



THE LONDON BOROUGH
www.bromley.gov.uk

BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333 CONTACT: Lisa Thornley
lisa.thornley@bromley.gov.uk

DIRECT LINE: 020 8461 7566
FAX: 020 8290 0608 DATE: 25 March 2013

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

Councillor Simon Fawthrop (Chairman)
Councillor Alexa Michael (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, 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 4 APRIL 2013 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 7 FEBRUARY 2013**
(Pages 1-12)
- 4 **PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Penge and Cator Conservation Area	13-16	(13/00232/FULL1) - Pavilion and Public Conveniences, Alexandra Recreation Ground, Alexandra Road, Sydenham

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.2	Chelsfield and Pratts Bottom	17-20	(13/00148/FULL6) - 13 Julian Road, Orpington
4.3	Darwin	21-26	(13/00173/FULL1) - Land Rear of 2 and 3 St Margarets Avenue, Berrys Green Road, Berrys Green
4.4	Cray Valley West	27-30	(13/00190/FULL6) - 14 Church Hill Wood, Orpington
4.5	Bromley Common and Keston	31-36	(13/00302/FULL6) - Mackleys, Oakley Road, Bromley
4.6	Clock House	37-46	(13/00407/FULL1) - 3 Beckenham Road, Beckenham
4.7	Petts Wood and Knoll Conservation Area	47-52	(13/00478/FULL6) - The Tudor House, 267 Chislehurst Road, Orpington

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

Report No.	Ward	Page No.	Application Number and Address
4.8	Kelsey and Eden Park Conservation Area	53-56	(13/00083/FULL6) - 71 Manor Way, Beckenham
4.9	Copers Cope	57-60	(13/00124/TPO) - 86-90 High Street, Beckenham
4.10	West Wickham	61-66	(13/00143/FULL6) - 38 Hayes Chase, West Wickham
4.11	Penge and Cator	67-80	(13/00167/FULL1) - Penge Clinic, 17-19 Oakfield Road, Penge
4.12	Shortlands	81-84	(13/00276/FULL6) - 72 Kingswood Avenue, Shortlands

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

Report No.	Ward	Page No.	Application Number and Address
4.13	Petts Wood and Knoll	85-88	(13/00465/FULL6) - 67 Dale Wood Road, Orpington

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

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

NO REPORTS

This page is left intentionally blank

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 7 February 2013

Present:

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

Also Present:

Councillors Russell Mellor, Catherine Rideout and Colin Smith

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

24 DECLARATIONS OF INTEREST

No declarations of interest were received.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 DECEMBER 2012

RESOLVED that the Minutes of the meeting held on 6 December 2012 be confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

26.1 BROMLEY TOWN

(12/03595/FULL6) - 2 St Blaise Avenue, Bromley

Description of application - Single storey rear extension and disabled ramp.

It was reported that late objections received from a neighbouring property had been withdrawn. Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition and informative to read:-

'4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

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

INFORMATIVE

The applicant is advised that the conservatory shall not be illuminated between the hours of 2300 and 0700 in order to safeguard the amenities of the immediate neighbour.'

SECTION 2

(Applications meriting special consideration)

**26.2
COPERS COPE**

(12/02233/FULL1) - Hamara, Shortlands Grove, Shortlands

Description of application - Demolition of existing dwelling and construction of four storey block of two 1 bedroom flats and four 2 bedroom flats with associated vehicular access and car parking to front and rear.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner with the addition of a further reason to read:-

'3 The proposed development, by reason of its excessive bulk and scale and the limited plot size, would be out of character with the prevailing pattern of development in this part of Shortlands Grove and would therefore represent an incongruous addition to the streetscene and the area, contrary to Policies BE1 and H7 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance 1 and 2.'

**26.3
BICKLEY**

(12/02650/FULL6) - 107 Plaistow Lane, Bromley

Description of application - Increase in roof height, part one/to storey side/rear extension with accommodation in roofspace and balcony to rear, creation of lower ground floor level, single storey front/side extensions, single storey side extensions; raised terrace, landscaping and steps to rear, replacement chimney and elevational alterations.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillors Catherine Rideout (in support of the application) and Colin Smith were received at the meeting.

Comments from the Advisory Panel for Conservation Areas were reported.

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

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

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

**26.4
WEST WICKHAM**

(12/02896/FULL6) - 18 The Crescent, West Wickham

Description of application - Raised timber decking at rear incorporating store room under balustrade and steps RETROSPECTIVE APPLICATION.

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

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

out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF TIMBER DECKING, BALUSTRADE AND STEPS.**

**26.5
FARNBOROUGH AND
CROFTON**

**(12/03475/MATAMD) - 15 St Thomas Drive,
Orpington**

Description of application - Increase in size of side dormer with relocation of first floor flank window to side dormer.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION FOR A MINOR MATERIAL AMENDMENT BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**26.6
BROMLEY COMMON AND
KESTON**

**(12/03815/FULL1) - Terrance House, 151 Hastings
Road, Bromley**

Description of application - Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking together with reorganisation of rear parking to include demolition of existing garage, proposed new garage block and re-siting of refuse enclosure.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek the removal of the proposed garage block.

**26.7
FARNBOROUGH AND
CROFTON**

(12/03918/FULL6) - 5 Fieldside Close, Orpington

Description of application - First floor side and rear extension over existing garage and ground floor infill extension.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a reduction in the amount of development proposed in order for the scheme to be more in keeping with the area.

SECTION 3

(Applications recommended for permission, approval or consent)

**26.8
PLAISTOW AND
SUNDRIDGE**

(12/03417/FULL6) - 25 Minster Road, Bromley

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

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with condition four amended to read:-
'4 A sidespace of 1.01 metres shall be provided between the flank walls of the extensions hereby permitted and the flank boundaries of the site.
Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.'

A further condition was included to read:-
'6 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 Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.'

**26.9
KELSEY AND EDEN PARK**

(12/03424/FULL1) - Land adjacent to The Coach House, 45 Wickham Road, Beckenham

Description of application - Terrace of 5 four storey four bedroom dwellings with off-street parking.

It was reported that further objections to the application had been received.
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 with the addition of a further condition to read:-
'19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be

erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

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

**26.10
CLOCK HOUSE**

(12/03426/FULL1) - Maunsell House, 160 Croydon Road, Beckenham

Description of application - Revision to planning permission ref. 03/04554 (for elevational alterations and part 7th/8th floor extensions, screened roof terrace and conversion from offices to 25 one bedroom and 24 two bedroom flats with 53 parking spaces, hard and soft landscaping, cycle parking and refuse storage) to provide 9 additional residential units and a total of 58 units comprising 43 one bedroom and 15 two bedroom flats, 5 additional parking spaces, alterations to the 7th/8th floor extension and enclosure of the existing external escape stairs at rear of building.

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

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

'12 Details of the means of privacy screening for the balcony(ies) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

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.

13 No structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval in writing by the Local Planning Authority.

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

**26.11
HAYES AND CONEY HALL**

(12/03436/FULL6) - 139 Birch Tree Avenue, West Wickham

Description of application - First and ground floor side and single storey rear extensions and roof alterations to incorporate rear dormer.

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.

**26.12
CHISLEHURST
CONSERVATION AREA**

(12/03548/FULL6) - 25 Yester Road, Chislehurst

Description of application - Part one, part two storey side extension and a single storey rear extension.

Comments from the Advisory Panel for Conservation Areas were reported at the meeting.

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

1 The proposal, by reason of its scale, design and siting, would result in a harmful impact upon the character of the conservation area, contrary to Policy BE11 of the Unitary Development Plan and the adopted Supplementary Design Guidance: Chislehurst Conservation Area.

**26.13
CRYSTAL PALACE**

(12/03634/FULL1) - 2 Betts Way, Penge

Description of application - Demolition of existing building and erection of 4 storey building comprising 22 flats and 2 semi-detached wheelchair bungalows with 24 car parking spaces.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**26.14
COPERS COPE
CONSERVATION AREA**

(12/03449/FULL1) - South Park Court, Park Road, Beckenham

Description of application - Part conversion of the southern garage block with alterations to its roof including increase in roof height, insertion of front, side and rear dormer window extensions to provide accommodation in roofspace; single storey side/rear extension, to create two 2-bedroom flats. External staircase; elevational alterations; associated landscaping, provision of recycling and bins stores and bicycle store.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner with the addition of a further reason to read:-

'4 The proposed development would not achieve an adequate level of side space to the boundary, resulting in a cramped form of development harmful to the spatial standards of the area contrary to Policy H9 of the Unitary Development Plan.'

**26.15
COPERS COPE**

(12/03657/OUT) - Roundabout, The Knoll, Beckenham

Description of application - Demolition of existing bungalow and creation of a block of two 2 bedroom flats and two 2 bedroom maisonettes together with parking area to front (outline application).

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

27 CONTRAVENTIONS AND OTHER ISSUES

27.1 **CRYSTAL PALACE** **Kingsway International Christian Centre,
25 Church Road, Crystal Palace - External
Alterations**

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

28 TREE PRESERVATION ORDERS

28.1 **PENGE AND CATOR** **OBJECTIONS TO TREE PRESERVATION ORDER
2514 AT 8 WOODBASTWICK ROAD, SYDENHAM**

Members having considered the report and
objections, **RESOLVED that Tree Preservation
Order No 2514 relating to one oak tree BE
CONFIRMED** as recommended in the report of the
Chief Planner.

Post Meeting

Subsequent to the meeting, on 12 February 2013, an
error was reported in the Chief Planner's
recommendation (page 117 of the report). This was
amended to read:- 'RECOMMENDATION: The
Deputy Chief Planner advises that the tree makes an
important contribution to the visual amenity of this part
of the Cator Road Conservation Area and that the
Order should be confirmed.

28.2 **CHISLEHURST** **OBJECTIONS TO TREE PRESERVATION ORDER
2517 AT 14 SHERIDAN CRESCENT,
CHISLEHURST**

Oral representations in objection to the making of a
Tree Preservation Order were received at the
meeting.

Members having considered the report, objections
and representations, **RESOLVED that Tree
Preservation Order No 2517 relating to one cedar
tree BE CONFIRMED** as recommended in the report
of the Chief Planner.

**MATTERS CONCERNING GROUNDS OF REFUSAL
ISSUED BY THE COUNCIL IN RESPECT OF
PLANNING APPEAL AT SITE OF 20-22 MAIN
ROAD, BIGGIN HILL, TN16 3EB (LBB PLANNING
REF 12/01843/FULL1)**

Members were requested to consider the withdrawal of two of the four grounds for refusal in respect of a planning appeal at site of 20-22 Main Road, Biggin Hill.

Referring to the second ground of refusal relating to the provision of parking, the Ward Member for Biggin Hill, Councillor Gordon Norrie, refuted the results of a parking survey which indicated that adequate parking provision would be available. Drawing on his personal knowledge of the area, Councillor Norrie reported that the site surveyed (Vincent Square), bore no comparison to the proposed site in that it comprised groups of small houses whose vehicle needs were likely to be less than a group of large 4 bedroom modern houses and believed the ground for refusal should be retained. He also pointed to the lack of public transport in the immediate area.

In relation to the other ground being discussed, Councillor Norrie, together with Councillor Adams, felt there would be an impact on road safety and referred to their personal local knowledge that this was an area dangerously close to the busy junction at Salt Box Hill.

The Chairman concurred with Councillor Norrie and emphasised the danger associated with on-road parking. Referring to his particular knowledge of the area, including knowledge of road accidents which had happened in the immediate vicinity, the Chairman disagreed with the Council's Highways Engineer that the issues relating to the proximity of the access to the junction of Main Road with Saltbox Hill were minor and remained of the view that the ground for refusal should stand. The Chairman also emphasised that Members had acquired their local knowledge through regular use of the road, whereas it was likely that whoever carried out the survey had not necessarily visited the site as often.

Guided by the professional advice given and voicing his disappointment with the Council's Highways Division, Councillor Dean supported the withdrawal of the two reasons for refusal.

The Legal Representative advised that each ground for refusal would be considered individually by the Planning Inspector. On this basis, the rejection of some grounds could result in partial costs being awarded against the Council, even if they succeeded on different contested grounds.

Councillor Norrie moved (seconded by the Chairman), that the Council continue with all grounds for refusal.

RESOLVED that REFUSAL GROUNDS 2 AND 3 BE MAINTAINED AND TAKEN FORWARD TO BE CONTESTED AT APPEAL.

Councillor Dean's vote against the retention of refusal grounds 2 and 3 was noted.

The Meeting ended at 9.00 pm

Chairman

This page is left intentionally blank

Agenda Item 4.1

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

Application No : 13/00232/FULL1

Ward:
Penge And Cator

Address : Pavilion And Public Conveniences
Alexandra Recreation Ground
Alexandra Road Sydenham London

OS Grid Ref: E: 535708 N: 170899

Applicant : London Borough Of Bromley

Objections : YES

Description of Development:

Provision of front (northern) elevation to open fronted pavilion to provide equipment store

Key designations:

Conservation Area: Cator Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

The application relates to the pavilion at Alexandra Recreation Ground. The north facing side elevation of the pavilion which faces on to the open recreation ground has a recessed area which is covered by the main flat roof. It is proposed to infill this recessed area which measures approx. 8m (w) x 2m (d) with concrete block work. The proposal also includes the formation of centralised double metal security doors. The block work will be painted light green to match the pavilion. The space created will then be used as a general equipment store for equipment currently stored within the main pavilion.

Location

Alexandra Recreation Ground is designated Urban Open Space. The main entrance is via Alexandra Road located

Consultations

Nearby owners/occupiers were notified of the application and 1 representation was received which can be summarised as follows:

- currently this is the only covered area where park users, most often mothers with young children, can take shelter when caught in a sudden down pour.

Planning Considerations

In considering the application the main policies are G8 and BE1 of the Unitary Development Plan.

Policy BE1 concerns the design of new development.

Policy G8 Urban Open Space – Concerns proposals for built development on land designated as Urban Open Space (UOS). It states that development on UOS will only be permitted if does not unduly impair the open nature of the site and also:

- (i) the development is related to an existing use
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on site

Planning History

Under planning ref. 05/03643, planning permission was granted for an awning and housing box to the western elevation of the pavilion.

Conclusions

It is considered that the proposal meets the main criteria set out above in that it would comprise small scale development that supports the existing outdoor recreation use on site, i.e. the pavilion.

The design does not detract from the appearance of the pavilion. The block work and security doors will be appropriately painted green to match and be in keeping with the main part of the pavilion.

The recessed area faces onto the recreation ground and away from the closest residential properties and has allegedly attracted misuse by some members of the community for the purposes of anti-social behaviour such as consuming drugs and alcohol. This issue together with the creation of additional storage space for the pavilion are the main reasons for the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00232, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 The enclosed area for which permission is hereby granted shall be used for the storage of equipment solely in connection with the use of the pavilion.
Reason: In order to comply with Policy G8 and to prevent use / storage unconnected with the pavilion.
- 3 Before the store is first used the exterior block work shall be painted light green to match the rest of the pavilion.
Reason: In order to comply with BE1 of the Unitary Development Plan and in the interests of the visual amenities of the area.
- 4 AJ02B Justification UNIQUE reason OTHER apps

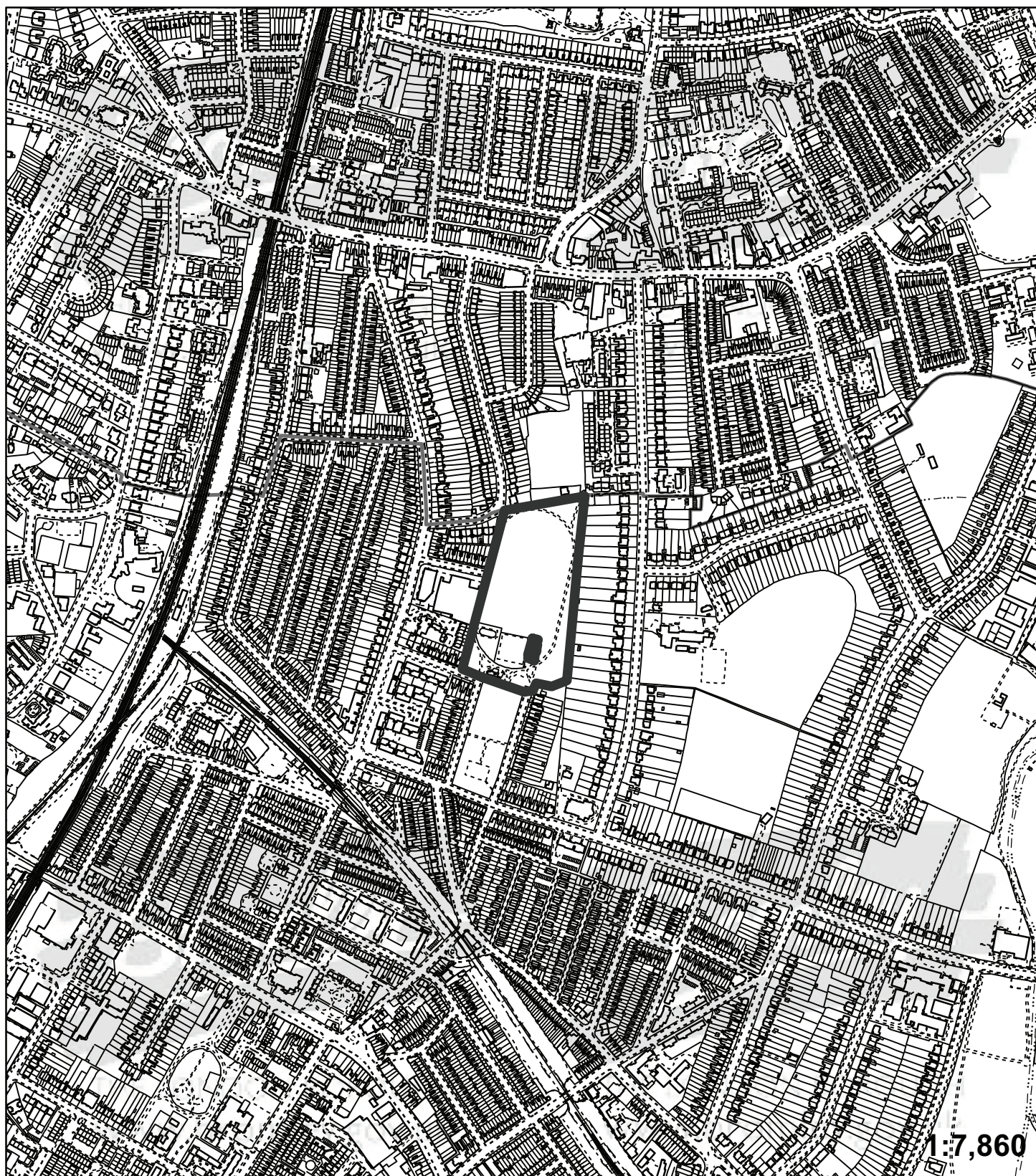
Policies (UDP)

- BE1 Design of New Development
- G8 Urban Open Space

Application:13/00232/FULL1

Address: Pavilion And Public Conveniences Alexandra Recreation Ground Alexandra Road Sydenham London

Proposal: Provision of front (northern) elevation to open fronted pavilion to provide equipment store



SECTION '2' – Applications meriting special consideration

Application No : 13/00148/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 13 Julian Road Orpington BR6 6HT

OS Grid Ref: E: 546309 N: 163502

Applicant : Mr And Mrs Sweeting

Objections : NO

Description of Development:

Extensions and enlargement of roof to incorporate front dormers and to provide additional habitable accommodation within roof space/first floor, front porch and part conversion of existing garage to habitable accommodation.

Key designations:

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

Proposal

Relates to roof alterations to incorporate front dormers and to provide additional habitable accommodation within roof space/first floor, front porch and part conversion of existing garage to habitable accommodation.

Location

The site relates to a detached chalet style bungalow located on the western side of Julian Road. The area is characterised by a detached two storey properties and bungalows varying in design.

Comments from Local Residents

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

Comments from Consultees

N/a

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

A first floor extension with dormer to side was granted under ref. 83/00214/FUL.
A single storey rear extension was granted under ref. 91/00243/FUL.

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 existing front roofslope facing the road currently sits lower than the central ridge of the pitched roof. This roofslope would be raised in line with the higher ridge and two dormers would be introduced to the roofslope. The presence of these is not considered out of character with the area with others notable nearby. Their design and size is considered to respect the character and proportions of the existing dwelling and therefore has an acceptable impact on the streetscene.

When viewed from the side and rear the proposal would present an uneven roof form, with a high wall and eaves line. This design is not ideal and does present a greater degree of bulk at first floor level.

However, the view of the side elevations is relatively limited from the streetscene. No.11 to the south side has two first floor windows fitted with obscure glass and a pitched roof extension with rooflights. Therefore, the outlook of this property is considered to be protected. Similarly, to the north side, no.15 presents a blank roofslope and so too would be unaffected by the proposal.

Other alterations, including a new roof added above the flat roof of the garage and an extension behind the garage are considered acceptable given their design and scale.

On balance it is considered that whilst the design of the development is not ideal it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00148, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

Application:13/00148/FULL6

Address: 13 Julian Road Orpington BR6 6HT

Proposal: Extensions and enlargement of roof to incorporate front dormers and to provide additional habitable accommodation within roof space/first floor, front porch and and part conversion of existing garage to habitable accommodation.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

SECTION '2' – Applications meriting special consideration

Application No : 13/00173/FULL1

Ward:
Darwin

Address : Land Rear Of 2 And 3 St Margarets
Avenue Berrys Green Road Berrys
Green Westerham

OS Grid Ref: E: 543872 N: 159294

Applicant : Restavon Estates Ltd

Objections : YES

Description of Development:

Formation of car parking area at Restavon Park.

Key designations:

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

Proposal

It is proposed to form a car parking area on a piece of land situated at the northern end of this mobile home park which is currently used as part of an open communal amenity area.

The area of land measures 23m x 17m, and it is proposed to lay tarmac bitumen in order to provide 14 car parking spaces, with additional planting to be provided along the western boundary with "Groveland". An existing access road between Nos.3 and 4 St Margarets Avenue would be used to access the site.

The proposals meet an identified need for additional parking at the mobile home park as many existing residents have two cars, and there is insufficient car parking on the estate to deal with current demand. It is proposed that the additional spaces would be used by nearby residents on the estate.

Location

Restavon Park is a long established residential mobile home park which is located on the eastern side of Berrys Green Road, within the Green Belt. It contains 82 mobile homes set within a parkland setting, and contains areas of communal and visitor parking.

The area of land to be used for parking lies to the north of Nos.2 and 3 St Margarets Avenue, and is bounded to the west by “Groveland”, Berrys Green Road, and to the north by the rear garden of “Sunnyside”, Berrys Green Road.

Comments from Local Residents

Letters of objection have been received from nearby residents in Berrys Green Road, who raise the following main concerns:

- unacceptable noise and disturbance, fumes and light pollution from use of the parking area, particularly during the morning and late evening
- using an open amenity area for parking would be inappropriate development in the Green Belt
- provision of more parking would only encourage greater car use, which is against government policy
- the strip of amenity land currently acts as a buffer between the mobile home park and neighbouring properties, and should not be built upon
- loss of grassed amenity area to residents of the park
- loss of openness within the Green Belt
- car park would encourage more traffic to and from the site
- if permission is granted, there is likely to be more pressure to provide parking on remaining amenity areas.

A letter of support has also been received from an occupier of Restavon Park who considers that the proposals would provide much needed parking in a convenient location, particularly for disabled and elderly residents of the Park.

The application has been called into committee by a local ward councillor.

Comments from Consultees

The Council’s Highway Engineer raises no objections to the proposals as it is considered unlikely that the proposals would increase the number of vehicles on the site, but would provide a better arrangement for the parking of vehicles already on the site.

From a drainage point of view, surface water would be drained to soakaways (as there is no nearby public surface water sewer), to which no objections are raised subject to the installation of a petrol interceptor.

No concerns are raised by Thames Water.

Planning Considerations

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

- G1 The Green Belt
- BE1 Design of New Development
- T3 Parking

The National Planning Policy Framework (NPPF) was introduced in March 2012 and supersedes Government's guidance previously given in PPGs and PPSs. As with previous Green Belt policy, the NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances.

Planning History

The application site, along with the remaining strip of land to the north of the mobile home park was formerly used as a piggery, and permission was originally refused in 1986 (under ref. 86/02965) to use it as a recreational area for the mobile home park on grounds relating to the undesirable enlargement of the park, and the detrimental impact on residential amenity.

However, it was allowed on appeal in 1988, whereby the Inspector considered that the site was in "a well screened location that is less conspicuous than the existing Park" and that "recreation use would have little visual impact on the land and when seen from the surrounding countryside, there would be little change, especially if existing hedges are retained and reinforced". He concluded that the proposals would not detract from the amenity of the Green Belt.

With regard to residential amenity, the Inspector accepted that the proposal would affect the quiet and privacy of the adjoining houses, but considered that as the site was relatively large and the use was limited to recreation, the effects would not be so serious to warrant a refusal. Conditions imposed by the Inspector related to the provision of landscaping and screen fencing.

Conclusions

The primary considerations in this case are, in the first instance, whether the proposal would constitute inappropriate development within the Green Belt, and if so, whether any benefits of the scheme would clearly outweigh any harm by reason of inappropriateness and any other harm, and thus justify the development on the basis of very special circumstances.

If the proposals are considered acceptable in principle, the other main consideration is the impact on the amenities of neighbouring residents.

UDP Policy G1 states that the material change of use of land, engineering and other operations within the Green Belt will be inappropriate unless they maintain the openness and do not conflict with the purposes of including land in the Green Belt. Paragraph 90 of the NPPF advises that certain forms of development (including engineering operations) are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The proposals involve operational development to provide a hardstanding approximately 23m x 21m (483sq.m.) for a car park. The land is currently an open grassed area in use for open air recreation purposes.

The provision of a car parking area on a currently open area of amenity land would undoubtedly have an impact on the openness of this part of the Park, and although the area is screened to a certain extent from properties in Berrys Green Road (with additional shrub planting proposed along the western boundary), the proposals are still considered to have a seriously detrimental impact on the openness and visual amenities of the Green Belt, and conflict with the purposes of including land within it, and would thus comprise inappropriate development contrary to Policy G1 of the UDP and the NPPF.

With regard to the impact on neighbouring properties, the proposals would bring a significant number of vehicle movements and other associated noise into an area which is currently used for relatively quiet recreational purposes, which is likely to have a detrimental impact on the amenities of neighbouring properties, in particular, "Groveland" to the west which backs onto the site, and the rear garden of "Sunnyside" located to the north. The dwelling at Groveland would be situated 17-20m from the parking area, with its rear garden immediately abutting it, and the existing and proposed screening to this property would not be sufficient to adequately protect it from the additional noise and disturbance likely to be caused by the introduction of a parking area for 14 cars. Similarly, the use of the rear garden of Sunnyside by its occupiers would be affected by the additional activity caused.

The amenities of properties adjacent to the site in St. Margarets Avenue (Nos.2, 3 and 4) may also be affected by the increased activity in this area, although the site is at a lower level than the neighbouring mobile homes, and existing walls/hedging along the boundary would help to limit the impact.

In conclusion, both Policy G1 and the NPPF attach great importance to the Green Belt and maintaining the essential characteristics of openness and permanence. Whilst openness is not defined, it can be seen as the absence of development, and the impact of such development upon the openness of the Green Belt is primarily a matter of its quantum and physical effect upon the site rather than its visibility. As such, the proposal constitutes the introduction of development onto an otherwise undeveloped, open area that contributes to the wider openness of the Green Belt itself. The proposal therefore constitutes inappropriate development, and no very special circumstances are seen to make an exception to established policy.

The proposed car park would also have an impact on the amenities of the adjoining residents by reason of noise and disturbance.

Background papers referred to during production of this report comprise all correspondence on files refs. 86/02965, 88/01183 and 13/00173, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

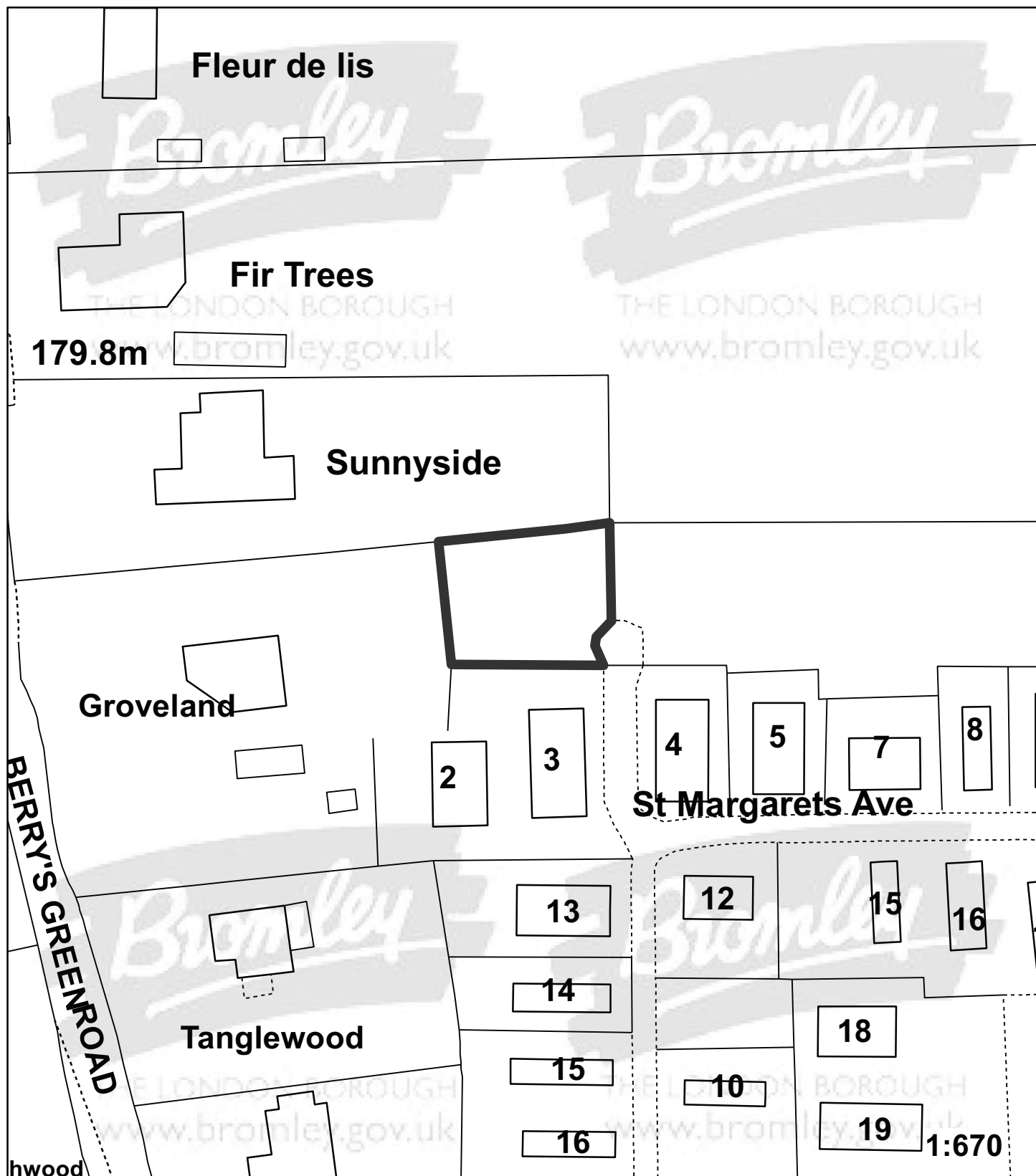
The reasons for refusal are:

- 1 The proposals would be detrimental to the openness and visual amenities of the area and therefore constitute inappropriate development within the Green Belt, and the Council sees no very special circumstances in this case which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan.
- 2 The proposals would have a seriously detrimental impact on the amenities of neighbouring residential properties by reason of increased noise and general disturbance likely to be caused by the parking area, and would thereby be contrary to Policy BE1 of the Unitary Development Plan.

Application:13/00173/FULL1

Address: Land Rear Of 2 And 3 St Margarets Avenue Berrys Green Road Berrys Green Westerham

Proposal: Formation of car parking area at Restavon Park.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

SECTION '2' – Applications meriting special consideration

Application No : 13/00190/FULL6

Ward:
Cray Valley West

Address : 14 Church Hill Wood Orpington BR5
2JD

OS Grid Ref: E: 546010 N: 167875

Applicant : Mr And Mrs Martin

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Permission is sought for a single storey rear extension with a depth of between 1.55 metres to the southern elevation and 3.5 metres to the northern elevation, with a height of between 2.6 metres at eaves level and 3.4 metres to the ridge. Roof lanterns are also proposal with an additional height of 0.4 metres.

Location

The application site is located to the eastern edge of Church Hill Road and features a single storey semi-detached dwelling with a single storey detached garage to the rear.

Comments from Local Residents

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

- the neighbouring resident at No.16 has raised concerns that the proposal will have a harmful impact upon the daylight received to the rear of his property with a negative impact upon the quality of life currently enjoyed.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
Supplementary Planning Guidance 1 and 2

Planning History

Application ref. 12/01466 for a similar proposal with a depth of between 5.1 metres and 2.05 metres was refused on the ground that:

“The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the daylight received to the adjoining house and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.”

Application ref. 12/03273 revised the above scheme with a depth of between 4 metres and 2.95 metres, which was refused on the grounds that:

“The proposed extension would, by reason of its siting and excessive rearward projection, have a seriously detrimental effect on the daylight received to the adjoining house at No.16 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.”

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.

Previous proposals of this nature have twice been refused on the grounds of the excessive rearward projection and the resulting detrimental impact upon the daylight and prospect enjoyed by No.16 and in an effort to overcome these grounds the applicant has reduced the depth further to 3.5 metres. The roof design represents a reduction in the overall height of the ridge line, with the existing hipped roof to the rear being replaced, and it is also noted that the eaves to the northern flank elevation have been designed to be lower than the existing dwelling.

It is considered that although any extension would have an impact upon the daylight received by No.16, the reduction in depth to 3.5 metres in conjunction with

the 490mm separation to the boundary and the overall roof design are such that the impact is now considered to be to an acceptable extent.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of New Development

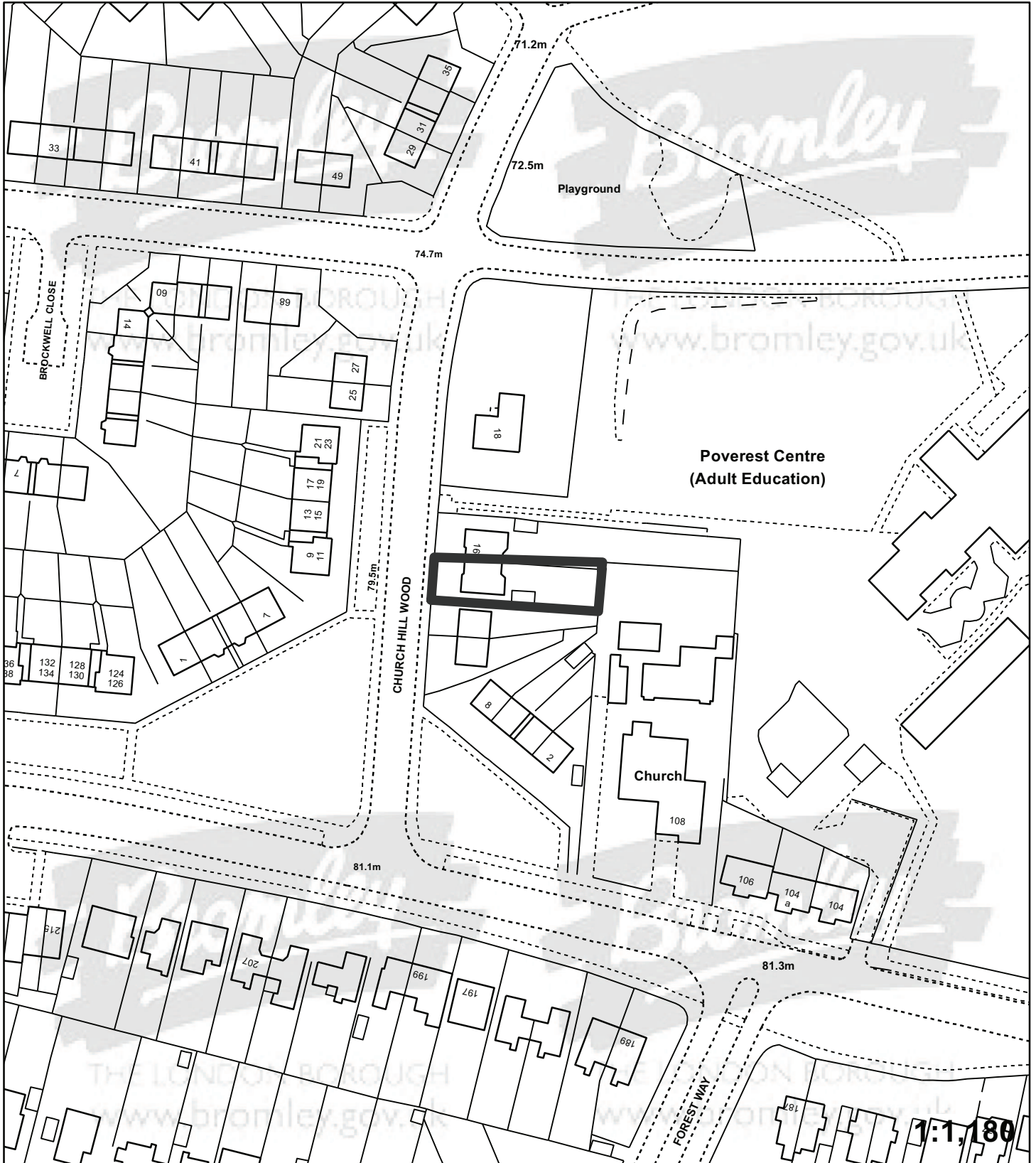
H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

Application:13/00190/FULL6

Address: 14 Church Hill Wood Orpington BR5 2JD

Proposal: Single storey rear extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

SECTION '2' – Applications meriting special consideration

Application No : 13/00302/FULL6

Ward:
Bromley Common And
Keston

Address : Mackleys Oakley Road Bromley BR2
8HG

OS Grid Ref: E: 542018 N: 165593

Applicant : Mr And Mrs Schorfield

Objections : NO

Description of Development:

Single storey rear extension to be used as a granny annexe

Key designations:

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

Proposal

The proposal seeks permission for a single storey rear extension to be used as a granny annexe. This will involve the demolition of some existing outbuildings currently located where the proposed extension would be sited.

A single storey dining/ room and kitchen extension would link into the proposed annex which would comprise a living room, bedroom and bathroom.

Location

The application site is located on the western side of Oakley Road and hosts a two storey detached dwellinghouse with roof space accommodation and existing outbuildings on site along with a single storey rear extension. The site is located within the Metropolitan Green Belt.

Comments from Local Residents

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

Comments from Consultees

There are no technical Highway objections.

Planning Considerations

BE1 Design of New Development
G1 The Green Belt
G4 Dwellings in the Green Belt
H8 Residential Extensions

London Plan 2011

National Planning Policy Framework 2012

Planning History

In terms of relevant planning history, it can be seen that the property benefits from front and rear dormer extensions that were granted permission in 2004 under ref. 04/03052, along with a single storey rear extension in the form of a conservatory, which was granted permission in 2008 under ref. 08/00617.

Planning permission was for a single storey annex extension under ref. 12/02567 was refused with the reasons as follows:

1. The site is located within the Green Belt where there is a presumption against residential development and the Council sees no special circumstances which might justify the grant of planning permission as an exception to Policy G4 of the Unitary Development Plan.
2. The proposal would result in an overdevelopment of the site, detrimental to the openness, visual amenities and character of the Green Belt in general, contrary to Policies G1 and G4 of the Unitary Development Plan.

This was subsequently dismissed on appeal.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the Green Belt location that the site is located within, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

This application is a resubmission of refusal and dismissed under ref. application 12/02567. The applicant has made the following amendments to the scheme:

- Reduction in width of the extension of 0.9m.

Policy G4 of the UDP states in effect that the net increase in the floor space of any dwellinghouses within Green Belt land may only be extended by 10% of their

original floor area (external measurement). The previous plans proposed an increase in floorspace of 44%.

The approximate floor area of the original two storey dwellinghouse at the application site is 190m². The previously permitted scheme at this property for a front and rear dormer extension extended the property in floor area by approximately 11.64 m², and the single storey rear extension permitted in 2008 has a floor area of 24m². This combined additional floor area totals 35.64m², which equates to an 18.75% increase on the original dwellinghouse.

The total floor area of the proposed extensions that form the current application is approximately 64.2m² (a reduction of the 75.88m² previously proposed). The floor area of the existing outbuildings which are to be removed to facilitate the development is 28.36m². As such, the resulting additional floor area, excluding the outbuildings to be demolished, is 35.84m² (a reduction from the 47.52m² previously proposed).

When combining the floor area of the existing extensions (front and rear dormers and conservatory) of 35.64m² with the proposed extension (excluding the existing outbuildings) of 35.84m², this totals an increase in floor area above the original host dwelling of 71.48m², which equates to a percentage increase over the floor area of the original dwelling of 37.62% (this represents a reduction from the previously proposed 43.77%). This would remain in excess of the normal increase permitted under Policy G4 and therefore constitute inappropriate development.

Extensions to dwellings within the Green Belt are considered acceptable under the Council's relevant policies and the National Planning Policy Framework (NPPF), provided they are not disproportionately large which under Policy G4 is ascertained as being above 10% of the original floor area. The proposal, as a result of the scale and floor area of the proposed dwelling, consists of inappropriate development within the Green Belt and as such very special circumstances must be demonstrated by the applicant to warrant permission being given. Members are asked to consider if the desire to accommodate an extended family unit in a single dwelling warrants sufficient justification.

With regard to openness, the site is characterised by an existing garage building and other garden outbuildings, which would be demolished and replaced by the extension. It is noted that the Inspector previously noted that "the proposal would have a greater floor area and volume from the buildings that it would replace and therefore it would detract from openness. However, from the outside the site it would be largely screened to the south by trees, hedges and the boundary fence and when seen from the front between Mackley House and Adenwen it would not appear materially different from the existing buildings".

The neighbouring property to the north of the application site had permission granted under ref. 87/00236 for a single storey rear extension and extension to an existing detached garage. The proposals would be of a similar bulk, albeit wider and would therefore of limited visual impact when viewed from surrounding view points, but would represent a loss of openness from within the garden.

It is not considered that the proposals would result in a loss of amenity to neighbouring residents to the north given the existing garage/outbuildings at this property sited along the property boundary shared with the application site.

Members may therefore consider that the proposed extension to create a granny annex, although of a reduced bulk from the previous proposals, would remain a disproportionate addition to the dwelling, contrary to Policies G1 and G4 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/03052, 08/00617, 12/02567 and 13/00302, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

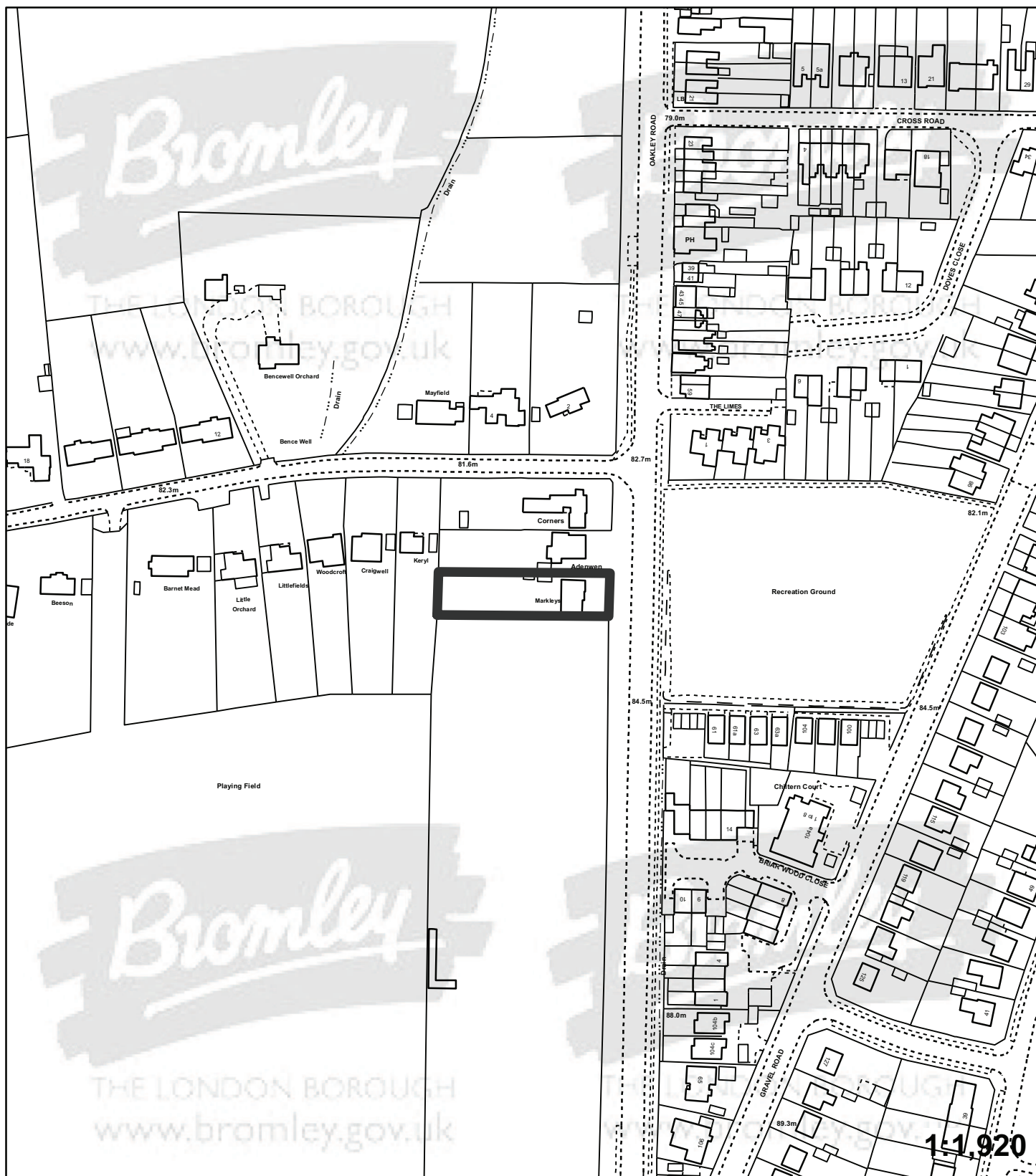
The reasons for refusal are:

- 1 The property is situated within the Green Belt and the cumulative impact of the proposed extension together with the previous additions would result in inappropriate development, harmful to the openness and character of the Green Belt contrary to Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework.
- 2 The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework.

Application:13/00302/FULL6

Address: Mackleys Oakley Road Bromley BR2 8HG

Proposal: Single storey rear extension to be used as a granny annexe



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 13/00407/FULL1

Ward:
Clock House

Address : 3 Beckenham Road Beckenham BR3
4ES

OS Grid Ref: E: 536929 N: 169392

Applicant : Joseph Samuel Corporation

Objections : YES

Description of Development:

Erection of part one/two storey extension to provide 8 self contained flats (6 x 2 bedroom and 2 x 1 bedroom).

Key designations:

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

Proposal

- This application seeks permission for the construction of part 1 / 2 storey extension to provide 8 self-contained flats (6 x 2 bedroom and 2 x 1 bedroom). Each apartment would be allocated a parking space within the existing car park at the rear of the building.
- Private outdoor space would be provided to each flat through access to a balcony / roof terrace area.
- The existing bank and office accommodation on the first floor would remain as existing.

Location

The application site is located on the south-eastern side of Beckenham Road, close to the junction of Beckenham High Street with Croydon Road, Rectory Road and the High Street.

The site at present comprises an existing part 2/3 storey flat roofed building which is in use as a bank on the ground floor with office accommodation over. There is

an existing car park containing 12 spaces to the rear of the building which is accessed via Westfield Road.

The site is located to the south-eastern side of Beckenham Road, close to the roundabout and junctions with Rectory Road, High Street and Croydon Road. To the south-east of the site is a single storey Class A1/A3 unit. Further to the south is a three storey terrace at 404-436 Croydon Road. To the north-west is No.5 a large three storey Victorian building which is in 3 flats.

Opposite the site is a part one/three storey post office building also occupied by Citygate Church and to the other corner, the Odeon cinema. This area of Beckenham Road is also characterised by flatted development of 3 - 4 storeys in scale.

Comments from Local Residents

Local residents were consulted regarding the application and the following concerns were raised:

- loss of sunlight/daylight;
- loss of privacy;
- security;
- noise resulting from the increase number of occupants;
- construction noise;
- loss of traditional look of Beckenham;
- inappropriate size, height, bulk and design, detrimental to 5C Beckenham Road and contrary to Policies H8 and BE1 of the UDP;
- the proposed flank windows within the north western elevation remain and these would prejudice future development at No.5 Beckenham Road, although planning permission was refused, a revised proposal is currently being drawn up similar to the development at No. 15 Beckenham Road;
- the North West bay windows will have the elevated appearance of watch tower turrets with no architectural merit;
- car parking problems (conflict of interests residential/commercial).

Full copies of all correspondence can be viewed on file.

Comments from Consultees

Transport for London (TfL) confirmed that subject to the provision of 8 cycle parking spaces the application would have no adverse impacts upon the operation of the SRN. It is noted however that formal notifications and approval from TfL may be needed for any temporary highway works required during the construction phase of the development.

The Highways Engineers stated that the proposed car parking would be accessed from the rear of the site via a private service road from Westfield Road leading to 12 car parking spaces. Although this would be an overprovision, no objections were raised as the additional spaces could be used for visitor parking. No cycle

parking is provided; the applicant would be required to provide 8 secured and covered cycle parking spaces. (This would be secured by condition should permission be granted).

They also state that no refuse storage is indicated on the submitted plans which should be addressed. Consideration should be made to the fact that where bin storage is located further than 18m from the highway boundary.

Drainage wished to make no objections subject to standard conditions being imposed.

Thames Water stated in effect that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer, and provided guidance with regard to their requirements should permission be granted.

Environmental Health (Pollution) have raised concerns in relation to the ambient noise level in this location and the possible requirement for a specialist glazing in order to achieve a reasonable internal sound level in the proposed flats.

Crime Prevention Advisor raised no objection.

Planning Considerations

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

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

Supplementary Planning Guidance 1 General Design Guidance

London Plan:

- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing out crime
- 8.3 Community infrastructure levy

Planning History

In terms of relevant planning history, permission was refused under ref. 11/00875 for the construction of a part 2 / 3 storey extension to form 5 storey building, providing 8 two bedroom and 1 three bedroom apartments with balcony / roof terrace areas and parking. This application was refused on the following grounds:

1. The proposed development by reason of its height, scale and bulk would be unduly obtrusive in the street scene and out of scale and character with adjoining development, detrimental to the visual amenities of the street scene and the locality in general thereby contrary to Policies BE1 and H7 of the Unitary Development Plan; and
2. The proposed extension with its considerable height, bulk, siting and provision of flank windows and balcony/roof terrace areas would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact, overlooking and loss of privacy contrary to Policies BE1 and H7 of the Unitary Development Plan.

In terms of other planning history to nearby properties, it should be noted that adjacent development has previously been permitted at 404-436 Croydon Road (under ref. 04/01448) for:

'Part development/redevelopment scheme comprising 1 four storey, 1 part one/four storey and first/second/third floor extensions; including retail unit/4 level underground car park for 56 vehicles with automatic parking/retrieval mechanism; change of use of first and second floors from residential to offices and formation of 14 two bedroom flats with revised vehicular access arrangements and 7 surface car parking spaces at rear and refuse storage (RENEWAL OF PERMISSION 99/01372)'.

This permission was dated 7th June 2004 and has now expired. The development has not been implemented.

In addition, the single storey unit adjacent to the site at 436 Croydon Road also has received planning permission under ref. 03/03753 for:

The demolition of existing building and erection of three storey building comprising restaurant (Class A3) on ground and first floors and offices on second floor, with basement level for use ancillary to the restaurant. This permission was dated 16th December 2003 which has also now expired and the development has not been implemented.

An extant permission does exist at 436 Croydon Road under ref. 10/01769 for: 'Change of use of ground floor from office (Class B1) to restaurant (Class A3) and ventilation duct work'. At present the unit remains vacant.

In the past, the applicants have referred to development at No. 7 Beckenham Road in support of their proposal. Following refusal by London Borough of Bromley under ref. 90/01009, permission was allowed at appeal for rear dormer and part one/three storey rear extension and conversion into 2 two bedroom and 8 one bedroom flats, with 11 car parking spaces.

On 30.03.2012, planning permission was refused for 'Part change of use to residential including part one/two storey extension to form 4 storey building,

providing 8 two bedroom apartments with balcony/roof terrace areas and parking' (ref. no.12/00330) for the following reasons:

1. The proposed development by reason of its height, scale and bulk would be unduly obtrusive in the street scene and out of scale and character with adjoining development, detrimental to the visual amenities of the street scene and the locality in general thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed extension with its considerable height, bulk, siting and provision of flank windows and balcony/roof terrace areas would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact, overlooking and loss of privacy contrary to Policies BE1 and H7 of the Unitary Development Plan.

Following the above refusal, an appeal has been submitted to and subsequently dismissed by the Planning Inspector (ref. no. APP/G5180/A/12/2174619).

It is noted that planning permission was refused for three storey side and rear extension and alterations to existing building to accommodate 4 two bedroom flats and 5 one bedroom flats with 6 car parking spaces to the rear and 3 car parking spaces to the front at No. 5 Beckenham Road (ref. 12/01853) for the following reason:

1. The proposed extension by reason of its size, height, bulk and incongruous design is detrimental to the character and appearance of the host building and the area in general contrary to Policies H8 and BE1 of the Unitary Development Plan.

Conclusions

The current application is a revised/reduced version of the previous appeal scheme; therefore, the key issue that Members may wish to consider are whether the proposed modifications are sufficient to ensure that the previous grounds for dismissal of an appeal have been fully overcome.

The Inspector accepted that the height and bulk of the building would not be at odds with its surroundings and he concluded that the proposal would not lead to unacceptable effects on the living conditions of neighbours.

The appeal was dismissed in relation to the form of the two storey element of the extension which didn't replicate the form of the building below, the style and form of the front façade being rectangular rather than canted and the fact that habitable room windows on the flank may be affected if redevelopment took place at No. 5 Beckenham Road.

This revised scheme proposes the following modifications:

- the two storey extension would be set back in progressive and equal steps with regular spacing in order to mirror the existing frontage element;
- the form of the building would be canted to replicate the window form and shape of the lower two floors;
- the fenestration would match the existing building;
- materials would comprise matching brickwork rather than the previously indicated cladding panels;
- units 2, 3, 6 and 7 have been re-planned internally to reduce the habitable room windows on the north western flank elevation;
- all of the units would be provided with external amenity space.

In the light of the proposed revisions it is considered that the current scheme addresses the previously raised concerns. Members are therefore requested to determine that on balance the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00875, 12/00330 and 13/00407, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--------|---|---------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 6 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 7 | ACD06 | Sustainable drainage system (SuDS) | |
| | ADD06R | Reason D06 | |
| 8 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 9 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 10 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 11 | ACI15 | Protection from traffic noise (1 insert) | vehicle |
| | ADI15R | Reason I15 | |
| 12 | ACI21 | Secured By Design | |
| | ACI21R | I21 reason | |
| 13 | ACI24 | Details of means of screening-balconies | |
| | ACI24R | Reason I24R | |

14 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the surrounding residential properties, the future occupiers of the residential properties on the site, and in order to protect the character and appearance of the area.

Reasons for granting permission:

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

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

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

- (a) the appearance of the development in the street scene;
- (b) the 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 light and 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) the transport policies of the development plan;
- (j) and having regard to all other matters raised including concerns from neighbours.

INFORMATIVE(S)

- 1 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.
- 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

- 3 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required in order to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. They can be contacted on 0845 850 2777.
- 4 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 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.
- 7 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:13/00407/FULL1

Address: 3 Beckenham Road Beckenham BR3 4ES

Proposal: Erection of part one/two storey extension to provide 8 self contained flats (6 x 2 bedroom and 2 x 1 bedroom).



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 13/00478/FULL6

Ward:
Petts Wood And Knoll

Address : The Tudor House 267 Chislehurst Road
Orpington BR5 1NS

OS Grid Ref: E: 545306 N: 168192

Applicant : Mr S Gurdere

Objections : NO

Description of Development:

Extension to existing garage to rear

Key designations:

Conservation Area: Chislehurst Road Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

London City Airport Safeguarding

London City Airport Safeguarding Birds

London Distributor Roads

Proposal

The proposal involves a 4.0m rearward extension to an existing detached garage which is situated to the north east of the host dwelling. According to the accompanying Design and Access Statement the extension will be finished in materials that identically match the existing garage.

Location

The application site is situated at the corner of Chislehurst Road and Birchwood Road and falls within the Chislehurst Road, Petts Wood Conservation Area. The eastern boundary of the site adjoins the A208 Chislehurst Road, whilst the northern boundary adjoins a railway line. The "Tudor House" is the only building within the conservation area that is included on the Council's list of buildings of local architectural or historical interest.

The Supplementary Guidance for Chislehurst Road, Petts Wood states that the conservation area remains as it was constructed, containing detached houses with a neo vernacular influence. The gardens of the houses are well landscaped and now contain many mature trees. As a result, it represents a fine example of a "Garden Suburb" development, very close in appearance to the intentions of its designers.

Paragraph 2.5 of the SPG makes specific reference to the application dwelling:

“One of the builders undertaking the development process was Leslie Carter Clout. In 1930 he constructed "Tudor House" in Birchwood Road to a design by Culliford and took up residence there himself. The house is a striking and high quality example of the neo Tudor style. Many construction details were derived from the Kent vernacular, including the use of Kent Peg roof tiles, soft red brick and a structural timber frame. The visual effect achieved by this house was carried over to many of the smaller houses in the area.”

Comments from Local Residents

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

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

Policies BE1, BE10 and BE11 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to:

- ensure a satisfactory standard of design;
- ensure that a proposal to alter, change or extend a locally listed building will be sympathetic to its character, appearance and special local interest, and will respect its setting;
- and to protect the overall character of the Borough's conservation areas.

The Supplementary Guidance for the Chislehurst Road, Petts Wood Conservation Area is also relevant.

Planning History

There have been two previous applications to enlarge the existing garage, both of which have been refused, as outlined below.

Under ref. 12/00192, a proposed garage extension which would also have been built to the rear of the existing garage and incorporate a footprint measuring 12.0m x 9.1m, and rise to a maximum height of approximately 6.2m with a flat top roof was refused on the following grounds:

“The proposed extension would, by reason of its size and siting, appear overdominant and harmful to the visual amenities of the Chislehurst Road Petts Wood Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan, and the Supplementary Planning Guidance for the Chislehurst Road, Petts Wood Conservation Area.”

“The proposed development, by reason of its height, size and siting would be detrimental to the setting of the adjacent Locally Listed Building, contrary to Policy BE10 of the Unitary Development Plan and supplementary guidance for locally listed buildings.”

A further application, ref. 12/02100, whereby the garage would be extended by 9.0m beyond the existing structure, and rise to a maximum height of approximately 6.2m and have a matching roof as the existing was refused on similar grounds to the previous application. A subsequent appeal was dismissed, in which the Planning Inspector made the following remarks:

“the proposal would result in a significant elongation of the building as well as a substantial increase in its scale and mass and an enlargement of its footprint. It would be a sizeable addition.” (Para. 5)

“The tall hedge that generally marks the site’s highway frontages and other vegetation would largely screen the proposed extended building from public vantage points. Nevertheless, its upper section would be evident particularly in views from Chislehurst Road in the vicinity of the site. When seen from this highway, the considerable length of the ridge and expanse of roof slope would indicate the building’s scale and mass. Given the position of the appeal building in the foreground to The Tudor House when seen from Chislehurst Road, it would visually compete with the locally listed building with the new built form in place. In doing so, the proposal would materially reduce the positive contribution of The Tudor House to the visual character of the CA.” (Para 6)

“Although located no closer to The Tudor House than the existing garage, the proposal would result in a significantly larger building. In my opinion, the additional built form would noticeably reduce the space around the main house, to the detriment of its setting.” (Para. 7)

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Chislehurst Road Petts Wood Conservation Area and the impact that it would have on the setting of this locally listed building, “Tudor House”.

The dwelling at “Tudor House is situated fairly centrally within the plot with the existing detached garage located toward the north eastern corner. The plot is quite open and well landscaped and this contributes to the setting of the Locally Listed Building. The local historic and architectural significance of the property is noted.

In comparison to the previous two planning applications to extend the garage it is considered that the size of the proposed addition has been significantly reduced (down from 12.0m depth in the case of 12/00192, and 9.0m in the case of ref. 12/02100).

Whilst the a 4.0m extension does, in general terms, still represent a considerable enlargement the proposal is considered to be proportionate in size relative to the existing structure which measures approximately 10.0m in length (as scaled from the plans), and on the basis that a generous separation will continue to be maintained between the rear elevation of the enlarged garage and the rear boundary of the property. The enlarged garage will appear less dominant within the setting of this locally listed building and less prominent in relation to “The Tudor House” and so its setting will be less affected.

On balance this proposal is considered acceptable with regard to its impact on the character and appearance of the Conservation Area and on the setting of the locally listed building.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00192, 12/02100 and 13/00478, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 3 | ACC03
ACC03R | Details of windows
Reason C03 |
| 4 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

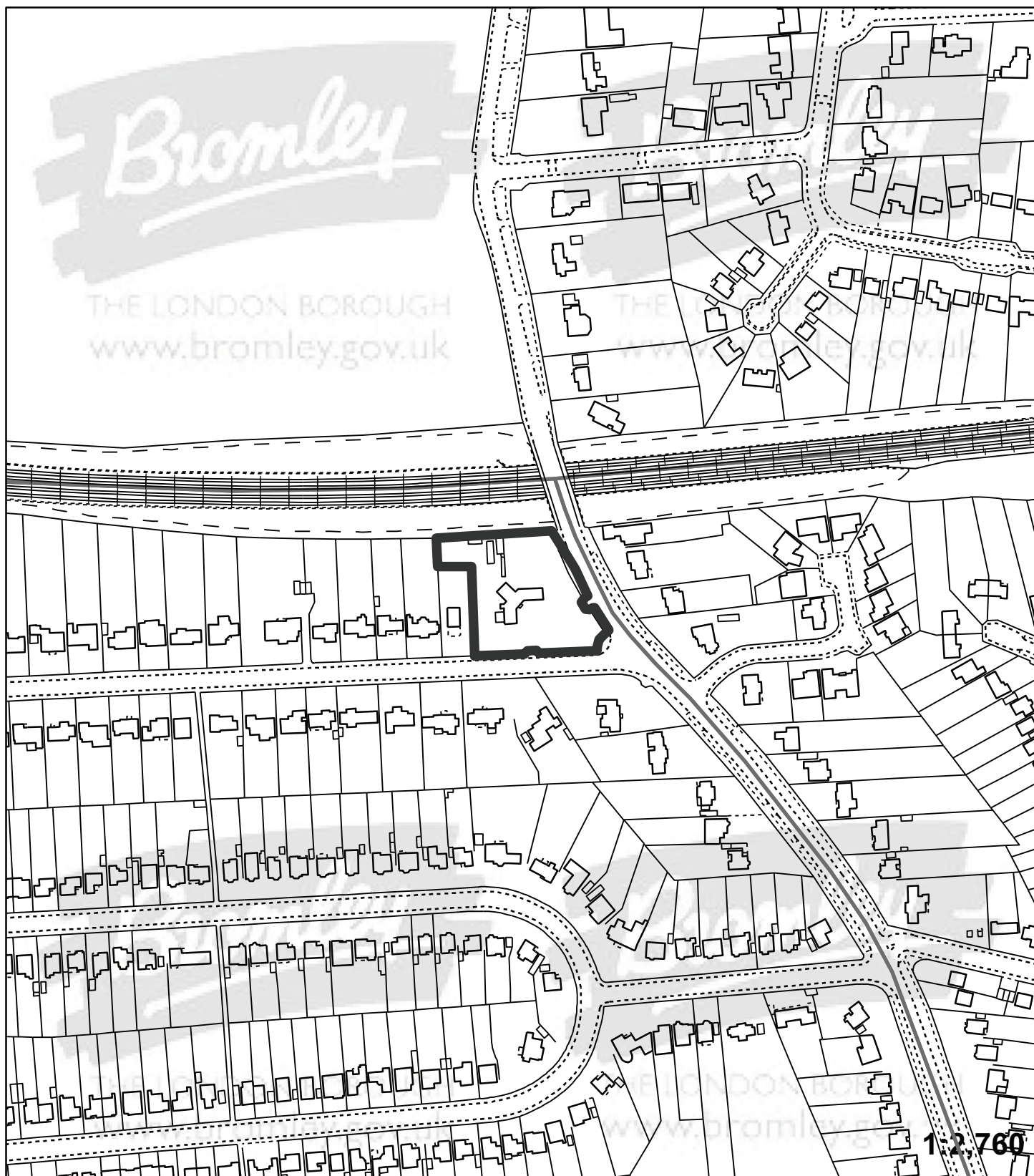
Policies (UDP)

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas

Application:13/00478/FULL6

Address: The Tudor House 267 Chislehurst Road Orpington BR5 1NS

Proposal: Extension to existing garage to rear



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.

This page is left intentionally blank

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

Application No : 13/00083/FULL6

Ward:
Kelsey And Eden Park

Address : 71 Manor Way Beckenham BR3 3LW

OS Grid Ref: E: 537640 N: 168403

Applicant : Mr S Scott

Objections : NO

Description of Development:

Two storey side extension and elevational alterations

Key designations:

Conservation Area: Manor Way Beckenham

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

Flood Zone 2

Flood Zone 3

London City Airport Safeguarding

Local Distributor Roads

River Centre Line

Proposal

The scheme proposes the demolition of single storey side garage and the erection of a two storey side extension along with elevational alterations and alterations to an existing side extension.

Location

The application site is a detached, two storey single family dwelling house which is located within Manor Way, Beckenham Conservation Area and to the west side of Manor Way on the corner with Stone Park Avenue. It falls within a Flood Zone 2. The dwelling has been previously extended and sits in a prominent corner location within the Conservation Area. The site levels drop away significantly to the rear of the site and there are a number of large trees within the site, including some tall conifer trees.

Comments from Local Residents

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

- From No. 73 – to support the application

Comments from Consultees

APCA raise no objection.

No objections are raised from a HUD point of view.

Planning Considerations

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

H8 Residential Extensions
H9 Side Space
BE1 Design of New Development
BE11 Conservation Areas

SPG1

SPG2

Manor Way Conservation Area Supplementary Planning Guidance

Planning History

The planning history includes permission for an attached garage to the side of the house and the conversion of the existing garage into a utility room under ref. 86/02667 and under ref. 97/02667 planning permission was granted for a single storey side extension.

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 the proposals will significantly enlarge the existing dwelling and alter the appearance of the principal elevations, the proposal replaces an unsympathetic flat roofed element and the new work is considered more in keeping with the architectural treatment of the host dwelling. A complementary materials palette is specified and it is considered that the alterations preserve much of the visual character of the front elevation. It is noted that a minimum 2m side space will be retained to the northern boundary which may be considered acceptable given the context of the site and that the proposed development offers an opportunity to enhance the present appearance of the northern elevation, which is a visually prominent feature in the Manor Way Conservation Area. In terms of Policy BE11, the proposed work could therefore be accepted as generally preserving the character of the Manor Way conservation area.

The proposals are not considered to create a detrimental impact in respect of neighbouring amenities; additionally a letter of support has been received from the adjacent occupiers at number 73.

The site is within an identified Flood Zone 2 area; mitigation measures have been addressed within a supporting statement.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significantly harmful impact on the character of the area and would not impact harmfully on the amenities of neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00083, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps |

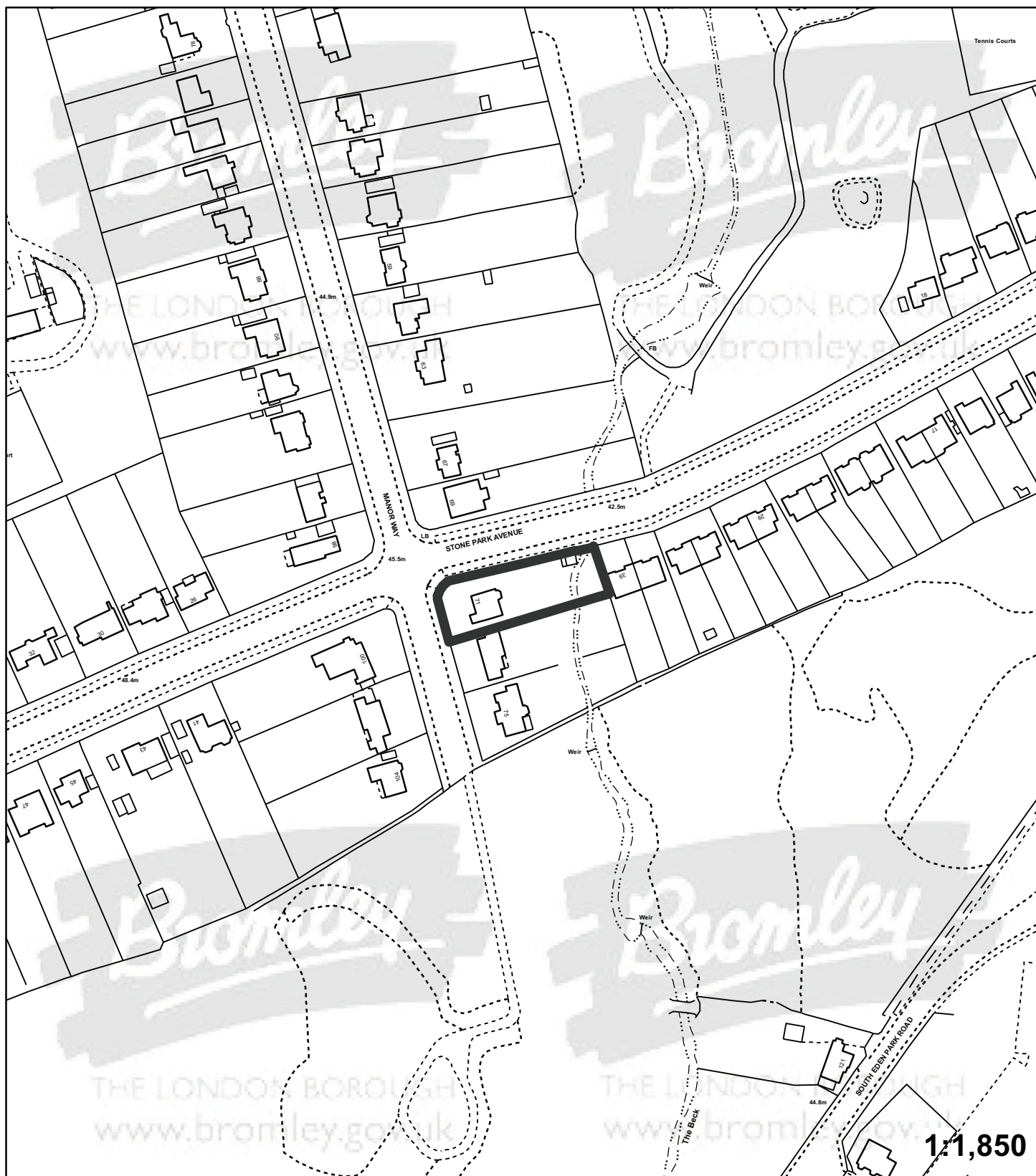
Policies (UDP)

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

Application:13/00083/FULL6

Address: 71 Manor Way Beckenham BR3 3LW

Proposal: Two storey side extension and elevational alterations



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.

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

Application No : 13/00124/TPO

Ward:
Copers Cope

Address : 86 - 90 High Street Beckenham BR3 1ED

OS Grid Ref: E: 537418 N: 169533

Applicant : Mr Ian Cooper

Objections : NO

Description of Development:

Fell 3 sycamores SUBJECT TO TPO 735

Proposal

The proposal is to fell three sycamores at land at the rear of Beckenham High Street where planning permission has recently been allowed on appeal for a residential development of flats. (11/02100) The trees are protected by TPO 735.

Consultations

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

Planning Considerations

This application has been made by the architects acting for the Housing Association who are intending to develop the land where the trees are growing. Planning permission was given on appeal for a development of flats on this area of land at the rear of the High Street. Under the terms of the tree preservation order covering the site a separate consent is not needed to fell trees where that felling is required to enable the planning permission to be implemented. It is understood that building works are due to start on site within the next month. The permitted scheme showed the loss of most of the area of protected trees but did show the retention of three sycamores.

However the architect is now seeking consent for the removal of the three retained trees because they have suffered severe fire damage to their crowns. The trees are about 16 metres in height and are drawn specimens in a poor condition. They are on the eastern edge of the protected area of trees and are visible from the High Street. However individually they are poor specimens with a very limited future and the visual amenities of the area would be better served by allowing the removal of these three trees and planting replacement trees. The planning permission is subject to a landscaping condition and allowance has been made in the submitted

scheme for the planting of 3 replacements for these trees. The proposed felling is reasonable.

Conclusions

The three trees which are the subject of this application have been fire damaged and are in a poor condition. The felling of the trees is acceptable.

RECOMMENDATION: CONSENT GRANTED FOR TREE WORKS

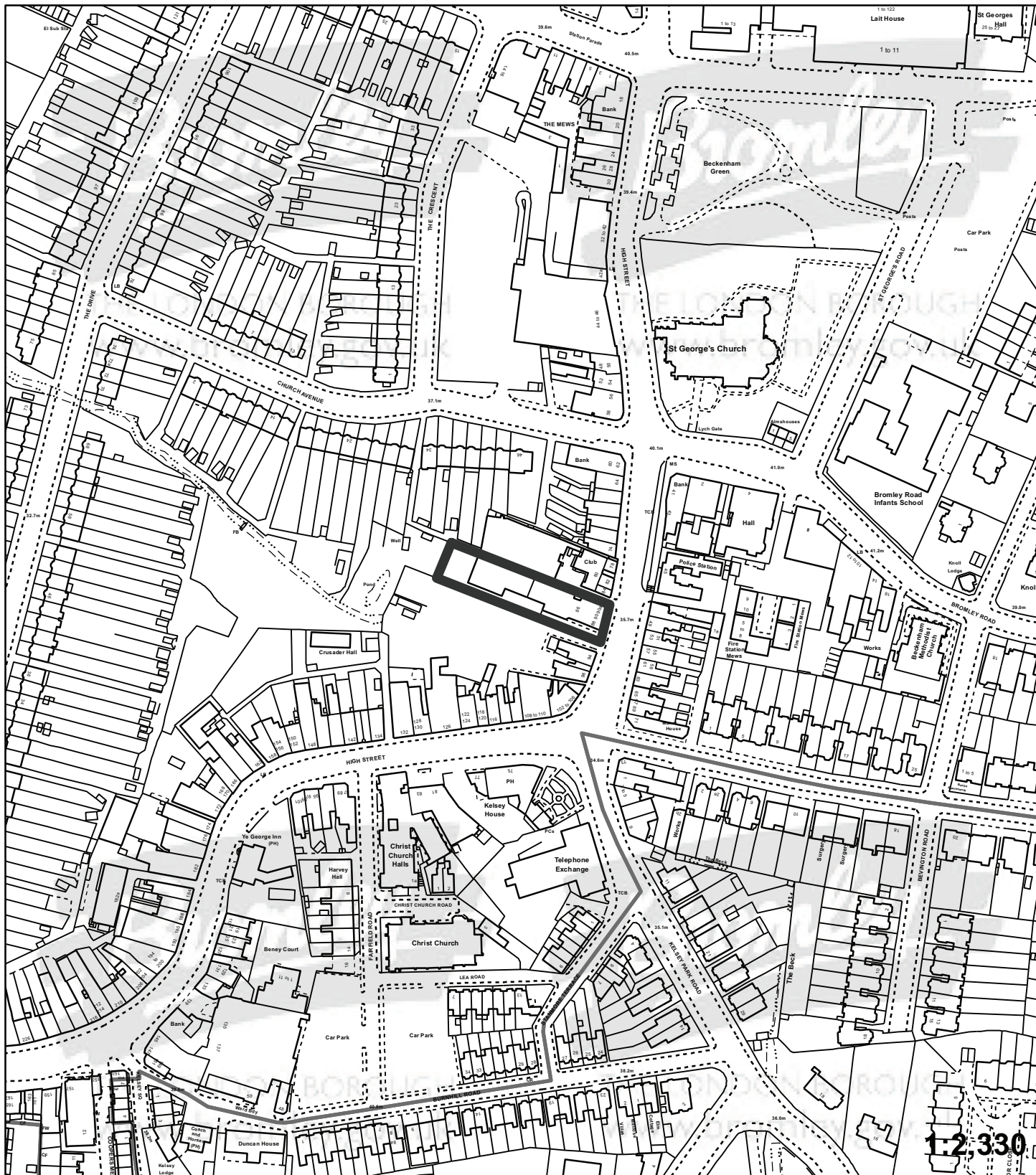
subject to the following conditions:

- 1 ACB09 Tree consent - commencement
 ACB09R Reason B09

Application:13/00124/TPO

Address: 86 - 90 High Street Beckenham BR3 1ED

Proposal: Fell 3 sycamores SUBJECT TO TPO 735



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

This page is left intentionally blank

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

Application No : 13/00143/FULL6

Ward:
West Wickham

Address : 38 Hayes Chase West Wickham BR4
0HZ

OS Grid Ref: E: 539145 N: 167576

Applicant : Mr And Mrs R Wild

Objections : NO

Description of Development:

First floor side/rear extension and ground floor roof extension at rear; roof alterations; elevational alterations

Key designations:

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

Proposal

This proposal is for a first floor side/rear extension which would have a maximum depth of 3.5m beyond the rear elevation of the existing dwelling and 1.5m extension to the side with roof alterations and elevational alterations also proposed. It is proposed to construct a roof above the existing single storey rear extension.

Location

The application site is a detached two storey single family dwellinghouse located to the north of Hayes Chase. Properties in the area are of a similar scale and architectural style.

Comments from Local Residents

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

Comments from Consultees

No statutory consultations were deemed necessary as part of this application.

Planning Considerations

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

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Supplementary Planning Guidance (SPG) 1 General Design Principles

Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The National Planning Policy Framework and London Plan are also key considerations in the determination of this application.

Planning History

In 1991 under planning ref. 91/01887, permission was granted for single storey side and rear extension.

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 proposed side extension with 1.5m to the side and as this would be set back 4.5m from the principle elevation and as such would appear as subservient to the main dwellinghouse. The proposed extension is considered to have been sensitively designed and would respect the visual amenities of the host dwelling and character of the area.

As there is an existing single storey side element which the proposed first floor side/rear extension would be constructed above, a distance of 1m would not be provided for the full height and width of the flank elevation as normally required by Policy H9. The accompanying Planning Statement acknowledges this lack of compliance with the side space policy but argues that given the first floor side extension is set back more than 50% of the house depth the proposal prevents a terracing effect and maintains an open side space. The planning statement also makes reference to a similar application which was approved at No. 23 Hayes Chase under planning ref. 05/02022 which also had a pre-existing ground floor extension to the boundary with the first floor element set back 1m from the boundary. Although each case must be determined on its individual merits and the application referenced above was determined prior to the introduction of the saved policies of the Unitary Development Plan adopted in 2006 under which the current application has been determined, nevertheless it is considered to be a material consideration in the determination of the current application.

However, it is considered that unrelated terracing would not occur as a distance of 1.2m would be retained from the first floor flank elevation to the flank boundary. In

light of the above the proposal is not considered to impact detrimentally upon the spatial standards of the area.

In terms of the impact upon the residential amenities of neighbouring properties, the proposal would extend approximately 3m beyond the rear wall closest to No. 36 and 3.5m beyond No. 38, extensions of similar depths have been constructed at No. 42 (planning ref. 95/02835) and 44 (planning ref. 07/02937). A distance 1.2m would be retained to the flank boundary with No. 36 where a first floor balcony has been constructed. A distance of 0.85m would be maintained to the flank boundary with No. 38 which would be no closer to the boundary than the main dwellinghouse. The main property at No. 38 is located a further approximately 2m distance from the flank boundary resulting in a total separation of approximately 2.8m between the flank elevations. Given the orientation of the site with north-west facing rear gardens and the hipped roof profile of the proposed extension which projects away from No. 36 the potential loss of light is not anticipated to be of such an extent as to warrant refusal.

No windows are proposed to be located in the first floor flank elevations of the extension and as such the potential loss of privacy or sense of overlooking is anticipated to be minimal. Were permission to be granted a condition could be attached restricting the insertion of windows in the first floor flank elevation without approval in writing from the Local Planning Authority.

In terms of the elevational alterations proposed including the provision of a window in the ground floor eastern flank elevation and provision of a pitched roof canopy above the existing single storey rear element, these are considered to be modest in scale and are not anticipated to impact detrimentally upon the residential amenities of neighbouring properties.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00143, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

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

- 4 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1 and H8

Reasons for granting permission:

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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

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

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

Application:13/00143/FULL6

Address: 38 Hayes Chase West Wickham BR4 0HZ

Proposal: First floor side/rear extension and ground floor roof extension at rear; roof alterations; elevational alterations



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

This page is left intentionally blank

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

Application No : 13/00167/FULL1

Ward:
Penge And Cator

Address : Penge Clinic 17 - 19 Oakfield Road
Penge London SE20 8QA

OS Grid Ref: E: 534775 N: 170025

Applicant : Haven Health Properties Ltd

Objections : NO

Description of Development:

Demolition of 17 and 19 Oakfield Road and erection of 2 storey building (with accommodation space in the roof) for use as a medical centre and associated pharmacy together with closure of existing vehicular accesses, creation of new vehicular access to Oakfield Road, 10 car parking spaces, cycle parking and refuse facilities

Key designations:

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

Proposal

Planning permission is sought for the demolition of Nos. 17 and 19 Oakfield Road, and the erection of a 2 storey building (with accommodation space in the roof) for use as a medical centre and associated pharmacy. In addition, the closure of the existing vehicular access and the creation of a new access to Oakfield Road is proposed, with 10 car parking spaces, cycle parking and refuse facilities.

The proposed medical centre will incorporate two existing doctors' surgeries in the area, The Park Practice at 113 Anerley Road, London, and the Dr Hazra Practice, the Oakfield Surgery, 21 High Street, Penge.

The full details of the proposal are as follows:

- two storey building with accommodation in the roofspace
- ground floor to comprise entrance lobby, offices and consulting rooms with pharmacy

- first floor to comprise shared waiting room, with dedicated consulting rooms for each practice and offices/administration space
- roofspace accommodation to be kept vacant for future expansion
- building to measure 31.1m in width, 32.7m in depth and have a height of 11.6m
- side space of 1.5m to be maintained to south-western flank boundary and 0.627m (minimum) to north eastern flank boundary
- building to be finished with facing brickwork comprising yellow stock with terracotta stock for decorative banding and plinth, render panels (colour TBC) and powder coated aluminium framed curtain wall sections (colour TBC)
- architectural details to be reclaimed from locally listed building including Portland stone architrave, Croydon Union monogram, Portland stone window dressings and Portland stone corner window with feature column (to be located in front gable section of building fronting Oakfield Road)
- building to feature hipped and gabled roof design
- interlocking slate tiles to be used for main roof, with 40sq.m of photovoltaic panels to be located on south-western roofslope
- metal gates and railing detail to openings
- gated/covered parking area provided within undercroft, to provide 9 car parking spaces including 3 disabled spaces (10th space to be provided at front of building) and cycle/motorcycle storage area
- covered bin store to be provided at front of building
- soft landscaping proposed along Oakfield Road frontage
- new vehicular access to be formed, requiring removal of existing kerb build-out.

The proposed health centre and pharmacy is proposed to be open between 7.00am and 7.30pm Monday to Friday, between 8.00am and 2.30pm, and closed on Sundays and Bank Holidays.

The application is accompanied by the following documents:

Design and Access Statement
 Sustainable Construction Statement (revised 20th March 2013)
 Environmental Noise Survey
 External Lighting Statement
 Arboricultural Development Report and Tree Survey
 Phase 1 Habitat Survey (no protected species issues identified)
 Transport Statement
 Travel Plan

The Design and Access Statement makes the following points in support of the proposal:

- the new development will provide capacity to cater for The Park Practice and the Dr Hazra Practice, allowing these surgeries to relocate and relinquish their tired and unsuitable host buildings that are too small for current needs

- the practices have been seeking a suitable site for many years, and more recently the PCT owned clinic site was demonstrated as being the preferred option in 2011
- the site was traditionally a location for community-based care and welfare services, which were relocated to the Beckenham Beacon during 2008-2010
- in 2010 the Penge Clinic suffered structural problems with water leaks and a ceiling collapse, after which the building was vacated. Since then the building has been vacant and suffered problems with squatters (twice in 2011), and security fencing is now in place. Asbestos has been identified preventing on-going use, since needing to be cleared
- the proposed building use is a new Medical Centre, to provide general medical services to the practices' existing patient community after relocation
- there are opportunities for the practice to deliver additional services, with a view to reducing referrals to specialist clinics or hospitals, with an area for future expansion and an associated pharmacy
- the building is intended to create a contextual, responsive and proportioned building, with initial contextual analysis of historic references drawn on, reflecting the social provision of the site through time and the re-use of materials, details and datums
- the building sits close to the boundaries which have been respected, suiting the massing of the local area and utilising this urban space to its maximum potential
- the pedestrian access to the building is highlighted by feature glass pitched canopy angle to the building to line through with glazing to the Oakfield Road elevation
- the undercroft parking provides added security and maximises the parking provision, whilst giving priority to the built form without setting it in or behind an expanse of parking
- the building is designed for the long term and will allow flexibility in its use both now and into the future
- the building layout is focused around the main reception and waiting areas on the ground floor with a shared lobby allowing direct access to the pharmacy. The ground floor is predominantly a staff only space
- the first floor waiting space is accessed by the main lift and staircase and is top-lit by a large roof-light
- the stairs and lift will lead on to a smaller upper floor which will be locked off and set aside for future expansion space
- the Oakfield Road elevations reference details and elements from the original building, with the pitched roof and gabled form and massing respecting the surrounding context
- the form of the building, with a glazed break and roof change, alludes to the two buildings that are currently on the site
- a mix of materials has been specified to complement the context and link to the vernacular, achieved with bricks to match the surroundings mixed with render to break up the larger scale of this development
- the simple well-proportioned facades carefully mix materials and use light and shadow to both separate and enhance the composition into a defined building

A supplementary statement was submitted on 19th March 2013 to demonstrate that options for the retention of the locally listed building have been considered, before proposing its replacement. The main points of this document can be summarised as follows:

- an initial appraisal was undertaken to assess the possibility of retaining the building within the scheme, either with the adjacent building or a new linked building
- the existing building has a very small footprint and is single storey only
- given the brief to provide a full range of general medical facilities, it was evident from an early stage that the combined floorspace of Nos. 17 and 19 would not be sufficient to meet the floorspace requirements
- potential options to retain the locally listed building were considered as follows:

‘Option A’

- to retain the existing building at No. 19, possibly for use as a reception with a glazed link to any new building
- the floorspace available on the remainder of the site, including car parking, access and external amenity areas, would have fallen well below the required level

‘Option B’

- given the shortfall in space, the extension of the building at ground floor level only was considered
- the floorspace would be below the requirements for the scheme

‘Option C’

- to meet the floorspace requirements, consideration was given to extending the building vertically
- the removal of the distinct roof profile and glazed lantern was considered to undermine the integrity of the building to an unacceptable level

The document concludes that, in light of the assessment it was considered that the retention of the locally listed building was incompatible with a development of this scale and modern requirements. However, the sympathetic inclusion of features, detail, form and massing was considered to justify the demolition of the Penge Clinic to enable the continuation of social use provision to serve the people of Penge.

Location

The application site is located on the north-eastern side of Oakfield Road, Penge, and comprises two vacant buildings which were jointly used by the NHS as a sexual health clinic, which closed in 2010. The building at No. 19 is locally listed,

comprising a single storey c.1900 building originally constructed as a 'relief station' for those in financial distress.

The immediate surrounding area is mixed in character, with dwellings adjoining to the north-east and north-west (Rosewell Close) and opposite the site to the south-east. To the south-west of the site is a designated Business Area, with varying uses including a self-storage facility at No. 1 Oakfield Road. The adjacent site at No. 7-15 Oakfield Road is currently empty, although planning permission has recently been granted for the construction of a church and meeting hall.

There is a protected Robinia tree (subject of a Tree Preservation Order) on the Rosewell Close site frontage.

The site has an area of approx. 0.12ha.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and an advertisement placed in the local press. At the time of writing no representations had been received.

Comments from Consultees

Highways raised no objection to the proposal, and recommend a number of conditions and informatives, including a non-standard informative relating to the removal of the kerb build outs on Oakfield Road.

Environmental Health raised no objection to the proposal, and recommend a number of conditions and informatives.

The Waste Advisors raised no objection.

Drainage recommended a condition be imposed to secure details of a surface water drainage layout.

Thames Water raised no objection with regard to sewerage and water infrastructure.

The Metropolitan Police Crime Prevention Design Advisor requested the standard 'Secured by Design' condition be imposed.

Planning Considerations

The main planning policies against which the application should be considered are as follows:

Unitary Development Plan

BE1 Design of New Development

BE10 Locally Listed Buildings

- C1 Community Facilities
- C4 Health Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians
- T18 Road Safety
- NE7 Development and Trees

The London Plan

- 3.17 Health and Social Care Facilities
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.13 Sustainable Drainage
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes

The National Planning Policy Framework (NPPF) is also of relevance.

The following documents produced by the Council are relevant:

- Adopted Supplementary Planning Guidance 1: General Design Principles

The following documents produced by the Mayor of London are relevant:

- Accessible London: achieving an inclusive environment
- The Mayor's Transport Strategy
- Mayor's Climate Change Mitigation and Energy Strategy
- Sustainable Design and Construction SPG

With regard to trees on the site, concerns are raised regarding the possibility of inappropriate works to the protected Robinia during construction (for example cutting back to allow for scaffolding) but conditions recommended to deal with this.

Planning History

There is no recent planning history of relevance at the site.

Planning permission was granted under ref. 12/02307 for the construction of a detached building to accommodate church and meeting hall (Class D1) at 7-15 Oakfield Road with 44 car parking spaces to rear and new vehicular access from Cambridge Road together with associated landscaping bicycle and bin storage.

Conclusions

The proposal would appear to meet an identified health need, consolidating two existing local doctors' surgeries, providing improved accommodation and facilities to serve the existing patients registered at these practices, whilst allowing for future expansion to accommodate growth. The site is accessible by modes of transport other than the car (site has a PTAL rating of 4), and the proposal is therefore broadly supported in principle in accordance with UDP Policies C1 and C4. The proposed ancillary pharmacy is relatively modest in size, and will complement the main use of the building as a health centre.

The new building will be larger than the existing buildings on the site, both in terms of footprint and the overall bulk and scale of development, and accordingly will present a more prominent built form in the street scene. However, the new building will be of a similar height to the larger of the two existing buildings on the site at No. 17. In addition, the building will be set back from the pavement with the opportunity for soft landscaping to soften its setting, and the design approach adopted, which includes a varied palette of materials (taking reference from the existing buildings on the site) and varied roof forms with hips and gables, will break up the bulk of the building, adding visual interest and softening the visual impact of the built form in this case. A minimum side space in excess of 1m will be provided to the south-western flank boundary, and whilst a lesser separation is proposed to the north-eastern flank boundary this adjoins a landscaped car parking area for the adjacent dwellings in Rosewell Close and will not give rise to a terracing effect.

With regard to the proposed demolition of the locally listed building at No. 19, in accordance with UDP Policy BE10 the applicant has demonstrated that all reasonable options for its retention have been considered, and concluded that it would not be feasible to extend and incorporate the building into the wider proposals for the site and still achieve the floorspace required for the proposed health centre. The proposed replacement building is considered to be of the exceptionally high standard of design required by UDP Policy BE10, and will incorporate existing architectural detailing from the locally listed building, including a Portland stone architrave, the Croydon Union monogram, Portland stone window dressings and a Portland stone corner window with feature column, making reference to the history of the site and adding visual interest to the new building. On balance, the replacement of the locally listed building is considered to be acceptable in this case.

With regard to the impact on the amenities of neighbouring residents, the new building will give rise to a greater impact than the existing buildings in view of the increase in the amount of development on the site and its bulk and scale. However, the nearest residential properties in Rosewell Close to the north-east and north-west of the site will be well separated from the new building, and windows in the north-east and north-west facing elevations of the building will overlook Rosewell Close itself and therefore public not private space.

The use of the building will be similar to the previous use as a clinic, although the increase in floorspace will be likely to result in a degree of intensification. As the area is mixed in character, with both residential and commercial development and

uses in the vicinity (the site is adjacent to a Business Area) it is not considered that any intensification will be significantly detrimental to residential amenity in this case. However, it is recommended that the hours of operation proposed in the application are conditioned to ensure that the amenities of neighbouring residents are safeguarded.

With regard to the impact of the development on conditions of road safety, no technical highways objections have been raised. The proposal includes a total of 10 off-street car parking spaces, reached via a new vehicular access from Oakfield Road (7 staff spaces and 3 disabled spaces for disabled patients and visitors). Whilst it is expected that most patients and visitors by car will park on-street, evidence submitted with the application in the form of a parking accumulation study (included in the Transport Statement) appears to indicate that there will be adequate spare capacity on street to accommodate additional parking demand. The proposed new access is located at the point of an existing kerb build out, which will need to be removed at the Applicant's expense. A new pedestrian crossing is also proposed to the north of the new access (with dropped kerbs and tactile paving), which again will need to be carried out at the Applicant's expense.

Having regard to the above, it is considered that the proposed development will be of the high standard of design and layout that is required by the Council, and will not result in a negative impact on the character and amenities of the area, or the amenities of neighbouring residents, nor give rise to conditions that would be detrimental to highway safety. Whilst the loss of the heritage asset on the site will require careful consideration, Members will note that the Applicant has considered options for its retention, and in this case that the constraints the building presents demonstrate that it cannot reasonably be incorporated into the scheme. Taking account of all factors, including the community benefits of a new health centre to meet the needs of the local population, Members may agree that planning permission should be granted in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02307 and 13/00167, excluding exempt information.

as amended by documents received on 19.03.2013 20.03.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 4 | ACC03
ACC03R | Details of windows
Reason C03 |
| 5 | ACB18 | Trees-Arbicultural Method Statement |

- | | | |
|----|--|--|
| | ACB18R | Reason B18 |
| 6 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 7 | ACH01 | Details of access layout (2 insert) |
| | ACH01R | Reason H01 |
| 8 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 9 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 10 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 11 | ACH24 | Stopping up of access |
| | ACH24R | Reason H24 |
| 12 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 13 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 14 | ACK01 | Compliance with submitted plan |
| | ACK03R | K03 reason |
| 15 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 16 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 17 | The medical centre and pharmacy shall not operate on any Sunday or Bank Holiday, nor before 7.00am or after 7.30pm Monday to Friday, nor before 8.00am or after 2.30pm on Saturdays. | |

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

- 18 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter. In order to check that the proposed storm water system meets our requirements, the following information will need to be provided:

- a clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways
- where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
- calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

- 19 At any time the noise level from the proposed plant in terms of dB(A) shall be 5 decibels below the relevant minimum background noise level (LA90 15mins) measured at the nearest noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant

shall be increased by a further 5dBA. (Thus if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. Also the L90 spectra can be used to help determine whether the plant will be perceived as tonal.)

Reason: In order to comply with Policy 7.15 of the London Plan.

20 Before the external illumination becomes operational the detail of the locations, type, orientation and screening of the lights shall be submitted to and approved by the Local Planning Authority, and, shall be permanently maintained as such thereafter.

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

21 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.

Reason: In order to comply with Policy 7.14 of the London Plan.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies:

Unitary Development Plan:

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C4 Health Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians
- T18 Road Safety
- NE7 Development and Trees

The London Plan:

- 3.17 Health and Social Care Facilities
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.13 Sustainable Drainage
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes

The National Planning Policy Framework (NPPF).

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 high quality design and layout of the new development
- (e) the design policies of the development plan
- (f) the transport policies of the development plan
- (g) the community policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the alteration of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 The removal of the build-outs on either side of Oakfield Road and associated pedestrian crossing facilities inclusive of reinstatement of existing drop kerb to footway level should be carried at the applicant's cost under Licence.
- 4 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.
- 5 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where

it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 7 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)).

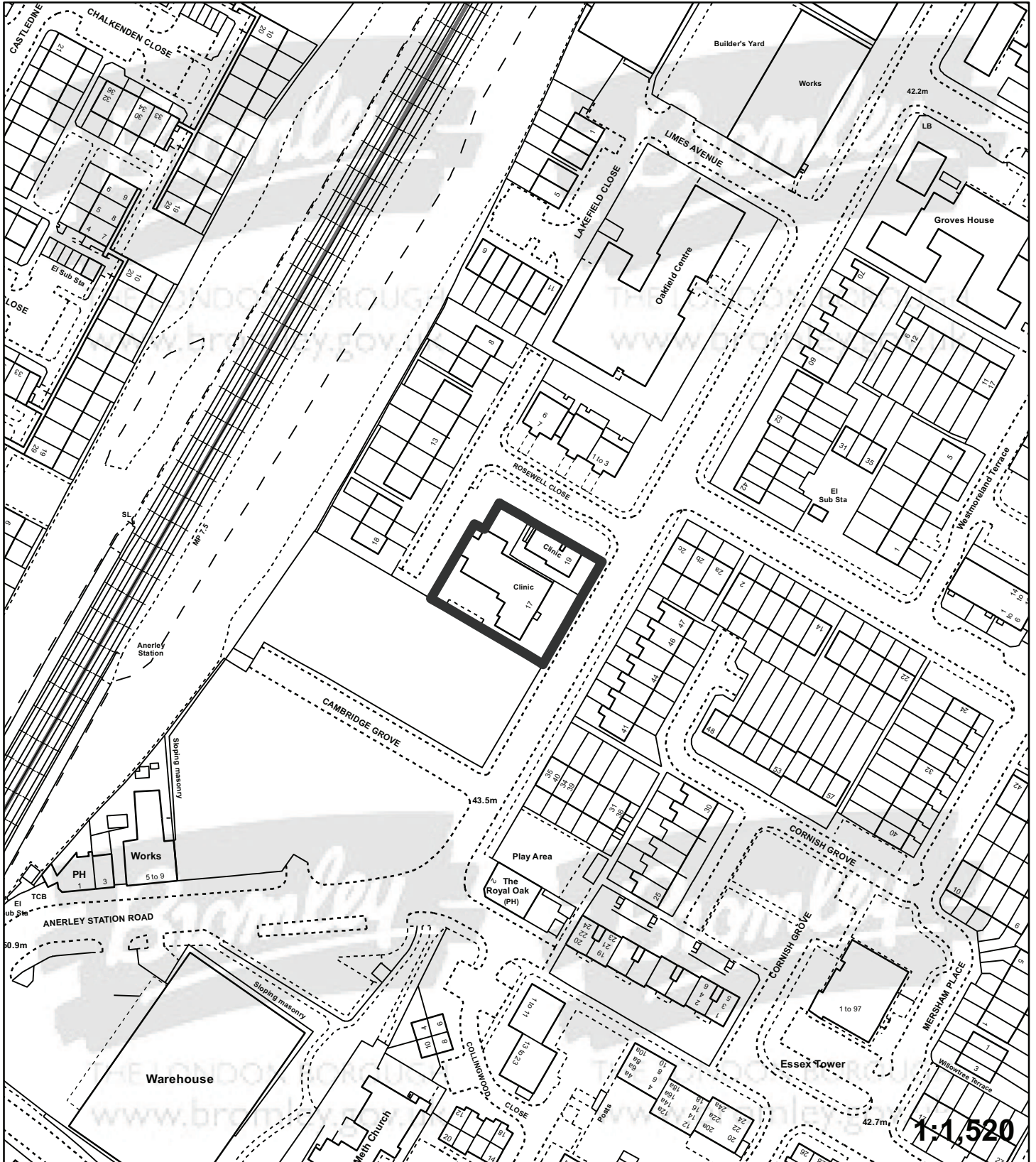
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/00167/FULL1

Address: Penge Clinic 17 - 19 Oakfield Road Penge London SE20 8QA

Proposal: Demolition of 17 and 19 Oakfield Road and erection of 2 storey building (with accommodation space in the roof) for use as a medical centre and associated pharmacy together with closure of existing vehicular accesses, creation of new vehicular access to Oakfield Road, 10 car



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

This page is left intentionally blank

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

Application No : 13/00276/FULL6

Ward:
Shortlands

Address : 72 Kingswood Avenue Shortlands
Bromley BR2 0NP

OS Grid Ref: E: 539109 N: 168363

Applicant : Mr David Harris

Objections : YES

Description of Development:

Single storey side and rear extension

Key designations:

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

Proposal

A single storey side and rear extension is proposed. The scheme proposes a maximum 3.7m rearward projection and will be built 150mm from the boundary to the south and 900mm from the boundary to the north. The side element proposes a pitch roof design leading to a flat roof to the side/rear with roof lanterns.

Location

The application site is a detached two storey dwelling located on the east side of Kingswood Avenue.

Comments from Local Residents

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

- high and bulky design – concerns with cutting out light and diminishing quality of outlook

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

SPG1
SPG2

Planning History

The planning history includes an extant permission for 'single storey side and rear extensions, alterations to roofs of existing side and rear extensions and elevational alterations' – planning ref. 12/00917.

Conclusions

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

As noted above there is a current planning permission for a single storey side and rear extension (ref. 12/00917). The applicants have submitted this scheme which follows the same footprint but with a revised design.

In terms of impact on the character of the area the pitch roof design to the side element is not uncharacteristic of the vicinity; although a section of the flat roof element is visible from the street scene it is set back c 8.8m from this set back front elevation and offering glimpsed views from the street scene it is unlikely to have such a detrimental impact on the character of the area and the street scene to warrant a planning ground of refusal.

With regard to the proposed rear element, the section nearest to No.74 would project approximately 3m beyond the existing rear wall and that nearest number 70 would extend along the entire side of the existing dwelling and project c 3.7m beyond the existing rear wall to this side. It would be set 150mm off this boundary.

Given the extent of rearward projection and distance from the northern boundary the impacts of the proposal on neighbouring amenity to No. 74 are unlikely to be sufficient to raise a planning concern.

Neighbour concerns from No. 70 have been raised in respect of the impact on light and outlook. No neighbour concerns were raised to the previous proposal which although of the same footprint had a pitched roof design the length of the side element and at a lower pitch to the current proposal.

Historic extensions to No. 70 have resulted in a flank window serving the main part of the kitchen which leads through to an dining area which is served by a rear facing window and a part glazed, south facing rear door.

The proposed development will be built virtually to the boundary with No. 70; approximately 1 metre separation will remain from the flank wall/window of No. 70 which is set to the south of the application site. The pitched roof element will sit directly opposite this flank window, the height of which to the eaves is approximately 2m rising to c 4.3m to top of pitch. The flat roof element has an overall height of c 3.3m. It is noted that the application site is set at a lower level than No. 70.

Whilst there will be some impact on the amenities to No. 70 given the proposed overall height of the flat roof and that the pitch roof slopes away from the flank window, that there are additional windows serving this kitchen/dining area and that the application site is set at a slightly lower level it may be considered, on balance, that the impacts arising from the proposed development may not be so great as to warrant a planning refusal.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00276 and 12/00917, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

Application:13/00276/FULL6

Address: 72 Kingswood Avenue Shortlands Bromley BR2 0NP

Proposal: Single storey side and rear extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.

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

Application No : 13/00465/FULL6

Ward:
Petts Wood And Knoll

Address : 67 Dale Wood Road Orpington BR6 0BY

OS Grid Ref: E: 545337 N: 166315

Applicant : Mr Duncan White

Objections : YES

Description of Development:

First floor rear extension

Key designations:

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

Proposal

The proposed first floor addition will be built above an existing single storey rear extension and project approximately 3.7m in depth. The roof above the proposed extension will remain lower than the main roof structure with its ridge being approximately 6.0m high.

Location

The application dwelling forms part of a group of six similarly-designed modern detached houses situated toward the southern end of Dale Wood Road, a residential road which was developed intermittently since the 1930s.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one objection from the property at No. 65 Dale Wood Road was received which can be summarised as follows:

- loss of privacy and overlooking
- loss of light, especially during the winter months and rear living room and dining room will be adversely affected

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, and to safeguard the amenities of neighbouring properties.

Planning History

Under ref. 05/04310, planning permission was granted for a single storey rear extension and front porch.

More recently, under ref. 12/03651, a proposal for a first floor rear extension and roof alterations involving an increase in the roof height was refused by the Council (in January 2013) on the following grounds:

“The proposed roof enlargement involving as it does an increase in its ridge height, bulk and depth would be out of character with and detrimental to the visual amenities of the area, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.”

“The proposed extension would, by reason of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No. 65 by reason of visual impact, thereby contrary to Policy BE1 the Unitary Development Plan.”

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 dwelling forms part of a group of six similarly-designed modern detached houses situated toward the southern end of Dale Wood Road. The application dwelling has previously been extended at the rear at ground floor level with planning permission having been granted under ref 05/04310. In this case it is proposed to extend above that approved extension.

In contrast to the application refused under ref. 12/03651 the proposed roof enlargement involving an increase in the ridge height is no longer sought. Consequently the appearance of the dwelling within the streetscene will remain uniform and so the above first ground of refusal has been overcome.

Turning to its impact on neighbouring amenity, as was the case in respect of the 2012 application, it is considered that the proposed development will appear most prominent from the side of the adjacent property at No 65 which is situated to the north, as a result of its relative proximity and general relationship to No 67. Although the bulk of the proposed extension has been reduced as a result of the

removal of the previously sough roof enlargement, and whilst it is recognised that the gap between the proposed extension and No 65 (separated by a side garage attached to the application property) will partially help to mitigate the impact of the extension, it is considered that the extension will appear dominant and undermine the visual amenities of the neighbouring property, particularly as a result of its depth and bulk.

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.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/04310, 12/03651 and 13/00465, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension would, by reason of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No. 65 by reason of visual impact, thereby contrary to Policy BE1 the Unitary Development Plan.

Application:13/00465/FULL6

Address: 67 Dale Wood Road Orpington BR6 0BY

Proposal: First floor rear extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"