 10 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 11 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 12 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 13 ACH22 Bicycle Parking

- ACH22R Reason H22
- 14 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 15 ACH24 Stopping up of access
ACH24R Reason H24
- 16 ACH29 Construction Management Plan
ACH29R Reason H29
- 17 ACH32 Highway Drainage
ADH32R Reason H32
- 18 The design of new vehicular access to High Street shall be submitted to and agreed in writing by the Local Planning Authority. These access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for tress approved by the Authority, and which shall be permanently retained.
- ACH01R Reason H01
- 19 ACI21 Secured By Design
ACI21R I21 reason
- 20 ACK01 Compliance with submitted plan
- Reason:** In order to comply with the terms of the application and in accordance with Policies BE1 and T3 of the Unitary Development Plan.
- 21 ACK08 Archaeological access
ACK08R K08 reason
- 22 Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.
- Reason:** In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.
- 23 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Mott Macdonald (Revision A date October 2011) and details of the following mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans and documents
- Finished floor levels for the proposed building footprint are to be set no lower than 52.90mAOD (see approved Flood Risk Assessment para. 4.5).
 - A Flood Risk Management Plan shall be submitted which should set out provisions for safe access/egress routes in the event of an extreme event, details on registering with the Environment Agency's flood warning system,

provide details on trained flood response operatives and relevant local emergency services (refer to approved FRA section 4.8).

- Surface water runoff to be managed in accordance with the principles set out within Section 5.3 and 5.4 of the approved FRA. Detailed calculation to be provided for the design of all relevant SUDS elements, including lined porous paving areas, shallow tank storage and any provisions for overland flow routes and areas of above ground storage, in order to demonstrate that surface water run-off for all events up to and including the 1 in 100 year plus climate change event can be contained on site.

- Relevant manufacturers details on all SUDS features shall be provided within the Floor Risk Management Plan and the Health and Safety Plan Operation and Maintenance manuals.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties.

24 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure and in accordance with Policy 5.12.

Reasons for permission:

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

- H1 Housing Supply
- H2 Affordable Housing
- H4 Supported Housing
- H7 Housing Density and Design
- T3 Parking
- T7 Cyclists
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- BE15 Historic Parks and Gardens
- NE7 Development and Trees
- EMP3 Office Development – redevelopment
- C6 Residential Proposals for People with Particular Accommodation Requirements
- IMP 1 Planning Obligations

and the following policies of the London Plan 2011.

- 3.13 Negotiating Affordable Housing on Individual Residential and Mixed Use Schemes
- 5.1 Climate Change Migration
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage

The application 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 areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and spaces around them
- (g) accessibility to buildings
- (h) the housing policies of the development plan
- (i) sustainability issues
- (j) the employment policies of the development plan
- (k) the archaeology policies of the development plan
- (l) the conservation policies of the development plan
- (m) the setting, character and appearance of the listed building
- (n) the relationship of the development to trees to be retained
- (o) the provision of satisfactory living accommodation for future residents of the flats/houses
- (p) the preservation or enhancement of the conservation area

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 2 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.
- 3 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable

on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

4 Regarding the condition concerning provision of a ventilation system, the Planning Division have prepared a technical guidance note; This covers specification of :-

- the canopy or slot hood over fume generated equipment, which should be fitted with a readily cleanable grease filter
- coarse and fine pre-filters
- an insulated carbon filter unit
- installation of the system (including fan(s)) to prevent transmission of noise and vibration onto adjacent premises.

It is suggested that you may wish to seek advice from the Council's Environmental Services Division, though when you have finalised the details of the system they should be sent to the Planning Division, if possible for the attention of the planner dealing with the planning application. The Council will be concerned that the ventilation system does not have a detrimental impact on the appearance of the building and the area generally. You are advised not to install it prior to Council approval and you should ensure that you have the agreement of any other landowners or tenants onto whose property the system will be attached.

A copy of the technical guidance note can be obtained from the Development Control Section at the Civic Centre. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or e-mail: planning@bromley.gov.uk

Application:12/00304/FULL1

Address: 76 High Street Orpington BR6 0JQ

Proposal: Three/ four storey block comprising 50 sheltered flats for the elderly including communal facilities, refuse/ recycling storage and bicycle/ electric buggy parking, with 16 car parking spaces



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Agenda Item 4.5

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

Application No : 12/00642/FULL1

Ward:
Bromley Common And
Keston

Address : Bishop Justus C Of E School Magpie
Hall Lane Bromley BR2 8HZ

OS Grid Ref: E: 542395 N: 166787

Applicant : Mr Glen Day

Objections : YES

Description of Development:

Resurfacing of existing grass pitch with new synthetic surface to include underground heat recovery system, new perimeter fencing maximum height 5 metres with associated netting area, and 8 no. floodlight columns, maximum height 15 metres, to be used 8:00 to 22:00 Mondays to Saturdays and 08:00 to 18:00 Sundays and bank holidays.

Key designations:

Green Belt

Proposal

- Permission is sought for the provision of a synthetic playing surface, by converting an existing grass pitch, with associated floodlights and perimeter fencing.
- The replacement pitch is sought in order to provide an upgraded facility, seeking to increase the use of the sporting equipment within the school but also serving the wider community who at present have limited opportunity to play and enjoy the sporting facilities.
- The application site is currently in use as a grass pitch, with an area of approximately 9,713m². The replacement synthetic pitch will be located on a similar footprint as the existing grass pitch.
- The proposed synthetic surface playing area will measure 120 metres x 75 metres, with the existing access position being re-used as part of the proposal.
- The fence height will measure 5 metres, raising to 8 metres by providing 3 metres of ball stop netting over the fence system, similar to the existing synthetic court which is located closer to the school building than the current application site. This netting system would aim to prevent ball loss and to protect vehicles within the site infrastructure during court play.

- The floodlight columns will be 15 metres in height, stand alone and drop column systems, similar to those on adjoining facilities.
- The actual playing surface will be 3G which is a sand and rubber in-filled carpet system, with white markings to indicate the recreational areas. The fencing will be colour coated dark green (RAL 6005) with black ball stop netting. The floodlight columns will be galvanised.
- The facility will primarily be used by the school, however appropriate access will be provided to the wider community and adjacent primary school for recreation, training and league matches throughout the year.
- The proposal will use a heat recovery system in one-third of the pitch, which would provide services to the school.
- The proposed opening hours for the replacement facility would be from 08:00 – 22:00 Monday to Saturday, and 08:00 – 18:00 on Sundays.
- The proposed replacement works will be located entirely within the footprint of the existing pitch. A new pedestrian and maintenance access point will be constructed off of the existing school foot/vehicle infrastructure.
- The applicant has submitted information to support the application which can be summarised as follows:
 - The site is within close proximity to one existing full-size floodlit synthetic sport pitch to the East of the proposals;
 - The facility's position is well-screened and separated by Magpie Hall Lane, and when coupled with the relatively low level of floodlighting is considered to facilitate its usage during the proposed hours without creating disturbance outside the boundaries of the site;
 - With the growing demand on energy companies and the rising costs of energy bills, the need for this will provide long-term benefit the running costs and carbon footprint of the school;
 - The existing grass pitch has limited use due to the inclement UK weather. The application will enhance opportunities to use the facilities for an extended range of activities over an extended period of time.

Location

The application site is located to the south of Magpie Hall Lane, close to the boundary with Bromley Common. The site lies wholly within the Green Belt.

The proposed site is adjacent to other sports facilities within an area of the school grounds that comprise mainly of open space, infrastructure roadways and footways, which affords the site an open aspect.

The site is generally level in line with the immediate surroundings, with dense tree planting along 2 edges and the nearest residential buildings are some 110 metres away.

Comments from Local Residents

Nearby properties were notified and the following representations have been received:

- much emphasis is placed on the green benefits of the ground source heat pump;
- area in question has a high water table and has often suffered from flooding;
- large area of impermeable surface in an area known to be prone to flooding;
- in the event that the water levels are within 1200mm of the playing surface the pitch heating system would be heating not only the pitch but the ground water of South London – a wasteful arrangement;
- combination of the two proposed technologies (heated pitch and ground source heat extraction) are likely to result in one system robbing the other;
- although pitch is min. 100 metres from the nearest dwelling, noise from spectators carries a great distance;
- concerns these times would be extended to the other artificial pitch, only 15 metres from nearest dwelling;
- unacceptable for residents to be disturbed six days a week up to 22:00 and one day a week up to 18:00;
- noise levels of players and spectators should be restricted so as not to exceed 'good' standard in bedrooms and living rooms as specified by BS 8233:1999;
- local residents disagree that there are adequate parking spaces within the school;
- flood lights will consume a lot of energy;
- plans include properties in Magpie Hall Lane but not Princes Plain properties which are closer to the school site;
- substantial extension of operating days and times to the existing pitch;
- noise levels already high;
- nearby residents will only have 4 hours per week during a waking day, on a Sunday evening, to get some peace;
- request a site visit from Planning Committee Councillors;
- releasing this land for an all-weather pitch leaves the school short of its requirements for actual playing fields;
- the school was allowed to be built on green belt land; it is government policy to keep school playing fields, so why is more concrete being considered?
- the school is built on a flood plain and feel the drainage of the surrounding area will be affected;
- the impact of flood lights is already huge, more are not wanted or needed;
- the school was built as a so-called green school, how does more concrete and flood lights comply with this and help the environment.

Comments from Consultees

The Council's Drainage Consultant is satisfied with the proposed use of a soakaway to drain surface water run-off from the new synthetic surface.

Thames Water raise no objections to the proposal.

The Council's Environmental Health (Pollution) Officer stated that they have looked at the application and visited the site, and have no objection to the application.

Sport England is a statutory consultee who as a result have considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches.

The key potential sports development benefits of the proposed floodlit 3G AGP are considered to be as follows:

- the floodlit 3G AGP would represent a significant new facility and improve sports provision on the site;
- a second full sized floodlit 3G AGP on the site would help meet the needs of the community and local clubs as it would be available for community use outside of school hours. Existing users of the site's sports facilities such as local football clubs would benefit from the additional capacity of a second full sized floodlit 3G AGP to complement the existing AGP and remaining grass playing field. Furthermore, the school would be willing to formally secure the community use of the floodlit 3G AGP;
- the floodlit 3G AGP would be available for use during low natural light levels;
- the facility would therefore encourage increased participation levels.

Taking the details of the application into consideration, Sport England does not wish to raise an objection to this application, subject to the addition of a suitable condition being attached to the decision notice if the Council are minded to approve the application.

Planning Considerations

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

- G1 Green Belt
- L1 Outdoor Recreation and Leisure
- BE1 Design of New Development
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities

In strategic terms the most relevant London Plan policies are:

- 7.16 Green Belt
- 3.16 Protection and enhancement of social infrastructure
- 3.18 Education facilities
- 3.19 Sports facilities

The relevant national policy document for consideration of this application is the National Planning Policy Framework (NPPF).

Planning History

The site has been the subject of numerous previous applications the most relevant of which can be summarised as follows:

Permission was granted under ref.11/00291 for a first floor extension for sixth form common room and office/ seminar room, with two storey staircase extension.

Details Pursuant to Outline Permission approved under ref. 07/01943 for details of all weather pitch flood lighting pursuant to condition 19 of outline permission ref. 01/02282 allowed on appeal APP/G5180/A/02/1089421 for the development of a new secondary school with associated facilities and a community sports centre.

Conclusions

The main issues to be considered are the impact that the proposed pitch would have on the Green Belt and the nearby residential properties.

The proposal is considered to constitute appropriate development in the Green Belt in that the pitch would provide essential facilities for outdoor recreation. In any event, the school have submitted detailed information to support the application in the form of providing very special circumstances to justify the application, and on this basis, it is considered that the proposal is acceptable, in principle, on Green Belt grounds.

With regard to the impact on the existing openness, the appearance of the synthetic pitch will not be significantly different to the grass natural pitch that exists at present. New fencing will be installed which will prevent loss of balls during use of the pitch, and this will be dark green with black ball-stop netting. The colour of this boundary treatment has been designed to blend in to the area and prevent an obtrusive impact upon the nature of the Green Belt location. Although the overall development will be visible, and will inevitably alter the appearance of the site, Members may consider that it will not significantly harm its openness and any impact is outweighed by the benefits that the development will bring to the school.

With regard to the impact on neighbouring residential properties it is considered that the pitch is sufficiently separated from the properties along Magpie Hall Lane so as not to cause any unacceptable noise nuisance. Whilst concern has been raised from two properties in Princes Plain with regard to noise, these properties are considered to be a sufficient distance away from the application site and the location of the replacement synthetic pitch so as to prevent any detrimental impact upon these properties in terms of noise or light pollution. Whilst it is acknowledged that these properties are close to the existing synthetic pitch, this does not form part of the application proposal.

In terms of the NPPF, Para 74 states in effect that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for

alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Members may consider that whilst the current application will result in the loss of an existing grass playing field, the resulting provision will provide more opportunity for an increased level of sporting activity. During winter months, the existing grass pitch is not usable as it freezes, yet the demand for the existing artificial pitch elsewhere on the school site exceeds supply and availability. Policy G1 of the UDP allows for essential facilities for outdoor sport and recreation provided the use of the land preserves the openness of it and does not conflict with the purposes of land being designated as Green Belt. Members may therefore consider that allowing the provision of an artificial pitch in place of the existing grass pitch would allow more use of the sporting facilities at the school site, especially as there are months of the year when the existing grass pitch is unable to be used. Allowing the current proposal would improve the sporting facilities at the site not only for the children who attend the school but for the wider community, and working alongside Sport England introducing a community use agreement will ensure that the requirements of Policies G1 and L1 are met.

In conclusion the proposed pitch will be visible from residential properties outside the site, and will introduce a more built up feature into this playing field. However Members may agree that the benefits to the school and the wider community, through improved provision for their successful sports programme, and the willingness of the school to enable use of the replacement synthetic pitch for community use, along with the sympathetic design of the new pitch and associated equipment, outweigh the impact on the openness of the countryside and render the application acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 12/00642, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACD01 Surface water drainage - implementation
 ADD01R Reason D01
- 3 ACD05 No change to ground levels
 ADD05R Reason D05
- 4 ACK01 Compliance with submitted plan

Reason: In order to protect the openness of the Green Belt, the amenities of the occupiers of nearby residential properties, and to comply with Policies BE1, G1 and C7 of the Unitary Development Plan.

- 5 The pitch shall be used for sporting activities in association with the use of the school and local community only and for no other purposes without prior approval in writing from the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to ensure that the use does not generate additional activity that could

adversely affect the amenities of the residents of nearby residential properties or the parking provision on the site.

- 6 The use shall not operate before 08:00 and after 22:00 on Mondays to Saturdays, nor before 08:00 and after 18:00 on Sundays and Bank Holidays.

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

- 7 The floodlights shall not operate unless the pitch is in use nor after 22:00 on Mondays to Saturdays nor after 18:00 on Sundays and Bank Holidays.

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

- 8 No occupation shall commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and a mechanism for review. The approved agreement and shall thereafter be retained and maintained unless otherwise agreed with the Local Planning Authority.

Reason: To secure well-managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policies L1 and C8 of the Unitary Development Plan and Policies 3.18 and 3.19 of The London Plan.

Reasons for permission:

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

- G1 Green Belt
- L1 Outdoor Recreation and Leisure
- BE1 Design of New Development
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities

and the London Plan:

- 7.16 Green Belt
- 3.16 Protection and enhancement of social infrastructure
- 3.18 Education facilities
- 3.19 Sports facilities

National Planning Policy Framework (NPPF)

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the Green Belt policies of the development plan;
- (d) the Education policies of the development plan;

- (e) the character of the development in the surrounding areas;
- (f) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

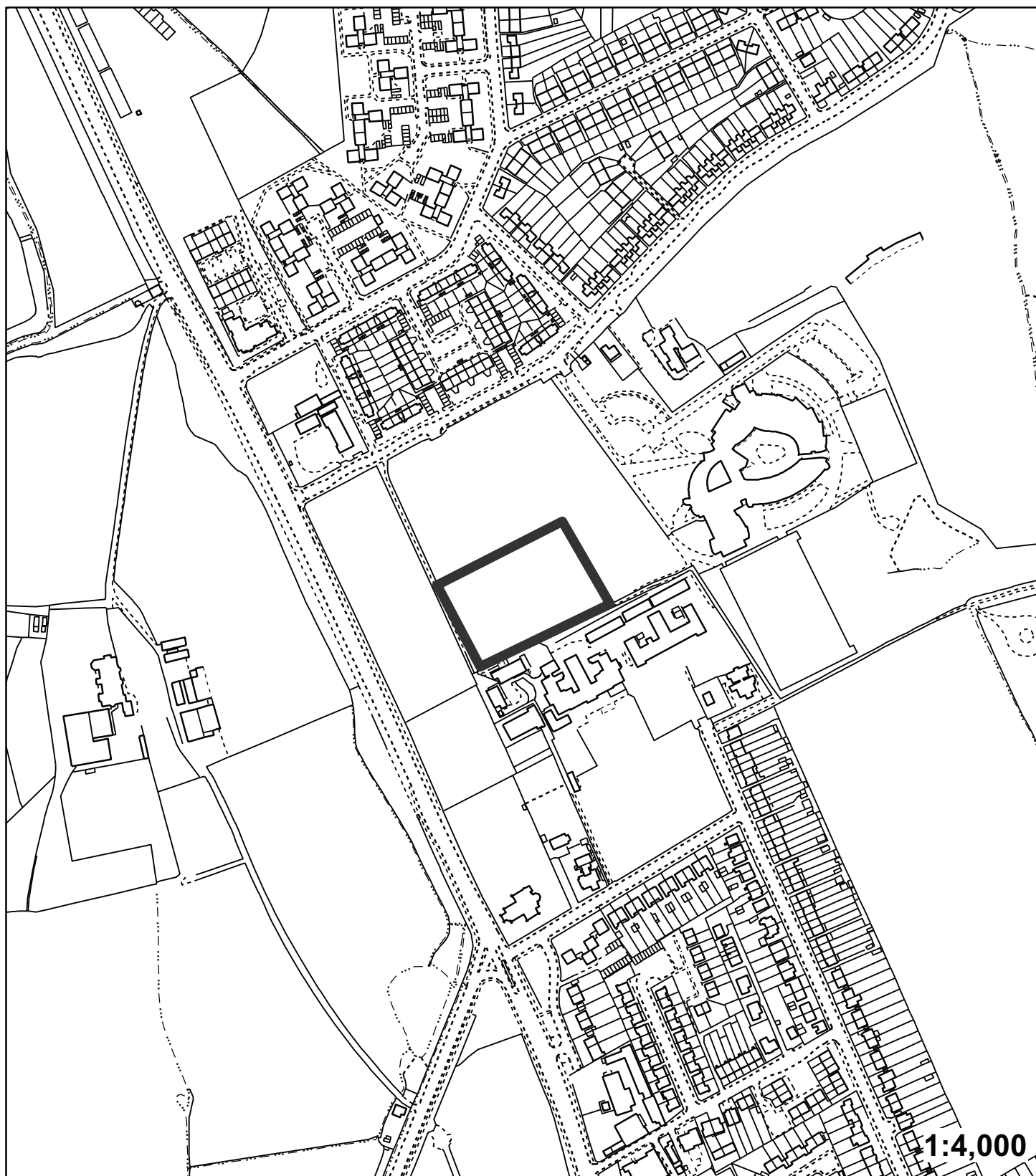
INFORMATIVE(S)

- 1 Sport England recommend that the detailed design of the artificial grass pitch and floodlighting accords with Sport England's relevant design guidance in order to ensure that the facility is fit for purpose and of an appropriate quality. The guidance is available to view on Sport England's website at http://www.sportengland.org/facilities__planning/design_and_cost_guidance.aspx (Artificial Sports Lighting and Artificial Sports Surfaces (Selecting the Right Artificial Surface. Rev 2 and Comparative Sizes of Sports Pitches and Courts 2011)).
- 2 The applicant is advised that the absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

Application:12/00642/FULL1

Address: Bishop Justus C Of E School Magpie Hall Lane Bromley BR2 8HZ

Proposal: Resurfacing of existing grass pitch with new synthetic surface to include underground heat recovery system, new perimeter fencing maximum height 5 metres with associated netting area, and 8 no. floodlight columns, maximum height 15 metres, to be used 8:00 to 22:00 Mondays to



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Agenda Item 4.6

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

Application No : 12/01381/FULL6

Ward:
Kelsey And Eden Park

Address : 11 Kelsey Way Beckenham BR3 3LP

OS Grid Ref: E: 537358 N: 168750

Applicant : Mr Om Lahoti

Objections : YES

Description of Development:

Demolition of existing garage and erection of two storey side and single storey rear extensions

Key designations:

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

This application was originally reported to Members of Plans Sub-Committee No. 2 at the meeting held on 19th July 2012. Members deferred the application, without prejudice, to seek a reduction in the size of the extension.

Amended plans have been submitted for Members' consideration. The following changes have been made to the proposal:

- first floor of two storey side extension stepped back from front of dwelling by 0.78m with new pitched roof detail above ground floor to match opposite side of dwelling
- reduction in height of roof of two storey side extension by 0.42m
- reduction in size of eaves to two storey side extension by 0.35mm, resulting in an eaves-to-eaves separation with No. 9 Kelsey Way in excess of 1.7m

The original report is repeated below, updated as necessary.

Proposal

Planning permission is sought for the demolition of the existing single storey garage to the side of the property, and the construction of a two storey side extension, a single storey rear extension and alterations to an existing first floor bay window. The details of the proposal are as follows:

- two storey side extension to have width of 3.3m (with side space of 1.48m) and feature hipped roof subservient to main dwelling
- single storey rear extension to project with depth of approx. 4.2m, and have a height of 3.1m with a flat roof
- existing first floor bay to right hand side of front elevation to be replaced with flush window

Location

The application property is located on the southern side of Kelsey Way, Beckenham, and comprises a detached dwellinghouse.

Comments from Local Residents

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

The owner/occupier at No. 9 Kelsey Way (to the east of the application site) has raised the following concerns:

- development would result in considerable loss of light to flank windows in ground and first floor elevations of No. 9 by reason of height and proximity of extension
- development would result in a loss of privacy through direct overlooking into first floor landing window, together with the new rear facing window in the rear elevation which would overlook the patio
- the degree of separation between Nos. 9 and 11 would, as a result of the development, appear cramped and out of character
- proposal would result in the overdevelopment of the plot with a subsequent impact on the street scene

The owner/occupier of No. 10 Kelsey Way (opposite the application site) has raised the following concerns:

- no objection in principle but side extension should be stepped back on the front elevation to preserve the Arts and Crafts style of the houses in the road and maintain the brick quoin and avoid a straight abutment of old and new materials.

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

Under ref. 05/02705, planning permission was granted for the demolition of existing conservatory and erection of single storey rear extension.

Conclusions

The main issues for consideration in this case will be the impact of the development on the character and appearance of the area and the amenities of neighbouring residential properties.

The proposed side extension will be positioned around 1.5m from the flank boundary, exceeding the minimum requirements defined in Policy H9. The extension will be finished in materials to match the existing dwelling and would appear subservient to the host dwelling. In addition, amended plans have been submitted which indicate that the first floor of the two storey side extension would be set back from the front of the dwelling, with a pitched roof detail to match the opposite side of the dwelling. This would appear to respond to the concerns raised locally regarding the design of the extension.

Although the extension will reduce the visual separation at first floor between the application property and its neighbour, in view of the side space maintained and the varying degrees of separation between properties in Kelsey Way, it is not considered that the development would give rise to an unacceptable impact on the character of the area or the visual amenities of the street scene.

Regarding the impact of the two storey side extension to the amenities of neighbouring residential properties, the adjacent property at No. 9 Kelsey Way would experience a reduction in the amount of daylight and sunlight to a number of windows in the flank wall of this property. This is borne out in representations received from the owner/occupier of this property. As detailed in the representation however, the majority of the windows affected serve circulation areas or non-habitable rooms and any loss of light to these windows will not therefore be a material planning consideration. Notwithstanding this, amended plans have been submitted which show a reduction in the height of the roof of the two storey extension adjacent to No. 9 by around 0.42m, and a reduction in the depth of the first floor element of the extension, achieved through setting the first floor back from the front of the dwelling by 0.78m. Members may find that these changes go some way to reducing the impact of the two storey side extension, allowing more light to penetrate between the application property and its neighbour at No. 9.

Two small ground floor flank windows serving the rear sitting room to No.9 will also be affected, however this also benefits from large patio doors on the rear (south facing) elevation of the property, and in this instance any loss of light to these windows will not be so significant to justify the refusal of planning permission.

Concerns have also been raised regarding the potential for overlooking as a result of the development. The first floor flank elevation features three windows, all of which would serve non-habitable rooms and can reasonably be conditioned to be obscurely glazed, limiting any possible overlooking. A bedroom window is also proposed in the first floor rear elevation of the extension, which has been raised as a concern by the neighbour. Whilst the concerns are noted, the window is rear facing and will not give rise to any greater degree of overlooking than existing rear facing windows in the host property.

Turning to the single storey rear extension, this will project with a depth of around 4.2m which would be similar to the depth of an existing single storey element of the property. Whilst the extension is of greater width than this existing element, spanning the entire width of the extended property, the host property is detached and it is not considered that neighbouring properties would suffer a significant loss of amenity as a result of this element of the proposal. It is not considered that this element will result in harm to the character and appearance of the area.

Finally with regard to the alteration to the front bay window at first floor level, this is considered to be a minor change in the appearance of the host property which will not result in a significant impact on the character of the area.

Having regard to the above and the amended plans submitted, Members may agree that the proposed development is acceptable on balance and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01381 and 05/02705, excluding exempt information.

as amended by documents received on 26.07.2012

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 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor flank elevation of the two storey extension shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 AC112R I12 reason (1 insert) BE1

Reasons for granting permission:

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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
- (c) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Application:12/01381/FULL6

Address: 11 Kelsey Way Beckenham BR3 3LP

Proposal: Demolition of existing garage and erection of two storey side and single storey rear extensions



Agenda Item 4.7

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

Application No : 12/01521/FULL1

Ward:
Penge And Cator

Address : 150 Maple Road Penge London SE20
8JB

OS Grid Ref: E: 535346 N: 170182

Applicant : Mountley Estates Limited

Objections : YES

Description of Development:

Single storey front and rear extensions, loft conversion with rear dormer and rooflights to front and change of use of premises from drop in counselling service (class A2) to 1 one bedroom flat to rear and shop unit (class A1) to front.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Secondary Shopping Frontage

Proposal

The application proposes to convert the ground floor from a drop in counselling service (Class A2) to a smaller commercial (A1) shop unit at the front of the property and a studio flat to the rear.

To accommodate the new commercial unit and main entrance to the flat a single storey front extension is proposed. The front extension would incorporate a new shopfront and entrance and would have a maximum height of around 3.5 metres. The extension to the front of the property would project out from the existing front wall of the property by around 3.5 metres and would extend out no further than the existing canopy extension at the adjacent property (No.180).

The proposed alterations to the rear of the property include a single storey rear extension. The rear extension accommodates a dining room and bedroom and incorporates a small courtyard amenity area adjacent to the boundary with No. 152. The existing outbuilding which is located in the rear garden is to be demolished to provide a landscaped rear garden area. The rear extension would have a depth of rearward projection of 4 metres and a maximum height of 3.1 metres to a flat roof. A loft conversion with a rear dormer and rooflights to the front

and rear elevations are also proposed to provide an additional bedroom and storage area to the existing first floor residential flat.

Location

The application site is located within a mixed use commercial and residential area and lies within a designated District Shopping Centre. The property is located within the middle of this terrace which consists of a row of commercial premises at ground floor and residential flats above. A number of the commercial units appear to be vacant.

The property is currently vacant and appears to have been empty for some time. The previous use of the property was as a drop in counselling service and a small café / shop with a one bedroom flat above.

Comments from Local Residents

- The proposal is not in keeping with the layout of adjacent shops
- The front extension would result in the creation of two negative spaces either side of it detracting from the visibility and viability of either of the businesses.
- The proposal would result in increased parking problems due to the number of units proposed
- The proposal is an over development
- Litter and rubbish would collect in the negative space between the shops
- The development would be out of character and harmful to the area and street scene in general
- The development would result in a loss of daylight and sunlight to the adjacent shops
- The Maple Road Residents Association object to the proposals as they are out of character and harmful to the street scene and area in general.

Comments from Consultees

From a highways planning perspective, a recent parking survey has indicated that on street parking spaces are available within the locality and the area has a moderate public transport accessibility rating. Bicycle storage should be provided and this could be secured through appropriately worded planning conditions. No technical objections are therefore raised.

With regards to environmental health issues, in terms of pollution and noise, no technical objections are raised. In terms of the standard of accommodation provided the ground floor studio flat has a limited view of the surroundings. The first / second floor flat does not have any provision for external recreational space.

Planning Considerations

BE1 Design of New Development
H1 Housing Supply
H7 Housing Design

H12 Conversion of non residential buildings to residential use
T1 Transport Demand
T3 Parking
S2 Secondary Frontages
S11 Residential Accommodation

SPG

No1 General Design Principles
No2 Residential Design Guidance

London Plan

3.3 Increasing Housing Supply,
3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
5.3 Sustainable Design and Construction
5.13 Sustainable drainage
7.3 Designing Out Crime
7.4 Local Character

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account.

Planning History

Under application ref. 87/00119, permission was granted for a change of use from shop/residential to first floor office/counselling room occasional coffee lounge/sale of books cards and storage.

Under planning application ref. 90/03111, permission was granted for use of first floor for office / counselling room and use of ground floor for retail sale of hot and cold food, books, cards and storage

Under planning application ref. 08/04142, permission was refused for change of use of premises from drop in counselling service (Class A2) into 2 one bedroom flats (Class C3). The proposed change of use to residential was not considered to complement the shopping function of the town centre and was considered to undermine the retail vitality and viability of the centre, setting a precedent for similar unsatisfactory changes of use which would be likely to adversely affect the retail character of the immediate shopping frontage. The proposal was also considered to be out of character in this locality by reason of its location within a shopping parade detrimental to the amenities by which future occupiers might reasonably expect to be able to enjoy by reason of late night noise and general disturbance associated with adjacent uses. The proposal was also considered to introduce a discordant and disruptive frontage into the shopping parade detrimental, unrelated and harmful to the appearance of the street scene.

Under planning application ref. 09/00524, permission was granted for a new shopfront and conversion of first floor offices into a 1 bedroom flat.

Conclusions

The principal planning issues in this case relate to the impact of the proposals on the character and appearance of the area and the street scene in general; the impact of the proposals on the living conditions and amenities of the neighbouring residential and commercial properties, the potential impact to the vitality and viability of the existing commercial parade and the standard of accommodation for the future occupiers of the proposed flats.

Whilst the design of the front extension is in keeping with others in the area, the proposed changes at the front of the premises will result in the unsatisfactory enclosure and tunnelling of the unit at 152 Maple Road and a similar impact will occur in relation to the open canopy space to the front of 148 Maple Road. The works would therefore appear harmful to the street scene and will also be likely to affect the potential viability of these adjoining units.

In terms of the amenity of the local residents, the proposed rear extension and rear dormer due to the orientation of the site and the location of existing buildings and garden sizes is not considered on balance to result in any significant overlooking or loss of privacy or amenity to any surrounding properties. The proposal maintains adequate distances between the surrounding properties and appears to have a minimal impact on the residential amenities of the immediate neighbours, given the general pattern of development in the area.

Policies S2 and S11 concerning residential conversions states that the Council will only permit the change of use of ground floor premises in shopping areas to residential uses where the use would not undermine the vitality and viability of the centre, would result in suitable residential accommodation and there has been a long term vacancy and no demand for a commercial or community use. In this case the ground floor retail function would remain with only the rear of the premises being converted to residential. The upper floor was previously in use as residential accommodation and Policy S11 welcomes the changes of use of upper floors to residential accommodation to help provide affordable residential accommodation within a sustainable location. The likely impact on the adjoining commercial units has been noted above.

In terms of the standard of the proposed accommodation, Members will note that the Council's Environmental Health Team raises concerns about the proposals regarding the lack of a reasonable view from the ground floor flats and the lack of amenity space. The applicants have provided a response to these concerns through amended floor plans. The revised plans provide a larger bedroom now located to the rear of the flat which overlooks a garden and have reconfigured the window arrangements to provide greater levels of light and ventilation inside the proposed flat. The floor plans for the existing first floor flat have also been amended. This is now a two bedroom flat with one bedroom located within the loft extension. Planning permission was recently approved for a two bedroom flat with a similar internal layout at No. 180 Maple Road.

The flats are of a substantial size and with regards to concerns raised over room layouts and natural light and amenity space, the flats are in a town centre location

and it is not possible to provide any significant amenity space. The room layouts have been arranged to attempt to address concerns over light and the flats are of a larger size than would normally be expected in a town centre location. Within town centre locations there is no requirement contained within the UDP that requires external amenity space for flats.

In terms of car parking, the development is within an area of good public transport accessibility in a town centre location. There are existing on street car parking spaces available for additional demand during the hours of maximum residential parking demand. The proposal is therefore considered to comply with Policies T3 and T18 of the Unitary Development Plan.

Members will therefore need to consider in light of the further information provided by the applicants, similar residential accommodation recently approved at properties in the area and the technical comments of Environmental Health whether the provision of much needed residential accommodation within a town centre location is acceptable in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 87/00119, 90/03111, 08/04142, 09/00524 and 12/01521, excluding exempt information.

as amended by documents received on 20.07.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 3 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |

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
- H1 Housing Supply
- H7 Housing Design
- H12 Conversion of non residential buildings to residential use
- T1 Transport Demand
- T3 Parking
- S2 Secondary Frontages
- S11 Residential Accommodation

SPG
No1 General Design Principles
No2 Residential Design Guidance

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 on the amenities of the occupiers of adjacent and nearby properties
- (d) the privacy of occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) accessibility to buildings
- (g) the retail vitality and viability of the shopping area

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.2 RDI25
- 2 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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

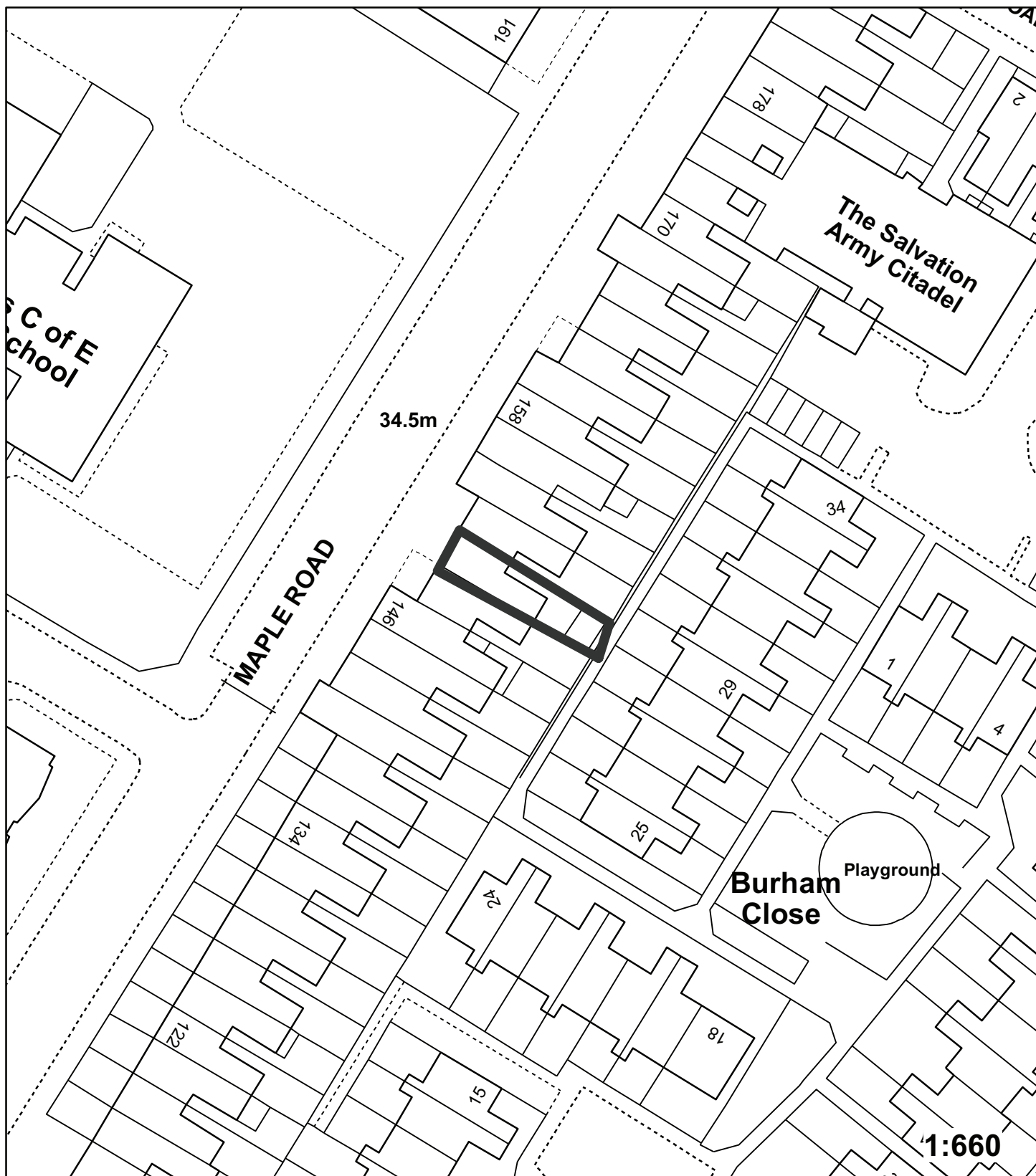
- 1 The proposed single storey front extension by reason of its siting and forward projection would result in an unacceptable tunnelling of the adjoining commercial premises at No. 152 Maple Road and enclosure of the area to the front of No. 148 Maple Road causing harm to the local

environment and the potential viability of these adjoining commercial uses, contrary to Policy BE1 of the Unitary Development Plan.

Application:12/01521/FULL1

Address: 150 Maple Road Penge London SE20 8JB

Proposal: Single storey front and rear extensions, loft conversion with rear dormer and rooflights to front and change of use of premises from drop in counselling service (class A2) to 1 one bedroom flat to rear and shop unit (class A1) to front.



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

Application No : 12/01776/FULL1

Ward:
West Wickham

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

OS Grid Ref: E: 537848 N: 166070

Applicant : Mrs M Andreade

Objections : YES

Description of Development:

Roof alterations to include velux windows, elevation alterations, part one / part two storey rear extensions, conversion of first floor, second floor and roof space to provide 1 one bedroom and 5 two bedroom self-contained units with amenity space, 6 car parking spaces and cycle and refuse store

Key designations:

Secondary Shopping Frontage
Stat Routes

Proposal

The proposal comprises the sub-division and extension of the existing building to provide 1 one bedroom and 5 two bedroom self-contained units with amenity space, 6 car parking spaces and cycle and refuse store.

The residential accommodation will be split over the first floor, the second floor and the loft space. The commercial unit at ground floor is not part of the current application being considered, but is part of a separate application reference 12/00422 (Change of use of ground floor from Class A1 (retail) to class A2 (financial and professional services) and sub-division into 2 separate units).

Access, parking, refuse and bicycle storage is all provided at ground floor to the rear of the retail unit. Vehicular access would be from Grosvenor Road.

Location

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

The site at present comprises a three storey commercial and residential building, with the ground floor being in commercial use and the upper floors being in residential use.

Comments from Local Residents

- The proposal would result in increased congestion in the area with inadequate car parking
- This would be an overdevelopment of the site
- The first floor roof terrace would result in a loss of privacy

Comments from Consultees

From a highways drainage perspective no technical objections are raised.

No objections are raised by Environmental Health Pollution however an informative on any permission is suggested to ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008.

Thames Water raises no objections with regard to sewerage or water infrastructure.

With regards to highways planning issues, the layout of the parking area is indicated on drawing No.SK01 and shows a typical car utilising parking space number three. The manoeuvrability remains tight but it is considered to be practical. A parking beat survey was undertaken to review any potential parking stress during the evening. The surveys occurred on 21 and 22 March 2012 between the hours of 19:00 and 7:00, the parking survey within the area showed that there is available parking in the surrounding roads. An additional daytime survey during the hours of 10:00 – 12:00 and 14:00 – 18:00 on 19th April 2012 was undertaken and results show that the local network has capacity to accommodate two additional vehicles. As such no objection is raised to the proposal by the Highways Engineers

Transport for London (TfL) requested that the development should seek to maximise the use of public transport, walking and cycling. TfL would expect appropriate cycle parking to be provided in line with London Plan and local standards. Servicing and deliveries should take place off the TLRN both during construction and subsequently, via the rear access off Grosvenor Road, and this should be secured by appropriate condition. Temporary obstructions to the public highway must be kept to a minimum. Provision for bicycle storage consists of a cycle store with 12 racks, which meets the minimum requirement of one cycle parking space per unit. Further details should be provided as to the type of racks being provided.

In terms of Designing Out Crime no technical objections are raised from the Metropolitan Police subject to a condition on any approval ensuring Designing Out Crime criteria is satisfactorily achieved.

Planning Considerations

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

BE1 Design of New Development
H1 Housing Supply
H7 Housing Density & Design
T3 Parking
T7 Cyclists
T11 New Accesses
T17 Servicing of Premises
T18 Road Safety
S2 Secondary frontages

SPG

No1 General Design Principles
No2 Residential Design Guidance

London Plan

3.3 Increasing Housing Supply,
3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
5.3 Sustainable Design and Construction
5.13 Sustainable drainage
7.3 Designing Out Crime
7.4 Local Character

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account.

Planning History

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

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

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

2. The proposed development fails to provide a good level and quality of external amenity space and adequate cycle storage facilities. The application is therefore contrary to Policies H7 and T7 of the Unitary Development Plan.

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

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

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

An application to extend the time limit for the approved application ref. 07/04049 was approved under ref.11/01869.

Under application ref. 12/00469, permission was refused for roof alterations to include side dormer extensions, elevation alterations, part one/three storey rear extensions, conversion of first floor, second floor and roof space to provide 5 one bedroom and 3 two bedroom self-contained units with roof terrace/garden areas, 6 car parking spaces and cycle and refuse store. The proposal was refused on the following grounds:

The proposed development, by reason of the number of units and additional bulk and design of the roof, would result in a cramped over-intensive redevelopment of the site, harmful to the appearance of the street scene and lacks adequate amenity space for future occupiers, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposed second floor roof terrace would be detrimental to the residential amenity and privacy that occupiers of neighbouring properties should be able to continue to enjoy by reason of noise and disturbance, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Under planning application ref. 12/00422, planning permission was granted for change of use of ground floor to Class A2 (financial and professional services) and sub division into two separate units.

Conclusions

The main issues in this case are whether the current development proposals when taking into consideration the recently refused application and the allowed appeal would now be acceptable or whether it would result in any significant harm to the nearby locally listed building, the character of the area, the amenities of the occupants of surrounding residential properties, and highway safety.

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

The main difference between the refused scheme and the current proposals is the number of residential units which has now been reduced from eight flats to six, the reduced height of the rear extension and the removal of the second floor roof terrace. The number of residential units and the footprint of the rear extension is now the same as the extant permission.

The supporting Design and Access Statement, on page 19 and 20, effectively states that the proposed development mirrors the profile of the redevelopment scheme that was granted permission in 2008 and renewed in 2011. In addition, access, amenity provision and car parking mirrors that previously approved apart from the removal of the second floor roof terrace area

With regards to the bulk and design of the roof, the appearance within the street scene and the amenity space provision, the reduction in the number of residential units has enabled a redesigned rear extension which has reduced its overall height. Amenity space has been provided at first floor level to the rear of the site and Members will note that this area is the same size and scale as that in the extant permission which was for the same number of residential units. As such Members may consider that the proposed bulk and design of the roof now respects the character and appearance of the area and street scene in general and the amenity space provision is acceptable in light of the reduced number of residential units now proposed.

The supporting statement states that parking provision would be identical to that already approved, in terms of 6 parking spaces being provided. A Transport Statement was provided as part of the application and the Council Highways Engineers and Transport For London have raised no objection to the proposals.

The current scheme has provided an amenity area for the 6 residential units which would be located to the rear of the building above the ground floor extension. This amenity area would be the same as that approved in the extant permission. The second floor level roof terrace included in the previous scheme has now been removed. It is therefore considered that the proposal would not on balance have any significant impact on existing residential amenity.

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

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

Background papers referred to during production of this report comprise all correspondence on files refs. 02/01240, 06/04553, 07/02157, 07/04049, 11/01869, 12/00422, 12/00469 and 12/01776, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted, including full details of the windows, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 3 No development shall take place until details of the layout and means of enclosing the proposed amenity garden have been submitted to and approved in writing by or on behalf of the Local Planning Authority. Development shall be carried out in accordance with the approved details before the residential units hereby permitted are first occupied and shall be retained thereafter.

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

- 4 Before any part of the development hereby permitted is first occupied, bicycle parking and waste storage and recycling facilities shall be provided at the site in accordance with details to be submitted to and approved in writing by or on behalf of the Local Planning Authority. These facilities shall be retained thereafter.

Reason: In order to comply with Policy BE1 and Policy T7 and Appendix II.7 of the Unitary Development Plan in the interests of encouraging the use of sustainable methods of travel and visual amenity.

- 5 Before commencement of the development hereby permitted a scheme for the parking, manoeuvring and access/egress of cars on and to/from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before commencement of the residential use of the building and retained thereafter.

Reason: In order to comply with Appendix II of the Unitary Development Plan and to the interest of pedestrian and vehicular safety.

6 Before commencement of the development hereby permitted details of foul and surface water drainage systems shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The approved schemes shall be completed before any part of the development hereby permitted is first occupied, and shall be maintained thereafter.

ADD02R Reason D02

7 While the development hereby permitted is being carried out a suitable area of hardstanding on site shall be provided with wash-down facilities for cleaning the wheels of vehicles. Any accidental accumulation of mud on the highway shall be removed without undue delay and in any event shall not be left behind at the end of the working day.

Reason: In order to comply with Appendix II of the Unitary Development Plan and to the interest of highway safety.

8 Before the residential development hereby permitted is first occupied, the proposed windows on the first floor, second floor and roof level western flank elevation shall be obscure glazed and shall subsequently be permanently maintained as such.

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

9 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan.

10 ACH29 Construction Management Plan

ACH29R Reason H29

11 ACH32 Highway Drainage

ADH32R Reason H32

12 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In order to comply with Appendix II of the Unitary Development Plan and to the interest of pedestrian and vehicular safety.

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
H1 Housing Supply
H7 Housing Density and Design
T3 Parking
T7 Cyclists
T11 New Accesses
T17 Servicing of Premises
T18 Road Safety
S2 Secondary Frontages

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

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

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.
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.
- 3 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

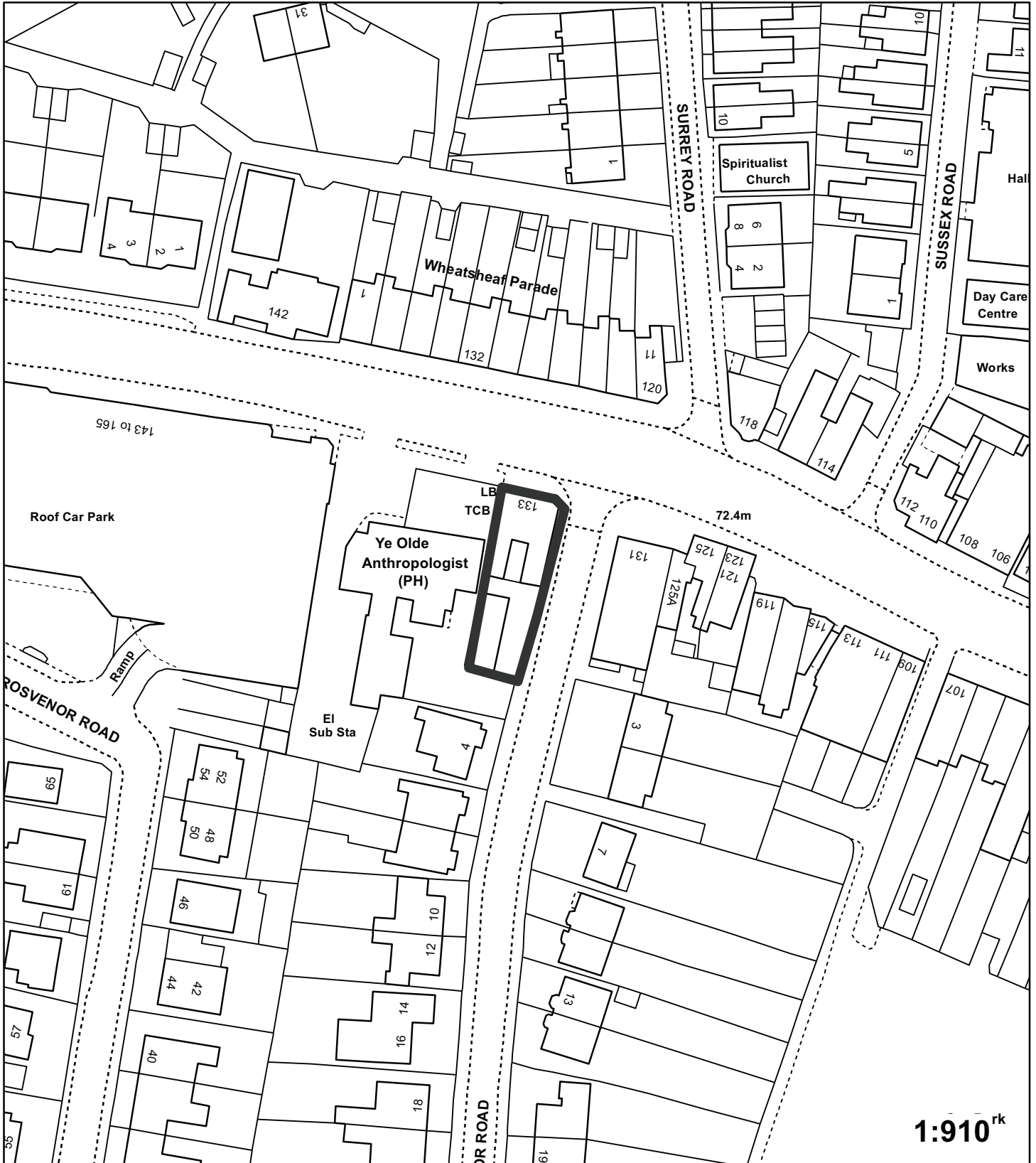
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:12/01776/FULL1

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

Proposal: Roof alterations to include velux windows, elevation alterations, part one / part two storey rear extensions, conversion of first floor, second floor and roof space to provide 1 one bedroom and 5 two bedroom self-contained units with amenity space, 6 car parking spaces and cycle and



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

Application No : 12/00905/FULL6

Ward:
Plaistow And Sundridge

Address : 43 Palace Road Bromley BR1 3JU

OS Grid Ref: E: 540626 N: 169769

Applicant : Mr Alex Martin

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

This application was deferred by Members at the meeting on 19th July. The original report is repeated below.

Proposal

The proposal is for a single storey rear extension. The extension will be " L" shaped to the side and rear of an existing projection of the house.

The depth will be 8.6 metres (of which 3.8 metres will be beyond the existing element) and a width of 5.2 metres.

Location

The application site is situated on the west side of Palace Road and comprises of an end of terrace house.

The plans have been amended during the course of the application. The revised plans indicate that the extension will be 1.8 metres in height adjacent to the boundary with 42 Palace Road.

Comments from Local Residents

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

Planning Considerations

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

The relevant policies of the Unitary Development Plan appear to be as follows:

BE1 Design of New Development
H8 Residential Extensions

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 proposed extension will project 8.6 m from the rear wall of the house along the side of the existing projection and 3.8m from the existing rear wall of the rear projection. The side element of the extension will abut the adjacent boundary of No. 42 Palace Road and will have a pitched roof of 2.67m to the ridge and 1.85 m to the eaves. The rear element will have a flat roof.

It may be considered that the proposed side element of the rear extension is unacceptable due to the overall length of the extension and its close proximity to the boundary of the No.42.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a loss of amenity to local residents.

as amended by documents received on 19.06.2012 17.07.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The depth of the proposed extension would be seriously detrimental to the prospect and amenities of the occupants of No. 42 Palace Road by reason of loss of light and visual impact contrary to Policies BE1 and H8 of the Unitary Development Plan.

Application:12/00905/FULL6

Address: 43 Palace Road Bromley BR1 3JU

Proposal: Single storey rear extension



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

Application No : 12/01526/FULL1

Ward:
Mottingham And Chislehurst
North

Address : 52 Grove Park Road Mottingham
London SE9 4QB

OS Grid Ref: E: 541647 N: 172512

Applicant : Crownchoice Developments

Objections : YES

Description of Development:

Erection of two 2 storey 3 bedroom detached dwellings and associated landscaping and boundary enclosures on land to rear of No. 52 Grove Park Road

Key designations:

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

Proposal

This proposal is for the erection of two 2 storey 3 bedroom detached dwellings and associated landscaping and boundary enclosures on land to rear of No. 52 Grove Park Road. This application should be considered in conjunction with the ongoing outline application planning ref. 12/01528

The application site is currently comprised of a detached two storey single family dwellinghouse and the proposal is for the construction of two residential properties within the residential curtilage of this site. The area is primarily characterised by large detached dwellings with sizeable rear gardens, however, in close proximity to the application site is 44 – 48a Grove Park Road and Hall View which are smaller scale detached and terrace dwellings with modest rear gardens and a different appearance and character from the majority of properties in the area. To the north of the site are Sports Grounds which is designated Metropolitan Open Land.

Comments from Local Residents

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

- overdevelopment of site in attempt to maximise profits detrimental to local community and character of area.
- visual impact and loss of privacy and prospect for adjoining neighbours which have open aspect and feeling of space.
- proposed narrow driveway onto Grove Park Road would constitute a danger and difficult for emergency services and unsafe for pedestrians.
- similar development was permitted at 90 Grove Park Road and if all properties were developed in this piecemeal would result in narrow entrances opening onto Grove Park Road with increase in traffic, danger, parking, pollution and noise.
- proposed entrance dangerously close to east bound bus stop and Hall View.
- result in change of character in area by piecemeal developments.
- set a precedent and establish undesirable pattern for infilling of area with high quality homes being replaced by poor quality developments.
- limited parking spaces for proposed development potential for on-street parking obstructing cycle lanes.
- detrimental impact on wildlife gardens which provide habitat for variety of species.
- houses in Grove Park Road recently considered for addition to the Local List suggesting the road is of special architectural/historic interest.
- site is not brownfield development site and is not Previously Developed Land as such object to principle of development.
- adverse impact on residential amenity of neighbouring properties particularly Nos. 50, 52 and 54 and also future residents.
- insufficient distance between rear elevation of No. 52 and front elevation of proposed dwellings.
- plan fails to show where refuse bins will be stored or access arrangements.
- insufficient area for vehicles to manoeuvre should more than one car enter the site.
- proposal has no contextual reference and is at odds with street layout and streetscape.
- concerns in relation to the documentation submitted as part of the application.
- design and layout of dwellings are extremely poor with studys not required for dwellings of this size.
- use of obscure glazing to windows as a means of resolving issue of overlooking given insufficient distance between proposed and existing dwellings is unacceptable.
- not relevant to compare proposal to development at Hall View which is of a different scale and context to current proposal.
- proposed buildings are not of a similar scale to the bulk of the properties on Grove Park Road.
- proposal would result in loss of openness and views to rear as plot measuring 18.3m in width less than 3m permeability through to sports ground making buildings appear one large, solid mass.
- property at No. 52 not designed from access to rear which has been created through demolition of part of the existing building.

- adverse impact on enjoyment and amenity of gardens of Nos. 50, 52 and 54. properties will be shadowing and overbearing and provision of window in sides of buildings is unacceptable.
- two trees have already been felled.
- affect value of neighbouring properties.
- building in back garden would result in loss of security for neighbouring properties.
- watercourse would be damaged by proximity to new buildings and risk of flooding to other properties would be increased.
- concerns relating to irrelevant matters and omissions in Sustainability Statement, Lifetime Homes Statement is flawed.
- cycle storage facilities not indicated on plans and would be difficult to accommodate internally.
- no room for visitor parking.
- access to public transport is not as indicated in Sustainability Statement with school buses passing twice per day during school terms and stations 0.8m and 1 mile away rather than virtually outside.
- concerns for disabled visitors and wheelchair users being able to access site along 40m unmade track to Grove Park Road.
- no plans to indicate approach would be lit. Would result in unsafe access to site.
- sizes of rooms and proximity of doors in hallways some of which open outwards would make it difficult for wheelchair users to circulate or downstairs cloakroom which appears to be 50cm wide with no room for shower.
- difficult to provide through-the-floor lift without reducing size of bedroom that movement for wheelchair would be impossible and bathroom would be inaccessible.
- concerns site notice was not displayed.
- concerns proposal would result in two entrances with more vehicles coming and going from additional 2 houses.
- Mottingham Residents Association have objected as the proposal is contrary to Policy H2 of the UDP, PPS3 and NPPF. Proposal is out of character with locality with mix of buildings varying ages and styles characterised by well spaced, mature homes with long front and rear gardens. Contrary to Policy G6 which requires a buffer zone between MOL and urban environment. Development is not comparable with Hall View which is not backland development but redevelopment of 3 houses with exceptionally large garden in 1972 when planning regulations were very different and access is via a fully adopted road with a pavement. Development behind 90/92 Grove Park Road also irrelevant as it was a much larger and less open site. Development not an asset to neighbourhood concerns regarding condition of access and houses were not sold and are currently in multi-occupation with increase in parking on Grove Park Road, increase in noise and loss of privacy for neighbours. Proposal contrary to T13(i) and H7(vi) of UDP. Design contravenes BE1 and H7 (iii) (iv) of UDP. Proposal less than 7m from water course which runs along boundary of Policy ER16 (i) (ii).

Comments from Consultees

The Council's Highways Division was consulted who stated the site is located to the north of Grove Park Road; Grove Park Road (B226) is a London Distributor Road (LDR). The applicant is proposing to utilise an existing vehicular crossover to access the site via access road (approx. 3.40m wide) from Grove Park Road leading to car parking spaces. Although only 1 space per unit is indicated on the submitted plan, as there are spaces available within the site curtilage (for car parking) no objections are raised subject to conditions.

The Council's Environmental Health Division raise no objections to the proposal.

The Council's Waste Advisors state that no access or turning area for refuse vehicles have been shown so allowance would have to be made for siting refuse and recycling at junction with Grove Park Road.

The Council's Highways Drainage Section were consulted who stated the site is within the area in which the Environment Agency Thames Region requires restriction on the rate of discharge of surface water from new developments into the River Ravensbourne or its tributaries. No objections were raised subject to conditions.

Thames Water raise no objections in relation to sewerage or water infrastructure.

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
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Sidespace
- G6 Land Adjoining Green Belt of Metropolitan Open Land
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments

The National Planning Policy Framework is also a key consideration in the determination of this application.

Planning History

In 2011 under planning ref. 11/03322, permission was refused for a part one/two storey rear and first floor side extensions, new vehicular access to provide in/out drive on the following grounds.

In 2012 under planning ref. 12/00131, permission was granted for a part one/two storey side/rear extension, new vehicular access to provide in/out drive, associated landscaping.

There is an ongoing Outline application under planning ref. 12/01528 for the erection of 2 dwellings on land to rear of No. 52 Grove Park Road.

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.

Although central government guidance in the form of the National Planning Policy Framework (NPPF) now replaces Planning Policy Statement 3 it may be considered that the thrust of the guidance otherwise remains the same and assessment must be given on the merits of the application with regard to the character, appearance and amenities of the area.

The National Planning Policy Framework (NPPF) makes it clear that, whilst it is important for the full and effective use of land to be made for housing purposes and that there is a presumption in favour of sustainable development, there is no presumption that garden land is necessarily suitable for housing. Indeed paragraph 53 of the NPPF states "local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area". The Council has such a policy in place in the form of Policy H7 of the Unitary Development Plan (UDP), which in turn is fully supported by Policy 3.5 of the London Plan.

Policy H7 of the UDP which outlines the criteria applications for new housing must meet requires, inter alia, that the site layout, buildings and space about buildings recognises and complements the qualities of the surrounding areas. 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. "Tandem" development, consisting of one house immediately behind another sharing the same access, is generally unsatisfactory because of the difficulties of access to the house at the back and disturbance and lack of privacy suffered by the house in front".

In this instance, the principle of the development is considered to be at odds with the more ordered frontage development of this part of Grove Park Road, which at present primarily comprises detached dwellings with generous private gardens at the rear. Indeed, the fact that a single storey side extension at No. 52 was required to be demolished to facilitate vehicular access to the site is indicative of the

unsuitability of the site for development. The access road to be provided would directly abut both the flank elevation of No. 52 and flank boundary resulting in a cramped appearance which would appear incongruous in the streetscene.

In the instance of Hall View a development of 5 detached and three terraced dwellings located to the rear of Nos. 44 – 48a Grove Park Road which appears to have originally been granted permission under planning ref. 71/2277 (granted for 4 detached 2 storey 4 bedroom houses, linked in pairs by integral garages, 2 detached 2 storey 4 bedroom houses, 3 2 storey 2 bedroom terraced houses and block of 5 garages) the access road is separated from the flank elevations of Nos. 44c and 46 by a distance of approximately 3m on both sides which reduces the cramped appearance of the development and results in a more ordered appearance in the streetscene. In addition, given this close proximity to the flank elevations of Nos. 52 and 50 it is likely to result in an unacceptable impact on the amenities of adjacent dwellings and would be likely to result in undue noise and disturbance as a result of vehicular movements to and from the site, contrary to Policy H7.

Paragraph 3.34 of the London Plan also provides guidance in terms of development on garden land and states “directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities’ sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern”. The loss of garden land on this site is considered to be a key concern as the open nature of the plot greatly adds to the spacious suburban character of the area.

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 proposal seeks to alter the established character of the area by introducing two 2 storey dwellings to the rear of the Nos. 52, reducing the rear garden of No. 52 from approximately 46m to approximately 12.5m. The current proposal would also result in a minimum depth of approximately 7.32m and maximum depth of 11.7m from the rear elevation of the proposed dwellings to the rear boundary which results in a rear garden area which is considerably smaller than that of surrounding properties which generally benefit from sizeable rear gardens of approximately 40m in depth or greater.

Although Mount View, a cul-de-sac of detached and terrace properties, is located in close proximity to the site this was a purpose built development and involved the demolition of the original dwellinghouses as opposed to the construction of two dwellings in the rear garden of an existing property.

As required by Policy G6 the gardens of the existing properties to the north of Grove Park Road also provide a buffer between the built environment and the

Metropolitan Open Land located to the rear in the form of Sports Ground. The addition of two dwellings in the rear garden of No. 52 is considered to result in an adverse impact on the visual amenities and open character of the area contrary to Policy G6.

The proposed dwellings themselves would span almost the entire width of the site, with less than the minimum 1m side space required to the flank boundaries, contrary to Policy H9 and minimal space provided between dwellings, which would be likely to appear cramped and out of character with the more spacious development to this part of Grove Park Road.

The accompanying Design and Access Statement makes reference to two schemes which involved the construction of residential properties in former garden land – 90 Grove Park Road for which outline permission was originally granted in 2008 under planning ref. 07/04512 and Hall View which as previously stated was granted in 1970. The context of these sites both differ from the application site and in addition there has been a significant change in planning policy between the granting of planning permission for the above applications and the current scheme, namely the now superseded PPS3 and adoption of the London Plan and NPPF which as referenced above both support the Council's position in resisting backland development.

The accompanying Design and Access Statement also states the application site is currently a brownfield development site and a vehicular access way has been provided to the side of No. 52. However, it is essential to note this vehicular access has been severed from the recently permitted in/out driveway at No. 52 granted under ref. 12/00131 as opposed to a purpose built entrance. In addition, while a fence has recently been erected in the rear garden of No. 52 which acts as a form of physical separation dividing the rear garden; functionally the site is still garden land within the curtilage of the residential property at No. 52; within the ownership of the same applicant and forms one planning unit. Appendix 2 of the NPPF excludes 'land in built-up areas such as private residential gardens' from the definition of previously developed land and as such the application site is not considered to constitute a brownfield development site but rather a private residential garden.

Whilst the proposal represents a net increase of two dwellings and as such contributes to the provision of additional dwellings as required by Policy H1, the Council does currently have an up to date five year supply of deliverable land for housing as of April 2011, which is a live document to be updated early in 2012. This illustrates that Bromley is able to meet its five year supply target of 2205 units with over 2500 deliverable units being identified. It is not considered that the creation of two additional dwellings outweighs other considerations in order to justify permission being granted, more so given that the Council's housing targets are currently being exceeded.

Section 6 of the NPPF requires that the design of new housing significantly enhances its immediate setting and should be sensitive to the defining characteristics of the local area. Section 7 further states that permission should be refused where a development fails to improve the character and quality of an area.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a cramped form of overdevelopment detrimental established character of the area and the application should be refused on this basis.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01526, 12/01528 and 11/03322, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 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, appearance and character, contrary to Policies H7, G6 and BE1 of the Unitary Development Plan, the London Plan and the National Planning Policy Framework.
- 2 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

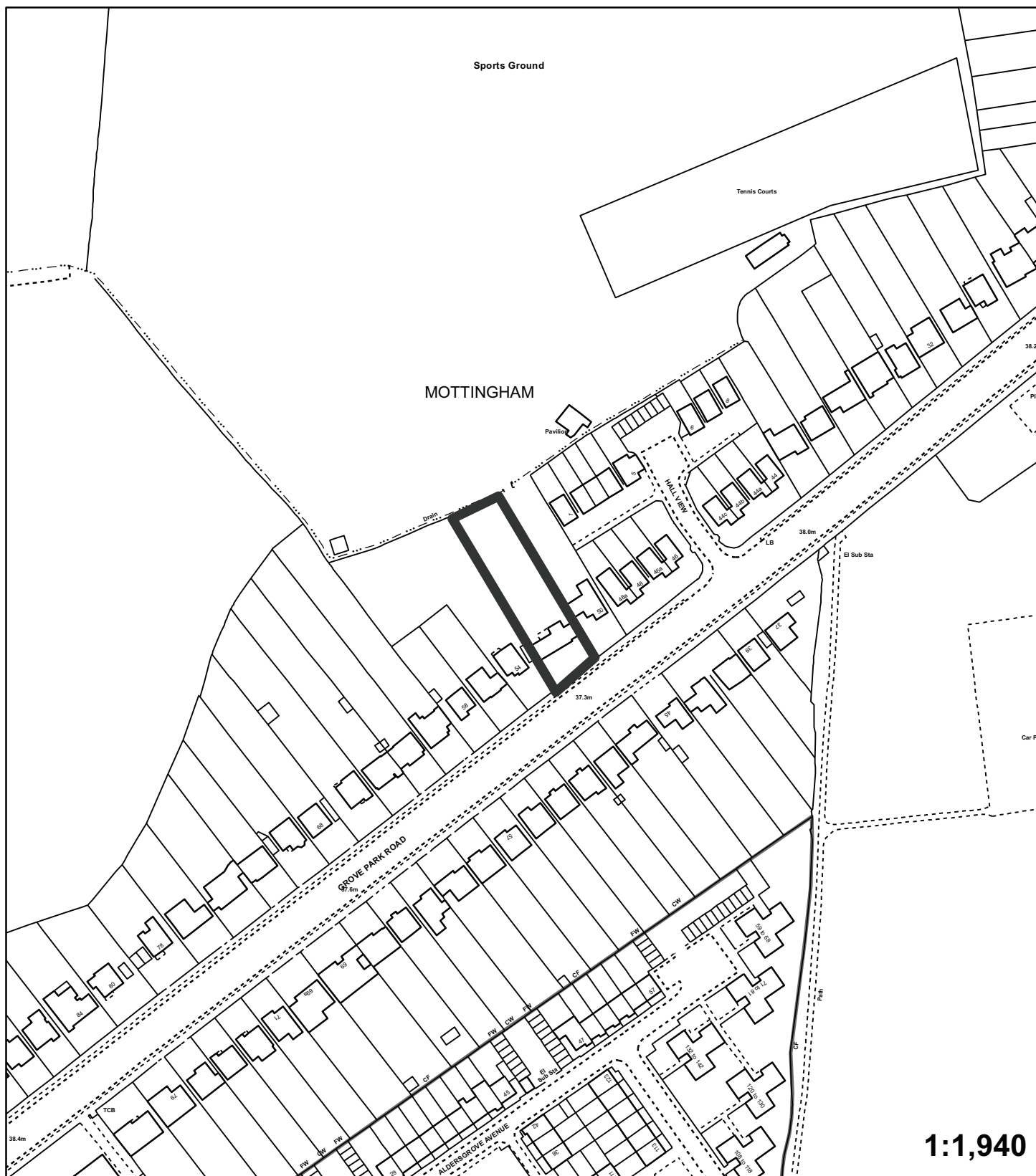
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:12/01526/FULL1

Address: 52 Grove Park Road Mottingham London SE9 4QB

Proposal: Erection of two 2 storey 3 bedroom detached dwellings and associated landscaping and boundary enclosures on land to rear of No. 52 Grove Park Road



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

Application No : 12/01528/OUT

Ward:
Mottingham And Chislehurst
North

Address : 52 Grove Park Road Mottingham
London SE9 4QB

OS Grid Ref: E: 541647 N: 172512

Applicant : Crownchoice Developments

Objections : YES

Description of Development:

Erection of 2 dwellings on land to rear of No. 52 Grove Park Road. (OUTLINE APPLICATION)

Key designations:

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

Proposal

Outline planning permission is sought for the erection of two detached dwellings and enclosures on land to rear of No. 52 Grove Park Road and associated access road. At present, permission is sought for means of access and layout, with appearance, landscaping and scale forming the reserved matters. This application should be considered in conjunction with the ongoing application planning ref: 12/01526.

Indicative plans provided show the proposal to comprise two detached two storey dwellings (with maximum height of 8m). In terms of the layout, the dwellings would be orientated to face towards the rear of No. 52 Grove Park Road, with a separation of approx. 27m to be provided between these properties, a rear garden depth of between approximately 7.2m – 11.5m. Regarding access, a private road would be provided between the flank elevation of No. 52 and flank boundary with No. 50.

The application site is currently comprised of a detached two storey single family dwellinghouse and the proposal is for the construction of two residential properties within the residential curtilage of this site. The area is primarily characterised by

large detached dwellings with sizeable rear gardens, however, in close proximity to the application site is 44 – 48a Grove Park Road and Hall View which are smaller scale detached and terrace dwellings with modest rear gardens and a different appearance and character from the majority of properties in the area. To the north of the site are Sports Grounds which is designated Metropolitan Open Land.

Comments from Local Residents

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

- overdevelopment of site in attempt to maximise profits detrimental to local community and character of area.
- visual impact and loss of privacy and prospect for adjoining neighbours which have open aspect and feeling of space.
- proposed narrow driveway onto Grove Park Road would constitute a danger and difficult for emergency services and unsafe for pedestrians.
- similar development was permitted at 90 Grove Park Road and if all properties were developed in this piecemeal would result in narrow entrances opening onto Grove Park Road with increase in traffic, danger, parking, pollution and noise.
- proposed entrance dangerously close to east bound bus stop and Hall View.
- result in change of character in area by piecemeal developments.
- set a precedent and establish undesirable pattern for infilling of area with high quality homes being replaced by poor quality developments.
- limited parking spaces for proposed development potential for on-street parking obstructing cycle lanes.
- detrimental impact on wildlife gardens which provide habitat for variety of species.
- houses in Grove Park Road recently considered for addition to the Local List suggesting the road is of special architectural/historic interest.
- site is not brownfield development site and is not Previously Developed Land as such object to principle of development.
- adverse impact on residential amenity of neighbouring properties particularly Nos. 50, 52 and 54 and also future residents.
- insufficient distance between rear elevation of No. 52 and front elevation of proposed dwellings.
- plan fails to show where refuse bins will be stored or access arrangements.
- insufficient area for vehicles to manoeuvre should more than one car enter the site.
- proposal has no contextual reference and is at odds with street layout and streetscape.
- concerns in relation to the documentation submitted as part of the application.
- design and layout of dwellings are extremely poor with studys not required for dwellings of this size.
- use of obscure glazing to windows as a means of resolving issue of overlooking given insufficient distance between proposed and existing dwellings is unacceptable.

- not relevant to compare proposal to development at Hall View which is of a different scale and context to current proposal.
- proposed buildings are not of a similar scale to the bulk of the properties on Grove Park Road.
- proposal would result in loss of openness and views to rear as plot measuring 18.3m in width less than 3m permeability through to sports ground making buildings appear one large, solid mass.
- property at No. 52 not designed from access to rear which has been created through demolition of part of the existing building.
- adverse impact on enjoyment and amenity of gardens of Nos. 50, 52 and 54. Properties will be shadowing and overbearing and provision of window in sides of buildings is unacceptable.
- two trees have already been felled.
- affect value of neighbouring properties.
- building in back garden would result in loss of security for neighbouring properties.
- watercourse would be damaged by proximity to new buildings and risk of flooding to other properties would be increased.
- concerns relating to irrelevant matters and omissions in Sustainability Statement, Lifetime Homes Statement is flawed.
- cycle storage facilities not indicated on plans and would be difficult to accommodate internally.
- no room for visitor parking.
- access to public transport is not as indicated in Sustainability Statement with school buses passing twice per day during school terms and stations 0.8m and 1 mile away rather than virtually outside.
- concerns for disabled visitors and wheelchair users being able to access site along 40m unmade track to Grove Park Road.
- no plans to indicate approach would be lit. Would result in unsafe access to site.
- sizes of rooms and proximity of doors in hallways some of which open outwards would make it difficult for wheelchair users to circulate or downstairs cloakroom which appears to be 50cm wide with no room for shower.
- difficult to provide through-the-floor lift without reducing size of bedroom that movement for wheelchair would be impossible and bathroom would be inaccessible.
- concerns site notice was not displayed.
- concerns proposal would result in two entrances with more vehicles coming and going from additional 2 houses.
- Mottingham Residents Association have objected as the proposal is contrary to Policy H2 of the UDP, PPS3 and NPPF. Proposal is out of character with locality with mix of buildings varying ages and styles characterised by well spaced, mature homes with long front and rear gardens. Contrary to Policy G6 which requires a buffer zone between MOL and urban environment. Development is not comparable with Hall View which is not backland development but redevelopment of 3 houses with exceptionally large garden in 1972 when planning regulations were very different and access is via a fully adopted road with a pavement.

Development behind 90/92 Grove Park Road also irrelevant as it was a much larger and less open site. Development not an asset to neighbourhood concerns regarding condition of access and houses were not sold and are currently in multi-occupation with increase in parking on Grove Park Road, increase in noise and loss of privacy for neighbours. Proposal contrary to T13(i) and H7(vi) of UDP. Design contravenes BE1 and H7 (iii) (iv) of UDP. Proposal less than 7m from water course which runs along boundary of Policy ER16 (i) (ii).

- symmetry of No. 52 has been destroyed by removal of single storey extension to provide access to rear.
- houses are small and poorly designed, close together and out of context.
- gardens and amenity space are limited and outlook from front onto 1.8m fence with leylandii saplings 12m away is poor.

Comments from Consultees

The Council's Highways Division was consulted who stated the site is located to the north of Grove Park Road; Grove Park Road (B226) is a London Distributor Road (LDR). The applicant is proposing to utilise an existing vehicular crossover to access the site via access road (approx. 3.40m wide) from Grove Park Road leading to car parking spaces. Although only 1 space per unit is indicated on the submitted plan, as there are spaces available within the site curtilage (for car parking) no objections are raised subject to conditions.

The Council's Environmental Health Division raise no objections to the proposal.

The Council's Waste Advisors were consulted who stated no access or turning area for refuse vehicles have been shown so allowance would have to be made for siting refuse and recycling at junction with Grove Park Road.

The Council's Highways Drainage Section state that the site is within the area in which the Environment Agency Thames Region requires restriction on the rate of discharge of surface water from new developments into the River Ravensbourne or its tributaries. No objections were raised subject to conditions.

Thames Water raised no objections in relation to sewerage or water infrastructure.

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
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Sidespace
- G6 Land Adjoining Green Belt of Metropolitan Open Land
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments

The National Planning Policy Framework is also a key consideration in the determination of this application.

Planning History

In 2011 under planning ref. 11/03322, permission was refused for a part one/two storey rear and first floor side extensions, new vehicular access to provide in/out drive on the following grounds.

In 2012 under planning ref. 12/00131, permission was granted for a part one/two storey side/rear extension, new vehicular access to provide in/out drive, associated landscaping.

There is an ongoing application under planning ref. 12/01526 for the erection of two 2 storey 3 bedroom detached dwellings and associated landscaping and boundary enclosures on land to rear of No. 52 Grove Park Road.

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.

Although central government guidance in the form of the National Planning Policy Framework (NPPF) now replaces Planning Policy Statement 3 it may be considered that the thrust of the guidance otherwise remains the same and assessment must be given on the merits of the application with regard to the character, appearance and amenities of the area.

The National Planning Policy Framework (NPPF) makes it clear that, whilst it is important for the full and effective use of land to be made for housing purposes and that there is a presumption in favour of sustainable development, there is no presumption that garden land is necessarily suitable for housing. Indeed paragraph 53 of the NPPF states “local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. The Council has such a policy in place in the form of Policy H7 of the Unitary Development Plan (UDP), which in turn is fully supported by Policy 3.5 of the London Plan.

Policy H7 of the UDP which outlines the criteria applications for new housing must meet requires, inter alia, that the site layout, buildings and space about buildings recognises and complements the qualities of the surrounding areas. 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. “Tandem” development, consisting of one house immediately behind another sharing the same access, is generally unsatisfactory because of the difficulties of access to the house at the back and disturbance and lack of privacy suffered by the house in front”.

In this instance, the principle of the development is considered to be at odds with the more ordered frontage development of this part of Grove Park Road, which at present primarily comprises detached dwellings with generous private gardens at the rear. Indeed, the fact that a single storey side extension at No. 52 was required to be demolished to facilitate vehicular access to the site is indicative of the unsuitability of the site for development. The access road to be provided would directly abut both the flank elevation of No. 52 and flank boundary resulting in a cramped appearance which would appear incongruous in the streetscene.

In the instance of Hall View a development of 5 detached and three terraced dwellings located to the rear of Nos. 44 – 48a Grove Park Road which appears to have originally been granted permission under planning ref. 71/2277 (granted for 4 detached 2 storey 4 bedroom houses, linked in pairs by integral garages, 2 detached 2 storey 4 bedroom houses, 3 2 storey 2 bedroom terraced houses and block of 5 garages) the access road is separated from the flank elevations of Nos. 44c and 46 by a distance of approximately 3m on both sides which reduces the cramped appearance of the development and results in a more ordered appearance in the streetscene. In addition, given this close proximity to the flank elevations of Nos. 52 and 50 the access proposed is likely to result in an unacceptable impact on the amenities of adjacent dwellings resulting in undue noise and disturbance as a result of vehicular movements to and from the site, contrary to Policy H7.

Paragraph 3.34 of the London Plan also provides guidance in terms of development on garden land and states “directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities’ sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern”. The loss of garden land on this site is considered to be a key concern as the open nature of the plot greatly adds to the spacious suburban character of the area.

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 proposal seeks to alter the established character of the area by introducing two 2 storey dwellings to the rear of the Nos. 52, reducing the rear garden of No. 52 from approximately 46m to approximately 12.5m. The current proposal would

also result in a minimum depth of approximately 7.32m and maximum depth of 11.7m from the rear elevation of the proposed dwellings to the rear boundary which results in a rear garden area which is considerably smaller than that of surrounding properties which generally benefit from sizeable rear gardens of approximately 40m in depth or greater.

Although Mount View, a cul-de-sac of detached and terrace properties, is located in close proximity to the site this was a purpose built development and involved the demolition of the original dwellinghouses as opposed to the construction of two dwellings in the rear garden of an existing property.

As required by Policy G6 the gardens of the existing properties to the north of Grove Park Road also provide a buffer between the built environment and the Metropolitan Open Land located to the rear in the form of Sports Ground. The addition of two dwellings in the rear garden of No. 52 is considered to result in an adverse impact on the visual amenities and open character of the area contrary to Policy G6.

The proposed dwellings themselves would span almost the entire width of the site, with less than the minimum 1m side space required to the flank boundaries, contrary to Policy H9 and minimal space provided between dwellings, which would be likely to appear cramped and out of character with the more spacious development to this part of Grove Park Road.

The accompanying Design and Access Statement makes reference to two schemes which involved the construction of residential properties in former garden land – 90 Grove Park Road for which outline permission was originally granted in 2008 under planning ref. 07/04512 and Hall View which as previously stated was granted in 1970. The context of these sites both differ from the application site and in addition there has been a significant change in planning policy between the granting of planning permission for the above applications and the current scheme, namely the now superseded PPS3 and adoption of the London Plan and NPPF which as referenced above both support the Council's position in resisting backland development.

The accompanying Design and Access Statement also states the application site is currently a brownfield development site and a vehicular access way has been provided to the side of No. 52. However, it is essential to note this vehicular access has been severed from the recently permitted in/out driveway at No. 52 granted under ref. 12/00131 as opposed to a purpose built entrance. In addition, while a fence has recently been erected in the rear garden of No. 52 which acts as a form of physical separation dividing the rear garden; functionally the site is still garden land within the curtilage of the residential property at No. 52; within the ownership of the same applicant and forms one planning unit. Appendix 2 of the NPPF excludes 'land in built-up areas such as private residential gardens' from the definition of previously developed land and as such the application site is not considered to constitute a brownfield development site but rather a private residential garden.

Whilst the proposal represents a net increase of two dwellings and as such contributes to the provision of additional dwellings as required by Policy H1, the Council does currently have an up to date five year supply of deliverable land for housing as of April 2011, which is a live document to be updated early in 2012. This illustrates that Bromley is able to meet its five year supply target of 2205 units with over 2500 deliverable units being identified. It is not considered that the creation of two additional dwellings outweighs other considerations in order to justify permission being granted, more so given that the Council's housing targets are currently being exceeded.

Section 6 of the NPPF requires that the design of new housing significantly enhances its immediate setting and should be sensitive to the defining characteristics of the local area. Section 7 further states that permission should be refused where a development fails to improve the character and quality of an area. Having had regard to the above it was considered that the development in the manner proposed is not acceptable in that it would result in a cramped form of overdevelopment detrimental established character of the area and the application should be refused on this basis.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01526, 12/01528 and 11/03322, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 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, appearance and character, contrary to Policies H7, G6 and BE1 of the Unitary Development Plan, the London Plan and the National Planning Policy Framework.
- 2 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant

land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010).

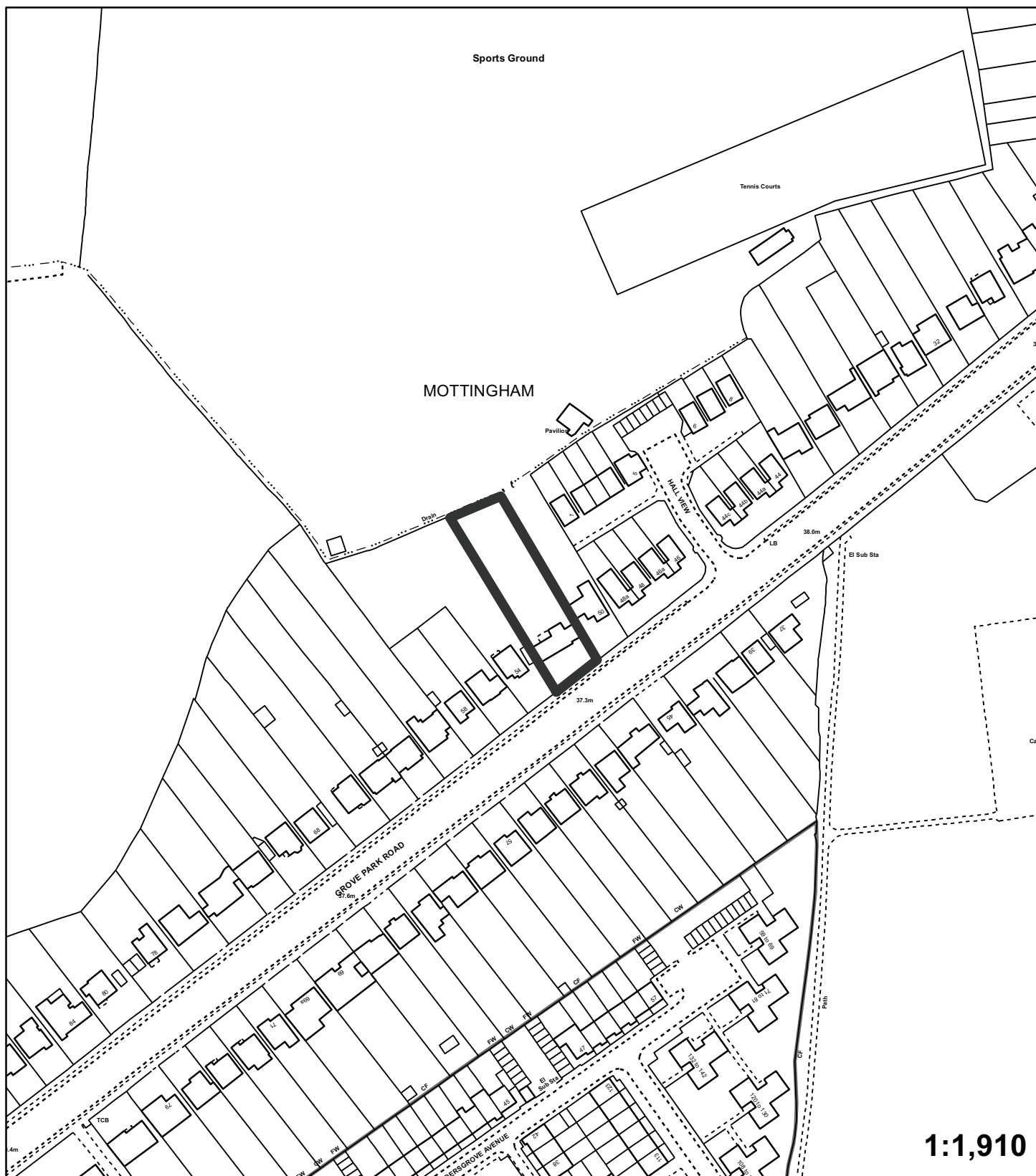
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:12/01528/OUT

Address: 52 Grove Park Road Mottingham London SE9 4QB

Proposal: Erection of 2 dwellings on land to rear of No. 52 Grove Park Road. (OUTLINE APPLICATION)



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

Application No : 12/01705/RECON

Ward:
Bromley Town

Address : Land Adjacent To 27 Gwydyr Road
Bromley

OS Grid Ref: E: 539951 N: 168874

Applicant : Hook Construction

Objections : YES

Description of Development:

Removal of condition 5 of permission 11/00407, for detached house, which requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Ravensbourne FZ2
River Centre Line

Proposal

This application seeks the removal of condition 5 relating to planning permission reference 11/00407 which gave consent for a detached two storey 3 bedroom house with accommodation in the roof space. Condition 5 requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.

Location

The site is located on the east side of Gwydyr Road; the two storey development is currently being constructed. It is located within a residential environment characterised by a mix of semi-detached, terraced and maisonette type accommodation. Restricted frontages in this location result in on-street parking with Resident Parking bays in the road. The site is located within a low PTAL area (2).

Comments from Local Residents

- limited parking – spaces at a premium
- constant obstruction to garage access
- didn't object to original development as thought parking was to be provided
- number of cars parking at Gwydyr Road is already at capacity – the number of permits should be limited to one and household should not be eligible to purchase visitor permits.
- a number of photographs have been submitted to try and demonstrate the existing parking pressure within the vicinity.

Comments from Consultees

Highways comments note that the proposal is located within Bromley Town Centre (Outer Zone) Controlled Parking Zone (CPZ) and that the development has resulted in loss of off street parking spaces (a garage and a space in front which means loss of two spaces). No off street parking space(s) have been provided, which would add to the parking stress within the area. Based on 2001 census results, car ownership in Bromley Town ward was approximately 1.04 car per household. Given the growth in car ownership levels since 2001 greater parking demand is likely to exist now. The only way to control the current parking situation in Gwydyr Road is to impose the condition.

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and policies of Bromley's Unitary Development Plan:

T3 Parking

Planning History

Outline planning permission, ref. 07/02923, was granted, subject to conditions, for a detached two storey three bedroom dwelling on land adjacent 27 Gwydyr Road.

Highways comments at the time raised no objections to car free housing in this location, subject to the developer entering into an agreement that the new occupiers would not be eligible for a parking permit. An informative was included on the planning decision notice advising future owners/occupiers of the dwelling would not be eligible for parking permits.

Planning permission, ref. 11/00407, was granted for the detailed development, subject to planning conditions including Condition 5 the subject of this application

Conclusions

The planning merits of the development currently under construction were considered by planning permissions refs. 07/02923 and 11/00407 and whilst representations were put forward by the applicants at the time relating to parking, no Highway objection was raised to car free housing in this location. This was

however subject to restrictions; in order to address pressure on the existing parking demand in the area future residents of the development should not be eligible to apply for parking permits. It should be noted there are some 'free' (non-restricted) spaces on Gwydyr Road, which could be utilised by the future occupier(s).

Of added concern is that to allow this type of development (without the restrictive condition) is that similar developments will start applying resulting in unsustainable number of parking permits.

Members may consider that the removal of Condition 5 would add to the parking stress within the area and would be contrary to the aims of Policy T3 which seeks to avoid development which is likely to lead to parking inconvenient to other road users and be detrimental to amenities and road safety, and therefore this application should be refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/02923, 11/00407 and 12/01705, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The removal of Condition 5 would add to the parking stress within the area and would be contrary to the aims of Policy T3 which seeks to avoid development which is likely to lead to parking inconvenient to other road users and be detrimental to amenities and road safety.

Application:12/01705/RECON

Address: Land Adjacent To 27 Gwydyr Road Bromley

Proposal: Removal of condition 5 of permission 11/00407, for detached house, which requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.



Report No.
DRR12/097

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 4

Date: Thursday 16 August 2012

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

Title: 138 LOCKESLEY DRIVE, ORPINGTON

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

Chief Officer: Chief Planner

Ward: (All Wards);

1. Reason for report

This matter has previously been reported to Plans Sub Committee No.1 on 24 November 2011 (Item 5.2) and again to Plans Sub Committee 3 on 16 February 2012 (Item 5.1) following complaints concerning a number of alleged breaches of planning control ,

However the resolution of the Sub Committee on 16 February 2012 was that No Further Action should be taken providing details of a boundary treatment scheme along the side boundary between 136 and 138 Lockesley Drive were submitted within 1 month of the date of that meeting of a height, position and material to be approved by the LPA.

No such details have been submitted and this report considers what further action should be taken.

2. **RECOMMENDATION**

No further action be taken for 3 months to allow further time for the boundary scheme, of a height, position and materials to be approved by the LPA, to be implemented.

3. COMMENTARY

- 3.1 Since the date of the meeting in February further visits have been made to the site in order to seek that the agreed resolution be implemented within the time limit set. The present owners of 138 Lockesley Drive purchased the property around November 2011 when this matter was first reported to committee. At the time of the purchase a 1.8M fence was in place along the side boundary between Nos. 138 and 136 and the new owners bought the property in the belief that the fence was included in the sale. They were unaware that the fence was the subject of a boundary dispute between the previous owner and the occupier of 136 Lockesley Drive.

When they took possession of the property the fence had been removed. The boundary dispute was ongoing but is a civil rather than a planning matter.

The present owners of 138 Lockesley Drive claim they are not in a financial position to implement a boundary scheme and require more time to either restore the original fence or erect a new fence.

The relevant background was set out in the previous report but is repeated below.

- 3.2 The property is situated on a hill and the land slopes down from west to east. The existing level of the rear garden is approx. 300mm higher than the rear garden of No.136, although this partly reflects the natural gradient of the land, and does not appear to be significantly higher than other properties in the vicinity. The rear garden of 136 includes a patio area with steps up to the lawn which emphasises the difference in levels. No.138 also has a recently constructed patio area which is level with the rear of the house.
- 3.3 Permission was granted in 2008 for a detached garage at the side of 138, (ref. 09/00488). The approved plan gives no indication of ground levels and there was nothing to suggest that it was proposed to increase levels in the rear garden. However, in the area behind the garage and adjoining the side boundary ground levels are approx. 500mm higher than the adjoining garage at 136. This means that it is possible to overlook the flank wall of the garage at 136 and to the lesser extent the rear patio.
- 3.4 It was previously reported that ground levels along the eastern boundary appeared to have been increased by up to approx. 500mm adjacent to the detached garage but reducing to approx. 100mm at the end of the garden. However there was insufficient information to indicate precisely how much levels had been increased.
- 3.5 A survey was carried out on 9 January 2012 in order to ascertain the natural and possible raised level of the garden. The survey was carried out in the presence of the new owner of 138 and the owner of 136 Lockesley Drive.
- 3.6 The main conclusions of the previous report are summarised below:

“Topography of site

The site is naturally graded in two directions, being on the slope of a hill, will falls lowering from the garden at No.138 to No.136, both perpendicular and parallel to the property boundary, towards the road and the front.

Site Survey

The boundary between both properties was measured from a zero datum at the intersection of the properties at the rear of the gardens. It is not possible to make any accurate assessment of what the ground levels were at No.138 Lockesley Drive, prior

to the commencement of building works to extend the property and the addition of a detached garage, commencing in 2007. At present, the line of the boundary for the first 18.1m is not clear, and an existing fence line has been removed. A rope "line" has been established by the owner of No.136, but the boundary is yet to be established by both owners. Levels were therefore taken between ground levels on the line of the existing fence.

Conclusions

The change in levels from one side of the boundary to the other is shown on the attached drawing.

To the rear, the maximum change in level to the first 18.1m is 320mm. Where a new fence has been installed behind the detached garage, with 2No. concrete "gravel boards" at the base, the change in levels reach a maximum dimension of 570mm, although as shown in the detail section, the change is not fully 570mm, due to the higher ground level falling away towards the gravel boards."

- 3.7 The maximum difference in ground levels between 138 and 136 was confirmed to be 570mm. However, the surveyor was unable to make any accurate assessment of ground levels before the commencement of recent building works. Furthermore, the survey results do not reflect the natural contours of the land which slopes downhill from west to east, meaning that the dwelling at 138 was built at a higher level than 136.
- 3.8 Whereas the maximum difference in levels along the side boundary was found to be 570mm, the maximum change in levels to the rear of the garden was 320mm. Towards the rear boundary this reduces to only 100mm. Given the lack of information to confirm the original ground levels the extent of land raising towards the rear boundary varies between 320mm and 100mm over a distance of approx. 20m. The extent to which levels have been raised in the rear part of the rear garden is not considered to be significant and it is concluded that no further action would be expedient in respect of this area.
- 3.9 The extent of land raising is more significant along the area between the front boundary and approx. 15m into the site. Levels in this part of the site are up to 570mm higher than 136, which is marginally higher than previously estimated. However, the original levels are not known and the precise extent of land raising cannot be confirmed with any degree of certainty. Allowing for the natural slope of the land the original ground level at 138 is estimated to have been between 100-300mm higher than 136, having regard to the topography of the surrounding area.
- 3.10 The main issue is whether the increase in ground levels has resulted in a material loss of amenities to the adjoining properties to the extent that enforcement action is expedient. If enforcement action was taken the requirement of the notice would be to reduce ground levels to their former level before the breach took place. As original ground levels are not known with any degree of certainty, the notice would have to give a notional level, which would lack precision and run the risk of being quashed on appeal. The required reduction in levels would be between 100-570mm over the length of the side boundary and it would be necessary to specify at which locations ground levels should be lowered.
- 3.11 A further consideration is to define the harm caused by the increase in levels. As concluded above the main area of concern is the first 15m along the side boundary from the frontage. Some degree of overlooking of the side elevation of 136 has resulted from the raising of ground levels to the side and rear of the detached garage at 138. This overlooks the flank wall of a detached garage and garden shed at 136 and there are 3 first floor windows on the flank wall of the dwelling. However, there is a new 6' closeboarded fence along this section of the side boundary which provides some degree of privacy. The reinstatement of the remainder of the side boundary fence will assist in providing an adequate level of privacy to both rear gardens. It

is understood that there is a current boundary dispute along this section of the boundary but this is a civil rather than a planning matter.

- 3.12 In conclusion, the difference in ground levels between 138 and 136 varies between 570mm and 100mm. The maximum difference in levels occurs along the front part of the side boundary over a distance of approx. 15m from the frontage. Enforcement action could be taken to reduce levels in this part of the garden but it is concluded that such action would not be expedient. The harm caused by the raising of ground levels is not considered to be so significant so as to result in a material loss of residential amenity to 136. On balance it is therefore concluded that taking action to require existing ground levels to be lowered would be disproportionate. Accordingly it is recommended that no further action be taken.”
- 3.13 The new owners of 138 Lockesley Drive have indicated that they intend to erect a new boundary fence along the common side boundary with No 136. They have requested more time to do so and a period of 3 months is considered to be appropriate. It would be in the interests of both parties to reinstate the former boundary screening in terms of privacy and overlooking. On this basis an extension of time of 3 months is considered appropriate.

Report No.
DRR12/096

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Plans Sub Committee No.4

Date: 16 August 2012

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

Title: Delegated Enforcement Action (March to May 2012)

Contact Officer: Tim Bloomfield, Development Control Manager
(Planning Investigation and Appeals)
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Various - boroughwide

1. Reason for report

Enforcement action has been authorised under Delegated Authority for the following alleged breaches of planning control. In accordance with agreed procedures Members are hereby advised of the action taken.

2. **RECOMMENDATION(S)**

2.1 For information.

3. COMMENTARY

3.1 Enforcement action/advertisement proceedings/prosecutions have been authorised by the Chief Planner under Delegated Authority during the period 1 March to 30 June 2012 in respect of development undertaken without the benefit of planning permission at the following sites:

ENF Ref	Complaint	Site	Ward	Recommendation	Decision date
12/00132	variation of conditions 3 & 4 retrospective inappropriate white render	22 Cator Road, Sydenham	Penge & Cator	Enforcement - OPDEV	6.3.12
12/00135	building not in accordance with approved planning 10.02541	59 Mayfield Avenue, Orpington	Petts Wood and Knoll	Enforcement - OPDEV	6.3.12
09/00863	unauthorised hardstanding	78 Oakdene Road, Orpington	Cray Valley West	Prosecution	19.3.12
12/00159	unauthorised handrails on a listed building	Chesil House, St Pauls Cray Road, Chislehurst	Chislehurst	Enforcement - OPDEV	19.3.12
06/00767	construction of hardstanding and use of land for storage of skips and containers	Knockholt Station	Chelsfield & Pratts Bottom	Prosecution	23.3.12
10/00491	change of use equestrian to traveller site	Archies Stables, Cudham Lane North, Cudham	Darwin	Enforcement - Change of Use	27.3.12
08/00274	breach of S106 agreement - occupancy restrictions	Petleys Farm House, Luxted Road, Orpington	Darwin	Injunction proceedings	28.3.12
11/00064	unauthorised shutters	209-211 Southborough Lane, Bromley	Bickley	Prosecution	3.4.12
12/00213	unauthorised shutters	70-72 Elmers End Road, Penge	Clockhouse	Enforcement - OPDEV	17.4.12
10/00007	breach of condition 02	58 Oakwood Avenue, Beckenham	Copers Cope	Prosecution	16.4.12
11/00641	change of use from single family dwelling to 8 bedsits	30 Clovelly Way, Orpington	Cray Valley East	Enforcement - Change of Use	25.4.12
11/00601	illuminaged signage	133 High Street, Penge	Penge & Cator	Advertisement proceedings	26.4.12
11/00394	unauthorised structure to front of dwelling	Flintlock, Norsted Lane, Orpington	Chelsfield & Pratts Bottom	Prosecution	25.4.12
12/00245	unauthorised parapet wall and roof terrace	12 Morland Road, Penge	Penge & Cator	Enforcement - OPDEV	25.4.12

11/00671	unauthorised signs	344 High Street, Orpington	Orpington	Enforcement - OPDEV	30.4.12
11/00637	alleged unauthorised side extension	20 Oaklands Road, Bromley	Bromley Town	Enforcement - OPDEV	1.5.12
09/00692	unauthorised single storey rear extension	The Clock House, Beckenham Road, Beckenham	Clock House	Enforcement - OPDEV	7.5.12
12/00108	refuse storage area not in accordance with plans	23 Queens Road, Beckenham	Clock House	Breach of Condition Notice	7.5.12
12/00080	single dwelling built as three self contained apartments	109 Monks Orchard Road, Beckenham	Kelsey and Eden Park	Enforcement - OPDEV	7.5.12
11/00666	use of building as single dwelling house	1 Whites Cottages, Pickhurst Green, Hayes	Coney Hall and Hayes	Enforcement - Change	11.5.12
12/00277	building not in accordance with aproved plans - exceeds PD height of 4m to ridge	87 Hayes Way, Beckenham	Shortlands	Enforcement - OPDEV	14.5.12
12/00236	retention of detached single storey sotrage and workshop building	The Ravensbourne School, Hayes Lane, Hayes	Bromley Town	Enforcement - OPDEV	17.5.12
10/00268	roof alterations to enclose balcony area, dormer extension to existing garage and elevational alterations	82 Manor Way, Beckenham	Kelsey and Eden Park	Enforcement - OPDEV	17.5.12
09/00787	Development on MOL land	The Elms and land adj Mottingham Lane, Mottingham	Mottingham and Chislehurst North	Enforcement - OPDEV	21.5.12
11/00607	unauthorised first floor at rear of premises	133 High Street, Penge	Penge and Cator	Prosecution	21.5.12
11/00732	garage used as residential dwelling	17 Rodway Road, Bromley	Plaistow and Sundridge	Planning Contravention Notice	21.5.12
12/00188	unauthorised hardstanding	land opp Valecrest and Raybrook, Highfield Road, BH	Biggin Hill	Enforcement Notice	29.5.12
10/00700	Unauthorised two glazed units and door	35 Market Square, Bromley	Bromley Town	Prosecution	29.5.12
12/00254	Breach of conditions 9, 15, 17 of 11/03450	109 Monks Orchard Road, Beckenham	Kelsey and Eden Park	Breach of Condition Notice	29.5.12

12/00103	change of use to servicing and repairs	38A Newbury Road, Shortlands	Shortlands	Enforcement Notice	19.5.12
12/00049	overheight fence	31 Berrylands, Orpington	Orpington	Enforcement Notice	29.5.12
12/00068	commercial activity at residential dwelling	46 Curtismill Way, Orpington	Cray Valley West	Planning Contravention Notice	19.5.12
12/00077	unauthorised display of large school crest logo	Babbington House School, Grange Drive, Chislehurst	Chislehurst	Advert Proceedings	30.5.12
09/00320	untidy site	Invita Works, Chalk Pit Avenue, Orpington	Cray valley East	S215	6.6.12
10/00754	Use of single dwelling as two flats	15 Lewes Road, Bromley	Bickley	Enforcement Notice	6.6.12
12/00357	Listed building in state of advanced decay	22 Hamlet Road, Anerley	Crystal Palace	Repairs Notice	18.6.12
12/00356	Listed building in state of advanced decay	20 Hamlet Road, Anerley	Crystal Palace	Repairs Notice	18.6.12
09/00508	Unauthorised elevational alterations to windows at front of premises	111 Maple Road, SE20	Penge and Cator	Enforcement	18.6.12
12/00331	overheight front boundary wall and gates	54 Marlings Park Avenue, Chislehurst	Chislehurst	Enforcement	18.6.12
12/00370	change of use of land for use as part of haulage yard	83 Penge Road, SE20	Crystal Palace	Enforcement	25.6.12
12/00371	Breach of condition 1 use of premises	83 Penge Road, SE20	Crystal Palace	Enforcement	25.6.12

3.2 For further details of any of the above cases please contact Tim Bloomfield (details as above) or Angela Sheppard on 020 8461 7536.

Agenda Item 9

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