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THE LONDON BOROUGH
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To: Members of the
PLANS SUB-COMMITTEE NO. 1

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Canvin, Peter Fookes,
Samaris Huntington-Thresher, Mrs Anne Manning and Harry Stranger

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on
THURSDAY 5 JULY 2012 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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

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

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

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

A G E N D A

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

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

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

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Penge and Cator	11 - 18	(12/00294/FULL1) - Homelands, 101 Lennard Road, Beckenham.
4.2	Darwin	19 - 24	(12/00470/FULL6) - North Down House, Grays Road, Westerham.
4.3	Cray Valley East	25 - 30	(12/00837/FULL1) - Oak View, Crockenhill Road, Orpington.
4.4	Bromley Town	31 - 36	(12/01008/FULL6) - Italian Villa, Elstree Hill, Bromley.
4.5	Bromley Town	37 - 38	(12/01009/LBC) - Italian Villa, Elstree Hill, Bromley.
4.6	Petts Wood and Knoll	39 - 44	(12/01113/FULL6) - 23 Broxbourne Road, Orpington.
4.7	Chelsfield and Pratts Bottom	45 - 52	(12/01151/FULL1) - 140 Worlds End Lane, Orpington.

4.8	Copers Cope	53 - 60	(12/01303/FULL1) - 32 Church Avenue, Beckenham.
4.9	West Wickham	61 - 66	(12/01510/FULL6) - 94 The Avenue, West Wickham.
4.10	Farnborough and Crofton	67 - 72	(12/01630/FULL5) - The Princess Royal University Hospital, Farnborough Common, Orpington.

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

Report No.	Ward	Page No.	Application Number and Address
4.11	Petts Wood and Knoll	73 - 76	(12/00440/FULL6) - 48 Broxbourne Road, Orpington.
4.12	Mottingham and Chislehurst North	77 - 84	(12/01011/FULL1) - City of London Polytechnic Sports Ground, 69 Marvels Lane, Grove Park, London SE12.
4.13	Hayes and Coney Hall Conservation Area	85 - 90	(12/01075/FULL6) - 9 Redgate Drive, Hayes.
4.14	Biggin Hill	91 - 94	(12/01118/PLUD) - 29 Jail Lane, Biggin Hill.
4.15	Bromley Common and Keston	95 - 100	(12/01123/FULL6) - 38 Randolph Road, Bromley.
4.16	Darwin	101 - 104	(12/01147/ADV) - 68 Leaves Green Road, Keston.
4.17	Plaistow and Sundridge	105 - 110	(12/01194/FULL6) - 8 Rodway Road, Bromley.
4.18	Bickley	111 - 120	(12/01201/FULL6) - 64A Hill Brow, Bromley.
4.19	West Wickham	121 - 126	(12/01285/FULL6) - 22 Stambourne Way, West Wickham.
4.20	Darwin	127 - 132	(12/01433/FULL1) - Orwell, Blackness Lane, Keston.

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

Report No.	Ward	Page No.	Application Number and Address
4.21	Copers Cope	133 - 140	(12/00896/FULL3) - 182A High Street, Beckenham.

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

Report No.	Ward	Page No.	Application Number and Address
6.1	Chislehurst	141 - 144	(DRR12/061) - Objections to Tree Preservation Order 2461 at Moss End, Oakwood Close, Chislehurst.
6.2	Chelsfield and Pratts Bottom	145 - 148	(DRR/12/001) - Objections to Tree Preservation Order 2448 at 23 Oxenden Wood Road, Chelsfield.

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

NO REPORT

Agenda Item 3

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 10 May 2012

Present:

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

Also Present:

Councillors Peter Dean, Nicky Dykes and Richard Scoates

32 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received, all members were present.

33 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

34 CONFIRMATION OF MINUTES OF MEETING HELD ON 15 MARCH 2012

RESOLVED that the Minutes of the meeting held on 15 March 2012 be confirmed and signed as a correct record.

35 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

35.1 KELSEY AND EDEN PARK

**(11/03836/FULL1) - Langley Park School for Girls,
Hawksbrook Lane, Beckenham.**

Description of application - Single storey detached modular building and access ramp for use as

temporary classroom.

The Chief Planner's report attached to the agenda was incorrect and a replacement supplementary report had been reissued on 1 May 2012. On page 2 of the replacement report it was noted that under the heading, Planning Considerations, at the end of paragraph 3 the words, "the proposed structure will", should be deleted. It was noted that no objections to the application had been received.

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

**35.2
KELSEY AND EDEN PARK
CONSERVATION AREA**

(11/03928/FULL6) - 82 Manor Way, Beckenham.

Description of application - Roof alterations to enclose balcony area, dormer extension to existing garage and elevational alterations.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Peter Dean, 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. **IT WAS FURTHER RESOLVED** that **ENFORCEMENT ACTION** be continued in order to return the structure to the scale and design of the original approved planning application DC/05/03804 as amended.

**35.3
DARWIN**

(12/00361/FULL6) - Jubilee Cottage, Cudham Lane South, Cudham.

Description of application – Enlargement of roof including front and rear dormers to provide first floor accommodation.

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

**35.4
DARWIN**

(12/00470/FULL6) - North Downs House, Grays Road, Westerham.

Description of application - Rooflights to front and rear roofslopes, part conversion of garage to habitable accommodation and elevational alterations.

Oral representations from Ward Member, Councillor Richard Scoates were received at the meeting. Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction in the size and/or the number of front and side windows.

**35.5
HAYES AND CONEY HALL**

(12/00929/FULL6) - 175 Mead Way, Hayes

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

Oral representations in support of the application were received at the meeting. Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek an increase in the side space.

(Councillor Charles Joel wished his vote for permission to be recorded.)

SECTION 3

(Applications recommended for permission, approval or consent)

**35.6
CRYSTAL PALACE
CONSERVATION AREA**

(12/00318/FULL2) - Motor Cycle Training Centre, Crystal Palace Park, Thicket Road, Penge.

Description of application – Use of building, storage container and adjacent land for horticultural and arboricultural training.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that a letter of support from Capel Manor College had been received. It was also reported that Heritage Urban Design had no objection to the application.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for

the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“4. The use hereby permitted shall be discontinued and the land reinstated to its former condition on or before 31ST May 2015.

REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area and to comply with Policies BE1, BE11 and G2 of the Unitary Development Plan.”

(Councillor Tom Papworth wished his vote for refusal to be recorded.)

**35.7
BROMLEY TOWN**

**(12/00323/FULL1) - The Ravensbourne School,
Hayes Lane, Bromley.**

Description of application amended to read -
“Retention of detached single storey storage and workshop building RETROSPECTIVE APPLICATION”.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Nicky Dykes in objection to the application were received at the meeting. It was reported that Ward Member, Councillor Will Harmer, objected to the application. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reasons:-

1. The building, due to its scale, siting and size has an unacceptable detrimental impact on the visual amenities of the area and the open nature of the site, contrary to Policies BE1 and G8 of the Unitary Development Plan.

2. The building is detrimental to the amenities of occupiers of nearby residential properties by reason of visual impact and the noise and disturbance associated with the use of the building, contrary to Policy BE1 of the Unitary Development Plan.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to secure the removal of the building.

**35.8
CRYSTAL PALACE
CONSERVATION AREA**

(12/00339/FULL1) - Land North East of Jubilee Stand, Crystal Palace Park, Thicket Road, Penge.

Description of application - Use of land for demonstration garden.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that a letter of support from Capel Manor College had been received. It was also reported that Heritage Urban Design had no objection to the application.

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

“5. The use hereby permitted shall be discontinued and the land reinstated to its former condition on or before 31ST May 2015.

REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area and to comply with Policies BE1, BE11 and G2 of the Unitary Development Plan.”

**35.9
CRYSTAL PALACE
CONSERVATION AREA**

(12/00340/FULL1) - Land Adjacent to Former Croft Building Site, Crystal Palace Park, Thicket Road, Penge.

Description of application - Detached polytunnel.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that a letter of support from Capel Manor College had been received. It was also reported that Heritage Urban Design had no objection to the application.

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

“5. Details of a scheme of landscaping in order to screen the development hereby permitted, shall be submitted to and approved in writing by the Local Planning authority before the commencement of the development hereby permitted. The approved

scheme shall be implemented in the first planting season following the substantial completion of the development. Any trees of plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

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

(Councillor Tom Papworth wished his vote for refusal to be recorded.)

**35.10
KELSEY AND EDEN PARK
CONSERVATION AREA**

(12/00503/TPO) - 10 Manor Way, Beckenham.

Description of application – Fell one sycamore
SUBJECT TO TPO 34.

Members were concerned that consent had been given in 2011 for the crown to be reduced by 30% and at that time, no disease had appeared to be present. Members having considered the report, **RESOLVED** that the matter **BE DEFERRED** without prejudice to any future consideration for further clarification and, if appropriate, for the matter to be considered under the Chief Planner’s delegated powers.

**35.11
BROMLEY TOWN**

(12/00670/FULL1) - 23 Hayes Lane, Bromley.

Description of application – Demolition of existing dwelling and erection of 2 two storey detached four bedroom dwelling with accommodation in the roof space integral double garage and associated vehicular access and car parking.

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

On page 83 of the Chief Planner’s report under the heading, ‘Proposal’, paragraph 2 should be amended to read, ““The proposed dwellings would both have a maximum height of around 8.2 metres and would both have accommodation within the roof space with Plot 1 consisting of rooflights to the front, side and rear elevations. Plot 1 would be of a different design to Plot 2 consisting of a single integral garage with brick and tile elevations. Plot 2 would have a half timbered and

rendered elevation treatment and an integral double garage. The flank wall of Plot 1 would be located around 1.2 metres from the boundary with number 23a at its closest point. Plot 2 would be located at least 1.1 metres from the boundary”.

Also, at the bottom of page 83 of the Chief Planner’s report under the heading, ‘Location’, the paragraph should be amended to read, “The site has an area of some 0.12ha, and consists of a detached bungalow which was erected in the nineteen fifties and later extended in 1978. The bungalow is situated on the southern side of Hayes Lane and the garden plot is about 20m wide across the frontage. The site widens out to about 32m at the rear.”

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

**35.12
FARNBOROUGH AND
CROFTON**

(12/00811/FULL6) - 15 St Thomas Drive, Orpington.

Description of application – Part one/two storey side and rear extension and side dormer extension to form habitable room in roof with roof lights to side and rear.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 27 April 2012.

On page 93 of the Chief Planner’s report the penultimate paragraph was amended to read, “Members should note that the local concerns raised with regards to the proposed side dormer were also raised in relation to the previously refused scheme. However, although such dormers are not a common feature of the area, such development is not considered to impact upon the character of the area or the streetscene due to its scale and position within the roofslope.”

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

**35.13
HAYES AND CONEY HALL**

(12/00907/FULL6) - 4 Knowlton Green, Bromley.

Description of application – Single storey front, side and rear extension and elevational alterations.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**35.14
DARWIN**

(12/00557/FULL6) - 3 West Hill, Downe.

Description of application – Part one/two storey side and rear extension with steps to front.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates in support of the application received at the meeting. It was reported that a letter of support from Downe Residents' Association had been received.

On page 104 of the Chief Planner's report the section under the heading, 'Planning History' was amended to read:-

"Planning History

Application reference 03/03521 granted permission for a single storey rear extension in the form of a conservatory and roof alterations to form a pitched roof. This has been implemented.

Within the area, 4 West Hill was granted permission for a front porch under application reference 04/01418 which has been implemented. A large number of alterations have been permitted at this property in the past, namely a single storey side extension in 1967 (reference 67/02648), a first floor side extension in 1972 (reference 72/02402) and a two storey rear extension in 1975 (reference 75/02142).

No.2 has previously been granted permission for a

single storey rear extension, reference 03/00010 and a two storey side extension, reference 96/02572. Both have been implemented.”

Also, on page 105 of the Chief Planner’s report paragraph 4, the third sentence was amended to read, “The two storey extension at No. 2 was granted 16 years ago in 1966 and its existence and any very special circumstances that may have been presented at that time do not in themselves warrant very special circumstances in this instance.”

Members having considered the report and representations, **RESOLVED** that the **APPLICATION** be **DEFERRED** without prejudice to any future decision for consideration on Section 2 of the agenda of Plans Sub-Committee 3 to be held on 7 June 2012.

It was the final meeting of the municipal year and the Chairman thanked both Members and Officers for their work throughout the year and Councillor John Ince, on behalf of Members and Officers, likewise thanked the Chairman for all her support.

The Meeting ended at 9.37 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 12/00294/FULL1

Ward:
Penge And Cator

Address : Homelands 101 Lennard Road
Beckenham BR3 1QS

OS Grid Ref: E: 536015 N: 170528

Applicant : Homelands

Objections : YES

Description of Development:

Part one/two storey side and single storey rear extensions and pitched roof to existing flat roofed rear extension and conversion of building into 4 one bedroom and 1 two bedroom self-contained units with associated bin store at front.

Key designations:

Local Distributor Roads

Proposal

The current proposal can be split into two separate elements:

- Part one/two storey side and single storey rear extensions and pitched roof to existing flat roofed rear extension; and
- Conversion of building into 4 one bedroom and 1 two bedroom self-contained units.

There will also be car parking spaces and associated bin store to the front and a secure bike shelter at the rear.

The proposed extensions will match extensions previously granted permission at Committee in December 2011. The previous application sought extensions to the care home.

The current proposal seeks to extend the existing building and convert the resulting building into 4 one bedroom self-contained units and 1 two bedroom self-contained unit.

The proposed resulting accommodation will be set out as follows:

- Ground floor: Flat 1 – One bedroom unit
- Ground floor: Flat 2 – One bedroom unit
- First floor: Flat 3 – One bedroom unit

- First floor: Flat 4 – One bedroom unit
- Second floor: Flat 5 – Two bedroom unit

All of the flats would be self-contained, with combined living, dining and kitchen areas with separate bedroom and bathroom. Communal access would be provided from the existing front door and stairwell, and a connecting corridor would be created at ground floor level allowing all flats access to the rear garden.

Location

The application site is situated to the southern side of Lennard Road, close to the junction with Kent House Road. The area is residential in character, comprising a mixture of semi-detached, terraced and detached properties. The property is a registered care home for the elderly.

Comments from Local Residents

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

- have objected to a window in the flank facing Number 99 over the years, and the objections have been upheld in past applications;
- now find there is a window overlooking Number 99 again, where the fire escape door is being removed and replaced with a window;
- property has already had a series of unattractive extensions;
- is this not overdevelopment;
- occupancy of 5 flats will cause parking problems.

Any further comments received will be reported verbally.

Comments from Consultees

Crime Prevention – The agreed ‘Secure by Design’ condition should be attached should permission be granted. This should ensure that the development will achieve, not merely seek to achieve, accreditation.

Thames Water – Should the proposed building works fall within 3 metres of the pipes (that are likely to have transferred into Thames Water’s ownership), the applicant should contact Thames Water to determine whether a building over / near to agreement is required.

No objection was raised with regard to water infrastructure.

Highways Engineer – following further information relating to a parking stress survey being submitted on 24th May 2012, no objection has been raised with regard to the scheme.

Planning Considerations

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

- C1 Community Facilities
- H9 Side Space
- H12 Conversion of Non-residential Buildings to Residential Use
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

Planning History

Planning permission was granted under ref. 87/02901 for a two storey side and first floor rear extensions, and the use of property as a residential care home for the elderly.

Planning permission was then granted for a part one/two storey side and single storey rear extensions and pitched roof to existing flat roof rear extension for existing care home under ref. 08/00197.

Following this, permission was granted under ref. 08/01456 for an amendment to application ref. 08/00197. This scheme resulted in permission being granted for a part one/two storey side and single storey rear extensions and pitched roof to existing flat roof rear extension for existing care home, with the amendment relating to the removal of 1 proposed window and 1 existing window.

Permission was then refused under ref. 09/00344 for a single storey rear extension and part one/two/three storey side extension. This was refused for the following reason:

The proposal would be an overdevelopment, out of character with the locality and contrary to Policies H8 and H9 of the Unitary Development Plan.

An Appeal was lodged and dismissed by The Inspectorate.

Most recently, an application was granted permission under ref. 11/03050 which matched the previously approved scheme under ref. 08/01456, for part one/two storey side and single storey extensions and pitched roof to existing flat roof rear extension for existing care home.

Conclusions

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

The principle of the extensions that form part of the current proposal has already been approved under refs. 08/00197 and 08/01456. The plans for the extensions associated with the current scheme are exactly the same as the plans that were approved under ref. 08/01456, where the bulk of the extension matches the original

application (ref. 08/00197) however where 2 windows were removed from the original scheme.

The main difference with the current scheme is that where the previous extensions were to enlarge the care home, the current application seeks to convert the resulting building into 5 self-contained units. The building would no longer be used as a care home, and the current occupants would be relocated to another care home also owned by the applicant elsewhere in the Borough.

As a result, aside from the extensions that already effectively have permission from the previous application, the significant changes will be internal. There will therefore be no external changes beyond those that have already been granted under previous planning applications, including a tile-hung appearance to the first floor side extension.

In terms of converting the premises from the existing care home facility, Members will need to consider whether the resulting accommodation is considered satisfactory and will not result in an overdevelopment of the site. As it currently stands, the premises provides living accommodation for 8 residents, however the present owner is finding it increasingly difficult to meet the current expectations, standards and regulations for this particular use and the view has been taken that the adaptations required to achieve and maintain compliance are not cost-effective. As such, the existing residents are to be transferred to another care home owned by the same company that is located elsewhere in the Borough, and the current premises will be converted to self-contained units.

Members may consider that the overall intensity of the proposed use when compared with the existing use will not be excessively increased. At present, 8 residents live at the site at any one time, with associated members of staff frequenting the premises. The resulting accommodation for 5 self-contained units is likely to result in a similar number of people residing at the premises.

On this basis, the requirement for car parking is unlikely to be increased to a degree that would be likely to impact upon the existing road network. Indeed following a parking stress survey submitted on behalf of the applicants, the Highways Engineers found that the proposal would be satisfactory provided the revised plans showing an amended parking layout to the forecourt is complied with, and bicycle parking is provided on-site.

As such, Members may consider that the current is unlikely to have a detrimental impact upon the surrounding area. The extensions that form part of the scheme have already been approved under previous applications, despite not having yet been implemented, therefore the principle of this element of the scheme has already been accepted. The part of the proposal which has not yet been tested is the element which proposes to convert the existing care home premises to 5 self-contained units. On the basis that the existing building provides residential care for 8 residents, along with various members of staff regularly frequenting the premises, Members may consider that it is unlikely to lead to an overdevelopment of the site and the application is therefore worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 87/02901, 88/01351, 90/01613, 08/00197, 08/01456, 09/00344, 11/03050 and 12/00294, excluding exempt information.

as amended by documents received on 23.05.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 4 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 5 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 6 ACH22 Bicycle Parking
ACH22R Reason H22
- 7 ACI12 Obscure glazing (1 insert) in the first floor eastern and
western elevations
ACI12R I12 reason (1 insert) BE1
- 8 ACI14 No balcony (1 insert) the existing first floor rear
extension
ACI14R I14 reason (1 insert) BE1
- 9 ACI17 No additional windows (2 inserts) first floor flank extension
ACI17R I17 reason (1 insert) BE1
- 10 ACI21 Secured By Design
ACI21R I21 reason
- 1 1ACK01 Compliance with submitted plan

Reason: In order to protect the visual and residential amenities of the neighbouring properties and to comply with Policies BE1 and T3 of the Unitary Development Plan.

Reasons for granting permission:

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

- C1 Community Facilities
- H9 Side Space
- H12 Conversion of Non-residential Buildings to Residential Use
- BE1 Design of New Development
- 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 relationship of the development to the adjacent properties;
- (c) the character of development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties;
- (g) the housing policies of the development plan;
- (h) the transport policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

Application:12/00294/FULL1

Address: Homelands 101 Lennard Road Beckenham BR3 1QS

Proposal: Part one/two storey side and single storey rear extensions and pitched roof to existing flat roofed rear extension and conversion of building into 4 one bedroom and 1 two bedroom self-contained units with associated bin store at front.



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SECTION '2' – Applications meriting special consideration

Application No : 12/00470/FULL6

Ward:
Darwin

Address : North Downs House Grays Road
Westerham TN16 2JD

OS Grid Ref: E: 545466 N: 157432

Applicant : Martyn Willis

Objections : YES

Description of Development:

Rooflights to front and rear roofslopes, part conversion of garage to habitable accommodation and elevational alterations

Key designations:

Area of Outstanding Natural Beauty Area Of Outstanding Natural Beauty 02
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Members deferred this application at Plans-Sub Committee 1 on 10th May 2012 in order to seek a reduction in the size and/or number of windows to the front and side of the dwelling.

Proposal

Permission is sought for the insertion of rooflights to the front and rear roofslopes, the part conversion of the existing garage to form habitable accommodation and elevational alterations.

Further to the request by Members to reduce the size and/or number of windows, alterations have been made as follows:

- the large triangular window to the flank elevation has been replaced by a rectangular window, resulting in two of this design to the flank elevation.

Location

The site is located to the eastern edge of Grays Road near to the junction with Viewlands Avenue and features a single storey detached dwelling with accommodation in the roofspace as a result of a previously approved rear dormer.

Comments from Local Residents

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

- the neighbouring residents have objected on the grounds that the proposed window to the flank elevation will result in overlooking, light pollution and would be out of character.

Following the submitted changes to the proposed scheme a period of further consultation has been undertaken. To date no comments have been received, however any that are submitted will be reported verbally.

Comments from Consultees

The Council's Highways Officer has raised no objection to the conversion of the garage as sufficient off-street parking would remain.

Planning Considerations

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

BE1 Design of New Development
G4 Dwellings in the Green Belt or on Metropolitan Open Land

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

Planning History

Application ref. 86/00047 granted permission for a rear dormer extension, a single storey rear extension and front porch. A further application, ref. 90/00959, granted permission for a single storey rear extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the openness of the Green Belt 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.

As the roofspace of the dwelling has already been converted to residential accommodation, no further increase in floor area will result from the proposal.

Although the existing garage will become a gym and storage room, it is considered that this constitutes an internal alteration and does not fall within the scope of creating additional floor area.

Externally no additional volume is to be created. The existing garage door will be retained, although a parking space will no longer be provided. However, this is considered to comply with Policy T3 and no adverse impact will result with regards to vehicular parking or highway safety. The rooflights to the front elevation are not considered to be detrimental to the character of the area or the host dwelling.

To the southern flank elevation it is proposed to insert two windows, two rectangular windows replace the previously proposed triangular design, to serve as upper level illumination to the ground floor kitchen/lounge and living room. As such no overlooking would result. Concerns have been raised by the neighbouring resident that this element would cause light pollution and be out of character.

However, it is not considered that the insertion of these flank windows would be harmful to the character of either the host dwelling or the area. It is also noted that this flank elevation has a separation of some 8 metres to the northern flank elevation of the neighbouring property, with mature vegetation to the boundary. The lower, rectangular window and the lower edge of the triangular window would also replace two existing flank windows. As such it is not considered that an unacceptable level of light pollution would result from this element of the proposal, however any impact can be further mitigated by way of a condition requiring these windows to be obscure glazed.

Given the above it is considered that the proposal would not be detrimental to the character or openness of the area or Green Belt and would not result in an unacceptable level of impact to the amenities of neighbouring residents.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00470, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI12 Obscure glazing (1 insert) to the southern flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In the interest of the visual amenities of the area and the amenities of nearby residential properties, in accordance with Policies BE1 and H8 of the Unitary Development Plan.

- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development
G4 Dwellings in the Green Belt or on Metropolitan Open Land

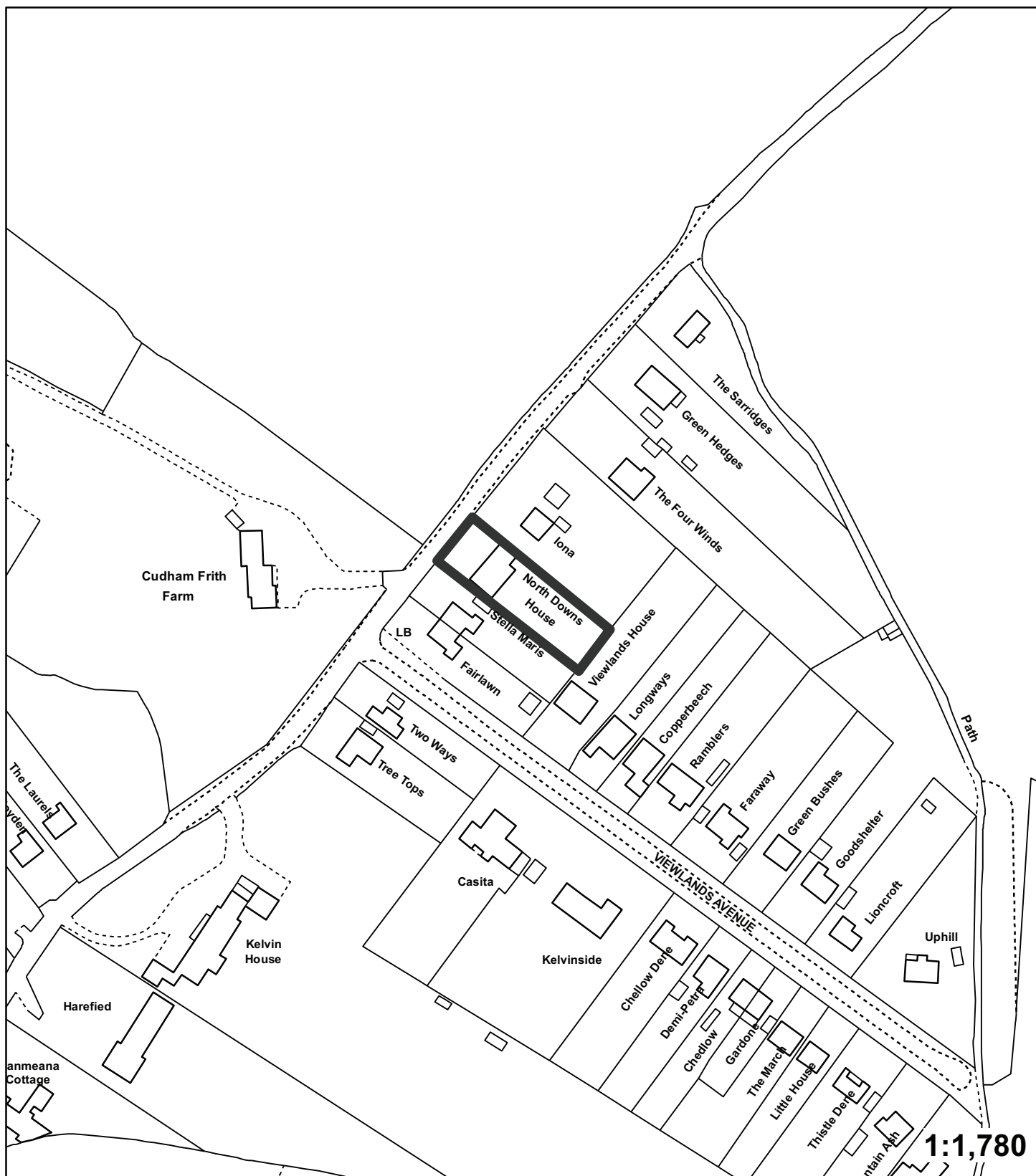
Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

Application:12/00470/FULL6

Address: North Downs House Grays Road Westerham TN16 2JD

Proposal: Rooflights to front and rear roofslopes, part conversion of garage to habitable accommodation and elevational alterations



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SECTION '2' – Applications meriting special consideration

Application No : 12/00837/FULL1

Ward:
Cray Valley East

Address : Oak View Crockenhill Road Orpington
BR5 4EP

OS Grid Ref: E: 548154 N: 167569

Applicant : Danshell

Objections : NO

Description of Development:

Single storey extensions to hospital, including re building of existing single storey buildings and two storey extension to provide lift access to first floor.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Locally Listed Building
Tree Preservation Order

Proposal

These existing hospital buildings are arranged around an open courtyard and recreational area, and it is proposed to rebuild some of the single storey buildings and extend across part of the open recreational area in order to better link the buildings and provide smaller secure external courtyards.

A small two storey extension would also be added to accommodate a lift to access the existing first floor accommodation.

Location

The use of this Green Belt site is long established as a specialist hospital, and it is currently used as a specialist adolescent care unit. The building, which is locally listed, was built in the 1970s, and comprises a mixture of single storey and two storey buildings arranged around a central open courtyard.

The site lies on the northern side of Crockenhill Road, and is bounded to the west by Kevington Manor, a Grade II Listed Building, while part of the Listed brick boundary wall lies within the vicinity of the hospital buildings. It is bounded to the north and south by farmland and woods.

Comments from Local Residents

No comments have been received from nearby residents.

Comments from Consultees

The Council's highway engineer considers that as the proposed extensions would not appear to increase the parking demand beyond that which is currently accommodated on site, no objections are raised to the proposals.

No objections are raised from a drainage viewpoint, subject to the submission of further details of surface water drainage, and the Environment Agency have expressed no concerns.

No significant trees would be affected by the proposals.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Buildings
G1 The Green Belt

Planning History

Permission and Listed Building consent were granted in 2000 for security fencing (refs.99/03448 and 99/03495), and applications for small single storey extensions were granted permission in 2003/4 under refs. 03/00635 and 03/03208.

More recently, permission was granted in March 2011 (ref.11/00023) to add a single storey link extension through the middle of the courtyard to provide a lounge area (thus dividing the recreational space in two), the enclosure of open corridors around the perimeter of the courtyard, and the provision of an infill extension in the north-eastern corner of the buildings in order to completely enclose the courtyard.

A further permission (ref.11/02653) was granted in November 2011 for amendments to the scheme which comprised the provision of a glazed roof over the eastern courtyard, and a timber-clad lift shaft extension adjacent to the northern buildings which would measure 2.4m x 2.4m in area, and 6m in height. This scheme would increase the floorspace by 24%.

Neither scheme has yet been implemented.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, as defined by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and

secondly, whether the extensions would harm the appearance of the building given its local listing, or the character of the surrounding area.

The buildings currently contain 2,814sq.m. of internal floorspace, and the proposals would increase the floorspace of the buildings by 630sq.m, which equates to an increase of 22%. This would be considered inappropriate development within the Green Belt as the use of these structures as part of a specialist hospital (Class C2) would not fall within the appropriate uses defined by Policy G1. The application has been advertised as a departure, but the proposals are not considered to be of such significance to be referred for direction.

The applicant states that the purpose of the rebuilding works is to improve the facilities provided for residents, staff and visitors, rather than for the intensification of the use of the site. The proposed works have resulted from an identified need to provide recreational space under cover, to provide two separate secure external spaces, to further facilitate covered and safe connections between the various facilities provided, and to enhance these facilities by rebuilding some substandard sections of the buildings.

The replacement building would be contained within the area of the existing buildings and central courtyard, and it is not proposed to extend built development further outside this footprint, thus limiting the impact on the surrounding area. The roof ridge of the replacement building would be largely lower than the existing two storey buildings, apart from the central recreational area which would be marginally higher, and would include a new main entrance located to the front of the building. This element would appear more prominent when viewed from Crockenhill Road than at present, but would still be below the ridgeline of the adjacent gymnasium building, and would not, therefore, appear out of context.

Overall, the structures would not appear obtrusive nor detract from the appearance of this locally listed building, and are considered to adequately protect the open nature of the Green Belt. Furthermore, if the previous permitted scheme (ref.11/02653) were to be implemented, it would have increased the floorspace by a similar amount.

Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03448, 99/03495, 03/00635, 03/03208, 11/00023, 11/02653 and 12/00837, 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	ACC01	Satisfactory materials (ext'n'l surfaces)
	ACC01R	Reason C01
4	ACD04	Foul water drainage - no details submitt
	ADD04R	Reason D04
5	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
6	ACK01	Compliance with submitted plan
	ACK02R	K02 reason (1 insert) G1

Reasons for permission:

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

BE1 Design of New Development
 BE10 Locally Listed Buildings
 G1 The Green Belt

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

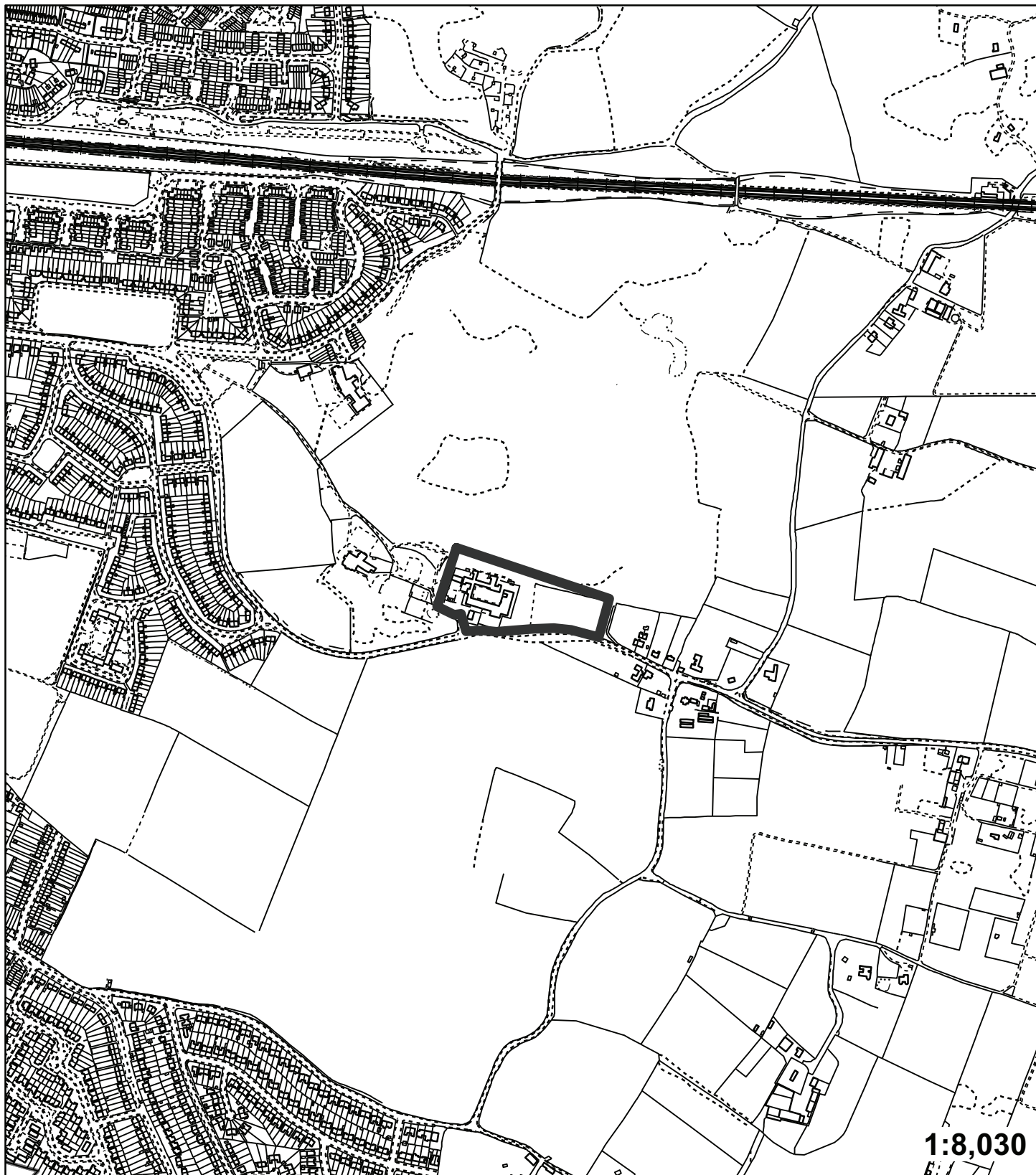
- (a) the character of the development in the surrounding area
- (b) the relationship of the development to adjacent property
- (c) the impact of the development on the open nature of the Green Belt
- (d) the character and appearance of the locally listed building

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

Application:12/00837/FULL1

Address: Oak View Crockenhill Road Orpington BR5 4EP

Proposal: Single storey extensions to hospital, including re building of existing single storey buildings and two storey extension to provide lift access to first floor.



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SECTION '2' – Applications meriting special consideration

Application No : 12/01008/FULL6

Ward:
Bromley Town

Address : Italian Villa Elstree Hill Bromley BR1
4JE

OS Grid Ref: E: 539264 N: 170466

Applicant : Mr Jim Ripley

Objections : YES

Description of Development:

Repairs, alterations and refurbishment including conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa to provide three bedroom residential unit and use of part ground floor and first floor as offices/museum

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds

Joint report with application ref. 12/01009

Proposal

Planning permission is sought for the following:

- repairs, alterations and refurbishment of listed building
- conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa
- provision of three bedroom residential unit on ground floor
- use of part ground floor and first floor as offices/museum

The application has been submitted by Phoenix Community Housing Association. The proposed offices/museum would be use during normal office house of between 9am and 5pm Monday- Friday with occasional out of hours meetings and public access (e.g Open House). There will be a maximum of 4 staff employed.

Location

The site is located set back from the main frontage of buildings in Elstree Hill, behind the property 'Shelterdale' to the south. Bromley Court Hotel. The gradient of the land slopes up and away from Elstree Hill and as such the Villa is set at a higher ground level than the properties facing the road.

Comments from Local Residents

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

- concerns over public access to the site
- more traffic and visitor parking on a road that is in bad condition
- road already gets congested
- no objections to the refurbishment
- extra walking traffic into the site
- Elstree Hill is part of Green Chain Walk- pedestrian safety concerns
- object to new rear bedroom and rear entrance door
- window and door would be at higher level than property below
- overlooking
- strong objections to use as an office and visitor's gallery
- use as council administrative office and council housing is absurd
- loss of privacy
- risk to security
- commercial activity in residential area
- council should use current council buildings- not waste money

Comments from Consultees

No objections raised from the Council's Environmental Health (Housing) officer.

Comments from the Highways officer will be reported verbally at the meeting.

No objections have been raised by English Heritage.

Planning Considerations

The application site is a Grade II listed building and is located within the Green Chain Walk. In determining the application the main policies are BE1 (Design of New Development), BE8 (Statutory Listed Buildings), G7 (South East London Green Chain Walk) and EMP8 (Business Support) of the Unitary Development Plan.

With regard to the Listed Building, Policy BE8 states that applications for development involving a listed building or its setting will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

Planning History

There is no recent planning history at the site.

Conclusions

The main issues in this case are whether the proposal would be the impact of the proposal on the Grade II listed building and the impact upon the residential amenities of nearby residents.

With regard to the impact Grade II listed building, the proposal is considered satisfactory to preserve the character, appearance and special interest of the Statutory Listed Building. The schedule of works included with the application details all the specific modifications and repairs that need to be done to each room and these works are considered satisfactory. The main external change will be the link extension to the rear of the property, which given its siting and design, is not considered to detrimentally impact the host building.

Concerns have mainly been raised by local residents regarding the proposed part change of use of the ground floor (the painted room to be used for visitors) and the use of the first floor for Phoenix Community Housing Association offices. Whilst it is noted that the property is located within a residential area, the proposed part use as museum and offices are not overly intensive with 4 staff proposed and normal office hours of 9am and 5pm Monday to Friday. If Members are minded to grant the application, it is suggested that conditions are placed to limit the hours of operation of the commercial use and the number of staff employed.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01008 and 12/01009, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 ACK01 Compliance with submitted plan

Reason: In the interest of the visual and residential amenities of the area.

- 4 There shall be no more than 4 members of staff at the office hereby permitted at any one time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the residential amenities of nearby neighbours and in order to comply with Policy EMP8 of the Unitary Development Plan.

- 5 The use shall not operate on any Saturday or Sunday or Bank Holiday, Christmas Day or Good Friday nor before 0900hrs and 1700hrs on any other day.

Reason: In the interest of the residential amenities of nearby neighbours and in order to comply with Policy EMP8 of the Unitary Development Plan.

Reasons for granting permission:

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

BE1 Design of New Development
BE8 Statutory Listed Buildings
G7 South East London Green Chain Walk
EMP8 Business Support

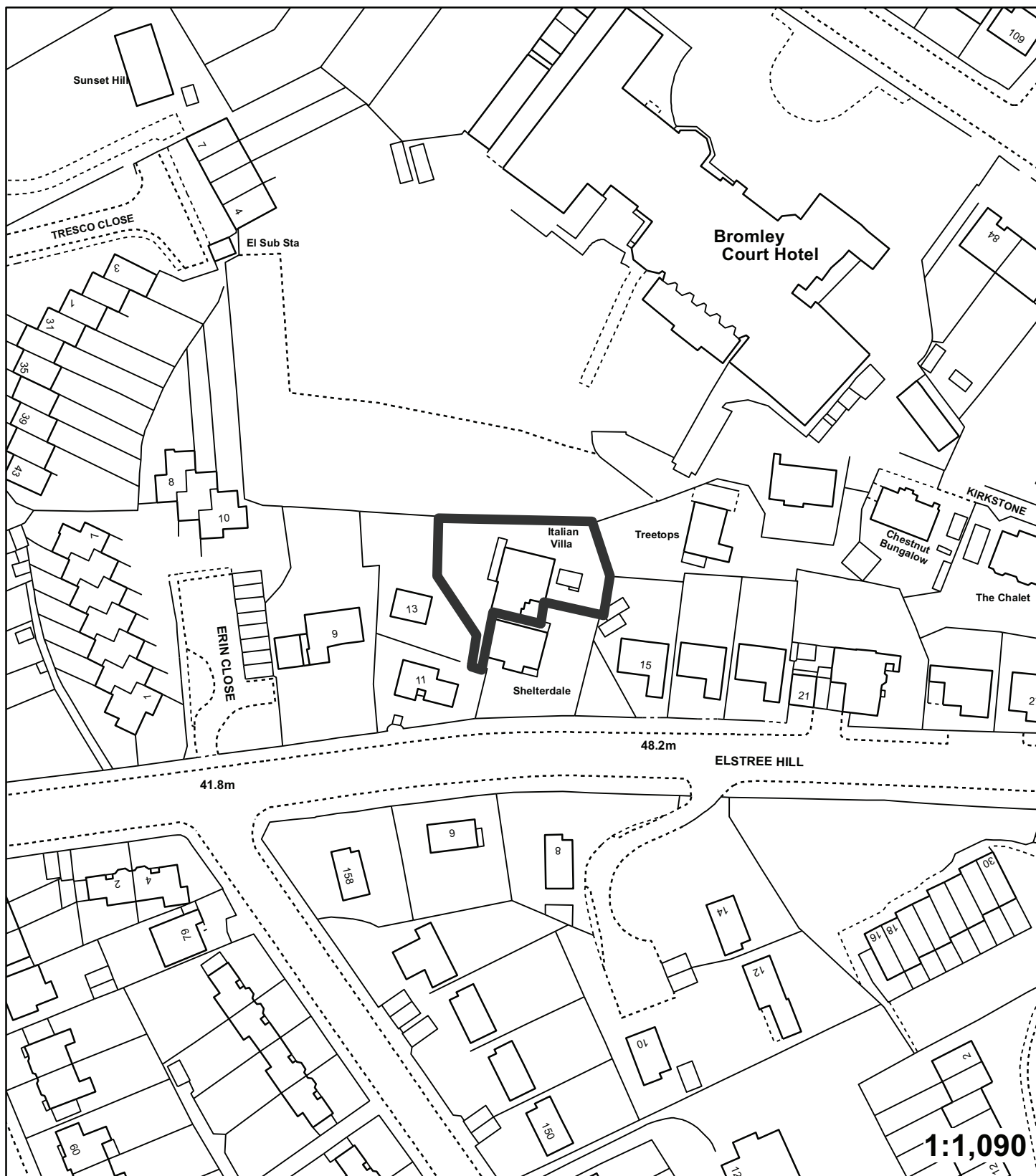
The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact of the development to the character and visual amenities of the area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the outlook of the occupiers of adjacent and nearby properties
- (f) the impact to on-street parking demand in the area and on conditions of road safety
- (g) comments received during the consultation period of the application
- (h) the urban design policies of the Unitary Development Plan

Application:12/01008/FULL6

Address: Italian Villa Elstree Hill Bromley BR1 4JE

Proposal: Repairs, alterations and refurbishment including conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa to provide three bedroom residential unit and use of part ground floor and first floor as offices/museum



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SECTION '2' – Applications meriting special consideration

Application No : 12/01009/LBC

Ward:
Bromley Town

Address : Italian Villa Elstree Hill Bromley BR1
4JE

OS Grid Ref: E: 539264 N: 170466

Applicant : Mr Jim Ripley

Objections : YES

Description of Development:

Repairs, alterations and refurbishment including conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa to provide three bedroom residential unit and use of part ground floor and first floor as offices/museum (LISTED BUILDING CONSENT)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds

Joint report with application ref. 12/01009

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

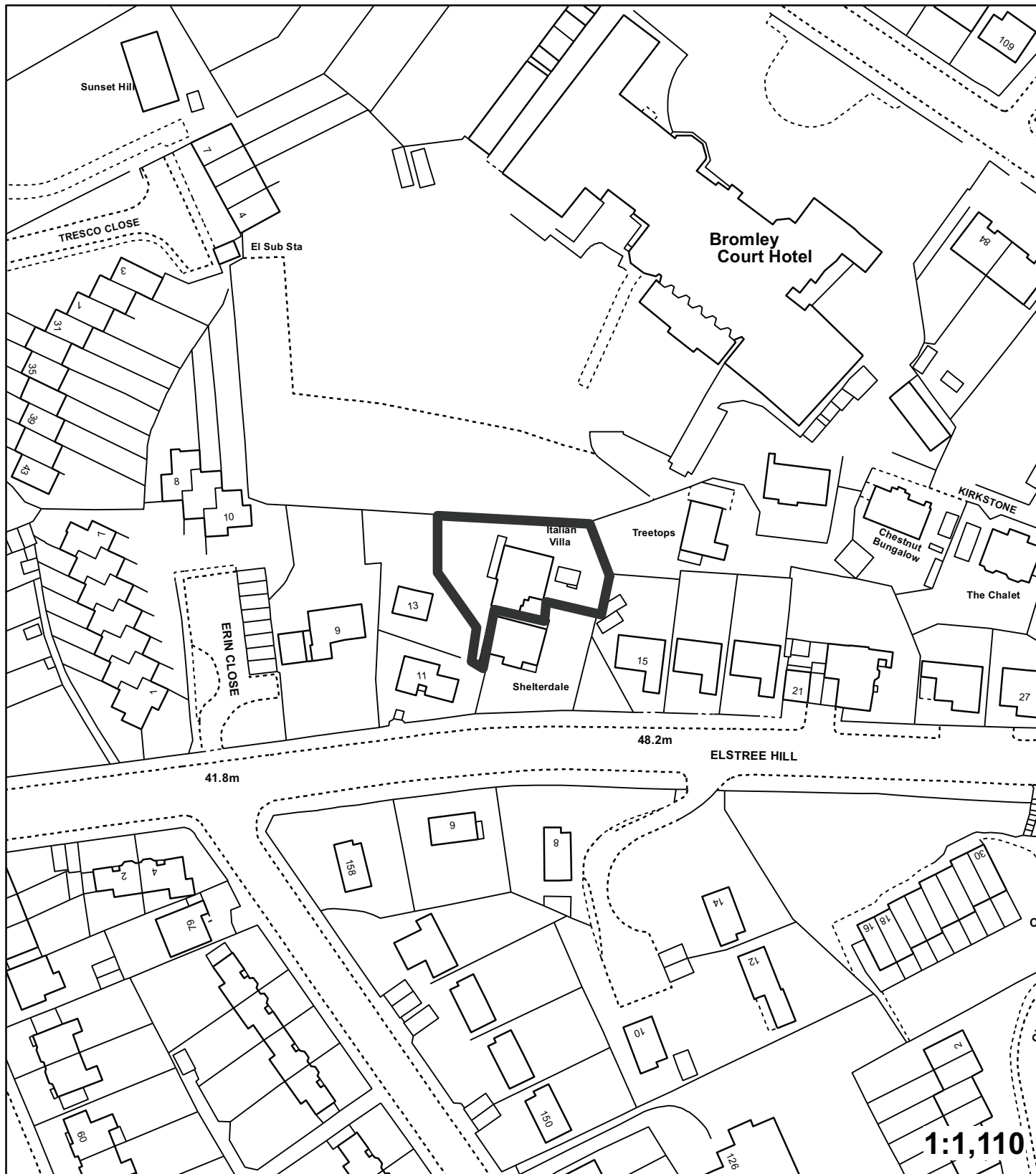
subject to the following conditions:

1	ACG01	Comm.of dev-Listed Building and Con.Area
	ACG01R	Reason G01

Application:12/01009/LBC

Address: Italian Villa Elstree Hill Bromley BR1 4JE

Proposal: Repairs, alterations and refurbishment including conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa to provide three bedroom residential unit and use of part ground floor and first floor as offices/museum (LISTED BUILDING)



SECTION '2' – Applications meriting special consideration

Application No : 12/01113/FULL6

Ward:
Petts Wood And Knoll

Address : 23 Broxbourne Road Orpington BR6
0AZ

OS Grid Ref: E: 545792 N: 166640

Applicant : Mrs M Walters

Objections : NO

Description of Development:

Two storey rear and first floor side extensions with pitched roof to front

Key designations:

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

Proposal

Permission is sought for a two storey rear extension and a first floor side extension.

The two storey rear extension has a depth of 3 metres and a width of 11.6 metres. This rear element features a hipped roof set below the existing ridge line.

The first floor side extension has a length of 8.4 metres, of which the rearmost 3 metres is beyond the existing rear elevation and joins the proposed rear element. A width of 3.1 metres is proposed, with the front elevation being set 1.1 metres behind the principal elevation. A hipped roof that forms that for the rear element is included and this is also set below the existing ridgeline.

Location

The application site is set to the eastern edge of Broxbourne Road, just to the south of the junction with Irvine Way, and features a two storey detached dwelling with a single storey garage to the southern elevation.

The ground level is uneven, with an upward slope from west to east, resulting in the dwelling being set above street level and the rear garden being largely raised above the floor level of the property.

Comments from Local Residents

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

Comments from Consultees

No technical or statutory consultations were undertaken for 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
T3 Parking

Supplementary Planning Guidance 1 and 2

Planning History

There is no planning history for the application property.

Conclusions

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

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

The property at No.21 to the northern boundary would not be affected by the side extension and as such the primary consideration is the impact of the two storey rear extension. To the boundary No.21 benefits from a single storey side element that has a large rearward projection with a pitched roof with a ridge line just below the first floor window level. This proposal allows for a 1.5 metre separation to the boundary with No.21 and given the existing built form to the boundary and the 3 metre depth proposed, it is not considered that the proposal would result in a detrimental loss of amenity or outlook to the current or future residents of No.21.

To the south of the site, No.25 has a rear building line set slightly further back than No.23 with a side space of around 1 metre to the common boundary. The rear ground level of the application site where the proposed development is to take place is lower than the rest of the garden, with good sized vegetation to the southern boundary. Given this factors it is not considered that the proposed rear

extension, at 3 metres in depth, would result in an unacceptable impact to the amenities of No.25.

The principle concern with the proposal relates to the first floor side element and the side space allowed for. This extension is located above the existing single storey garage to the southern boundary at at first floor level allows for a 1.13 metre side space to the boundary. Whilst this level is of separation is annotated as being allowed for at ground floor level, the drawings show the retention of an existing lean to area to the side and a rear section that goes to the boundary.

The side area is occupied by what appears to be a walkway, with open front and sides and a timber roof. This runs for some 6.1 metres whereby the garage expands to the boundary line and by 0.65 metres beyond the proposed rear elevation.

Policy H9 requires a 1 metre side space be retained for the full height and length of a two storey development and therefore the proposal is contrary to policy. However, the garage area that provides no side space is set over 6 metres from the front building line and the walkway area is predominantly open in character. It is also noted that the first floor element is set well back from the principle elevation and the roof design is subservient to the main dwelling. As such whilst the side element does not fully comply with the intentions of Policy H9 it is considered that on balance the first floor element is acceptable in this instance.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01113, 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 Before the development hereby permitted is first occupied the proposed window(s) to the southern flank elevation of the development hereby permitted shall be obscure glazed in accordance with details submitted to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties and openings should be at high level.
 ACI11R Reason I11 (1 insert) BE1 and H8
- 4 ACI13 No windows (2 inserts) northern flank two storey side
 and rear extension
 ACI13R I13 reason (1 insert) BE1 and H8
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interests of the amenity of neighbouring properties.

6 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

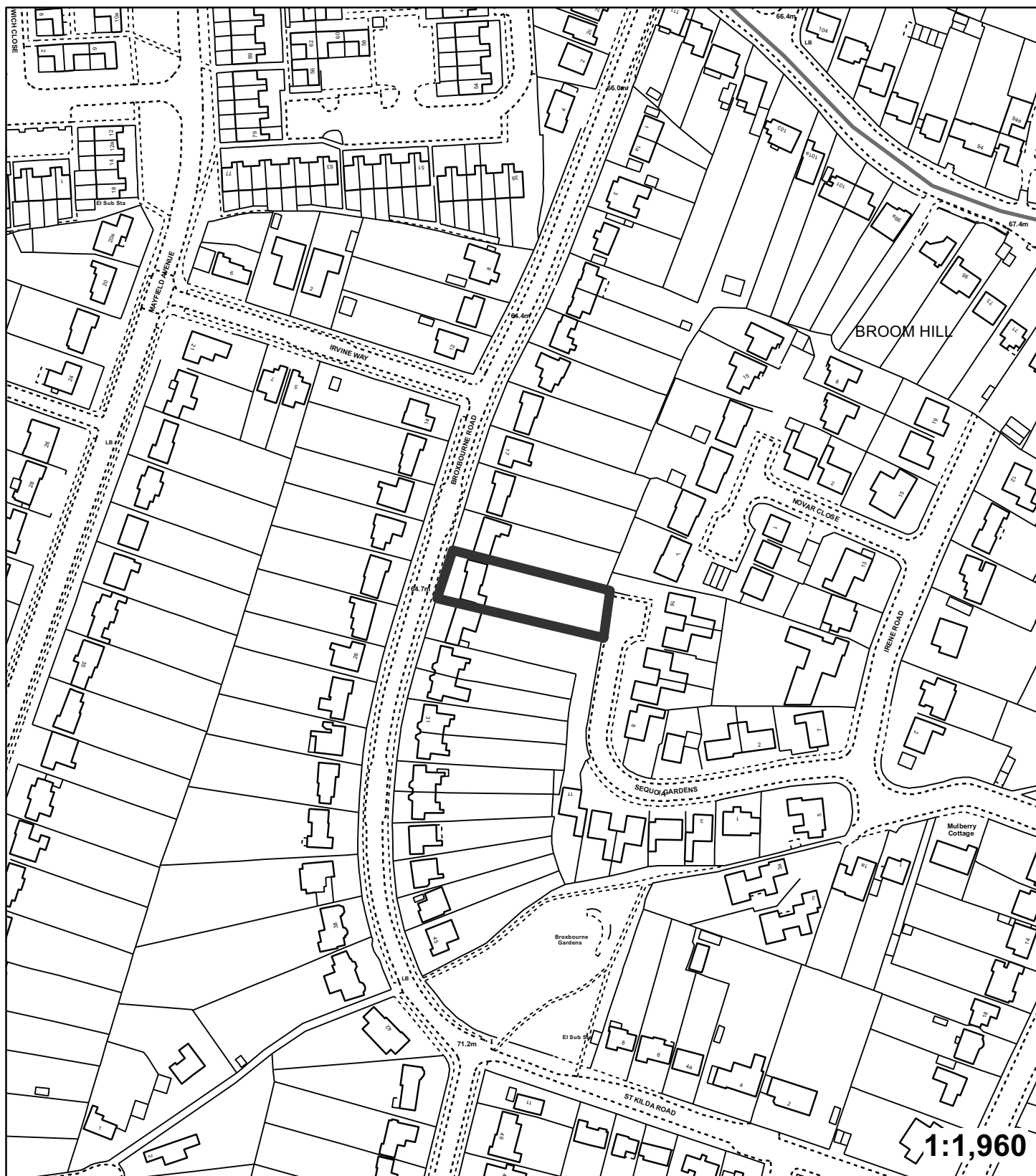
T3 Parking

Supplementary Planning Guidance 1 and 2

Application:12/01113/FULL6

Address: 23 Broxbourne Road Orpington BR6 0AZ

Proposal: Two storey rear and first floor extensions with pitched roof to front



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SECTION '2' – Applications meriting special consideration

Application No : 12/01151/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : 140 Worlds End Lane Orpington BR6
6AS

OS Grid Ref: E: 546814 N: 163326

Applicant : DBS Homes

Objections : NO

Description of Development:

Demolition of existing dwelling and erection of a two storey four bedroom detached house with integral garage and accommodation in roof space.

Key designations:

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

Proposal

- The proposed dwelling will have a height of approx. 9.7m and a width of approx. 15.5m.
- The depth will be approx. 18.4m. The dwelling will be separated from the flank boundaries of No. 138 and No. 142 by a minimum of 2.2m.

Location

The application site is on the northern side of Worlds End Lane. The site comprises a detached bungalow in an area characterised by similar development and a spacious character. The wider area is residential in character, with ample plot sizes and rear garden areas.

Comments from Local Residents

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

Comments from Consultees

No technical highways and drainage objections are raised, subject to conditions and informatives.

No Thames Water, Environmental Health or Environment Agency objections are raised.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H7 (Residential Density And Design), h9 (Side Space), T18 (Road Safety) and NE7 (Development And trees) of the adopted Unitary Development Plan.

London Plan Policy 5.13 (Sustainable Drainage) is also a consideration.

Planning History

Planning permission was granted under ref. 08/02834 for the demolition of existing dwelling and erection of a two storey five bedroom detached dwelling with integral double garage.

Planning permission was granted for an extension of time for the implementation of this development under ref. 11/02835.

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 the development would have on the amenities of the occupants of the surrounding residential properties. Any highway safety implications of the proposed new development and impact on trees are also a consideration.

The site is located on the north side of Worlds End Lane and comprises a bungalow with accommodation in the roof space. The area is characterised by large detached two-storey residential properties sited within generous plots, giving the area a spacious character.

The application proposes the demolition of the existing dwelling and the erection of a two storey detached 5 bedroom house with front and rear dormers providing accommodation in the roof space. The dwelling will utilise the existing vehicular access.

The proposed dwelling will have a height of approx. 9.7m and a width of approx. 15.5m. The depth will be approx. 18.4m. The dwelling will be separated from both flank boundaries 2.2m.

To the west, No. 138 is separated from the dwelling by approx. 4m for the majority of the flank of the proposed dwelling. This separation is considered adequate to minimise the impact on this property. A similar separation exists to No. 142 and the north facing rear gardens are also considered to mitigate this impact. Due to the

separation between the proposed dwelling and neighbouring properties, it is considered that the prospect from and light to the neighbouring properties will not be adversely affected, despite the significant rearward projection of approx. 4m from the rear of No. 138. This projection amounts to approximately 1m more than the permission granted under ref. 11/02835 however the impact is not considered to be significantly worsened. At ground floor level a larger conservatory is proposed which extends further into the garden than the previous scheme, however this extension will be positioned in the middle of the plot and would not be harmful to the amenities of the neighbouring properties.

The roof bulk has been increased by way of a 0.9m increase in height and the provision of gable features to the front of the house. It is considered that the roof bulk results in a dwelling that does not look out of keeping within the street scene and the dwelling will be flanked on both sides by other two storey residential development of similar heights, retaining an area of space between buildings.

The proposed front and flank boundary hedging will be retained. It is proposed to remove the existing detached garage to the rear of the property and incorporate an integral double garage within the dwelling. The footprint of the proposed dwelling is sited as to not be in advance of the existing building line.

This application is accompanied by an arboricultural report. The oak tree on the front boundary is protected by TPO – the report has graded this tree C and has suggested it be removed. The tree is of high amenity value and as it is not directly affected by the proposal the applicant must be advised that if they wish to fell the tree they will need to make a separate application (they will need to apply using a tree work application form). The tree is shown to be retained on the application plans and standard conditions are suggested.

Having had regard to the above it was considered that the siting, size and design of the proposed replacement dwelling is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No adverse impact on highway safety is considered to result from the proposal. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02834, 11/02835 and 12/01151, 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 | ACB18 | Trees-Arboricultural Method Statement |
| | ACB18R | Reason B18 |

- 4 ACB19 Trees - App'ment of Arboricultural Super
ACB19R Reason B19
- 5 ACC07 Materials as set out in application
ACC07R Reason C07
- 6 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 9 ACH32 Highway Drainage
ADH32R Reason H32
- 10 ACI12 Obscure glazing (1 insert) in the first floor flank elevations

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 11 ACK05 Slab levels - no details submitted
ACK05R K05 reason

- 12 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of nearby residential properties and the character of the area.

Reasons for granting permission:

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

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

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

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

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to

Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

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

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.

You are advised that there is no public surface water sewer near to the site. Surface water will therefore have to be drained to soakaways. The surface water drainage condition outlined above requires you to provide the following information:

- 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.

The applicant may be required to apply for other consents directly from the Environment Agency. The term 'content' covers consents, permissions or licences for different activities (such as water abstraction or discharging to a stream), and the Environment Agency has a regulatory role in issuing and monitoring them. The applicant should contact 03708 506 506 or consult the Environment Agency's website to establish whether a consent will be required. www.environment-agency.gov.uk/netregs

- 2 You are advised that this application is considered to 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)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

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.

- 3 The applicant is advised that should they wish to fell the protected tree at the front of the site, they will need to make a separate application using a tree work application form.

Application:12/01151/FULL1

Address: 140 Worlds End Lane Orpington BR6 6AS

Proposal: Demolition of existing dwelling and erection of a two storey four bedroom detached house with integral garage and accommodation in roof space.



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SECTION '2' – Applications meriting special consideration

Application No : 12/01303/FULL1

Ward:
Copers Cope

Address : 32 Church Avenue Beckenham BR3 1DT

OS Grid Ref: E: 537344 N: 169598

Applicant : Mr & Mrs Lennie O'Connor

Objections : YES

Description of Development:

Erection of detached two storey four bedroom house with associated car parking and refuse and replacement garage for No. 30 at land rear of 32 Church Avenue.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building

Proposal

Planning permission is sought to erect a two storey four bedroom detached dwelling at the land rear of No.32 Church Avenue. The proposed dwelling is contemporary in design and would feature render, wooden cladding and natural stone. The ground floor would comprise an open plan kitchen/diner, with a study and living room, and the proposed first floor would have 4 bedrooms each with direct access to a bathroom. At present there is a raised decked area which would be removed to provide the proposed car parking and detached replacement garage for No.30.

The application has been submitted with the following documents:

- Ecological Assessment
- Archaeological Desk-Based Assessment
- Arboricultural Development Statement
- Tree Survey
- Flood Risk Assessment

The application also includes proposed site section drawing which shows the proposed house in relation to the properties in Church Avenue and the permitted flattened scheme on the adjacent site.

Location

The application site is accessed via a shared access road which runs between Nos. 32 and 34. The proposed house would be set to the rear of Nos. 32 - 38 Church Avenue. The application site is adjacent to Urban Open Space (but does not itself form part of the designated land), is a site of Archaeological Significance and is also site within Flood Zone 2/3. The site is covered by TPO 740, it is a woodland order and covers a wide area to the rear of Church Avenue and The Drive.

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received (including the Copers Cope Area Residents' Association) are summarised as follows:

- does not reflect character of the area
- will affect privacy of neighbours
- many set precedent for similar developments
- many residents have lived in Church Avenue a long time and plan to remain there
- does not comply with UDP policies
- design does not reflect area
- suggested that green roof would be advantageous to neighbouring properties but does not reflect those existing houses
- tandem development
- noise and disturbance
- access for fire-fighting appliances
- inadequate refuse arrangement
- inaccuracies in the reports
- backland development
- inadequate access
- development located more than 20m from a road with a continuously hard paved surface
- development is not a housing type to address local shortage
- protection of trees
- removal of trees would make schemes more visible
- insufficient space to access proposed garage
- small lake of water has been filled in without a proper survey
- siting will impact on right of way for others
- disturbances during building works
- dispute over ownership regarding neighbours
- garden grabbing
- Secure by Design
- located within an area of significant Archaeological interest

- formal approval has not been given to the re-siting of garage of No.30
- impact of garage on No.30
- garden at No.30 much lower
- existing deck already overlooks adjoining property
- will have view of parked vehicles
- queries over ownership of access road

There have also been 3 letters of support of the application which can be summarised as follows:

- good design
- positive effect on the back land
- improve security- there are often trespassers
- will soften visual impact of the permitted flattened schemes
- proposal would widen access driveway which would be better for residents as would be easier access to all adjacent properties that use at present
- design has consideration for neighbours
- does not impinge on peaceful surroundings
- plans are eco-friendly
- consideration should be given to permitted three storey flats on adjacent site
- cannot see why permission should be granted for large scheme and not that proposed
- type of build would be beneficial for the area

It is noted that a full copy of these letters can be found on file re. 12/01303. Any further comments received will be reported verbally at the meeting.

Comments from Consultees

Country Management – site is not protected for nature conservation nor did the ecological assessment find protected species

English Heritage – no objections raised in principle subject to suggested conditions

Natural England – no objections raised in principle

Environmental Health – no objections raised

Metropolitan Police – no objections to the proposal

Drainage/Thames Water– no objections in principle subject to suggested conditions

Highways – access road is acceptable in terms of car parking but emergency/service and refuse vehicles would have difficulty servicing the site

Environment Agent- no objections in principle subject to conditions

Planning Considerations

The main policies that are relevant for this application are as follows:

Unitary Development Plan:

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of Trees and Woodlands
- T3 Parking
- T18 Road Safety

London Plan:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.3 Sustainable Design and Construction
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage

Members will note that the National Planning Policy Framework (NPPF), which was adopted in March 2012 is also relative in this case.

Section 7 of the NPPF (Paragraph 56) states the Government attaches a great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF adds that: “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

Section 6 of the NPPF (Paragraph 53) states: “local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

Planning History

There is no recent history on the land relating to the application, although No.32 benefits from a loft extension (ref. 07/04004), a single storey rear extension (ref. 07/04304) and a raised deck and balustrade at the rear (ref. 10/02505).

Members will recall that there is a long planning history to the adjacent site (Land Rear of 86 to 94 High Street Beckenham). The cases of most relevance are ref. 11/01168, which permitted the extension of time for implementation of ref.

04/02976 which was granted on appeal for a total of 38 flats, and ref. 11/02100 is currently being considered by the Planning Inspectorate for 44 flats.

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to the density, layout and design of the proposed scheme.

With regard to the principle of the development, the site by reason of its location is considered to be defined as a 'backland' site. The guidance provided within the NPPF (Paragraph 53) encourages LPAs to set out policies to resist inappropriate development of residential gardens, in particular where the development would cause harm to the local area. This would also appear to add weight to the Council's UDP Housing chapter which states, in Paragraph 4.40, that: "Backland development, involving development of land surrounded by existing properties, often using back gardens and creating a new access, will generally also be resisted. Private gardens can be of great importance in providing habitats for wildlife, particularly in urban areas."

The proposed dwelling would be located to the rear of properties in Church Avenue, but would be served by an existing access road. Although the site is not directly used as part of the immediate garden of No. 32, it does form part of previously undeveloped land. Members should take into account the recent permission for the flatted developments on the adjacent site, and the impending appeal on that site. However the application site does not benefit from any such permission and should be considered on its own individual merits.

It is noted that the topography of the site is set a lower level than the rear gardens of the properties in Church Avenue. The proposed dwelling would be sited towards the boundary with the rear access road. This section of the site, although lower than the rear gardens in Church Avenue, is set at a higher level than the southern part of the site. The sectional drawing submitted with the application shows that the two storey section of the property would be from the rear access road and properties in Church Avenue.

With regards to the impact of the proposed upon the residential amenities of the adjacent properties, the proposed dwelling has been designed to minimise overlooking due to the minimal use of windows in the northern elevation (facing Church Avenue). It is considered that although there are windows sited within the southern, eastern and western elevations, Members may consider that the existing mature screening at the site may mitigate any severe loss of amenity to the permitted flats at Land Rear of 86 to 94 High Street Beckenham and No.30 Church Avenue.

With regard to trees on the site, the area is protected by TPO 740 which is a woodland order that covers a wide area to the rear of Church Avenue and The Drive. The proposed house would mean the loss of 3 sycamore trees and the

garden area the loss of 4 trees, 3 of which are either dead or in a very poor condition. It is considered that whilst some tree management would be appropriate, it is also considered that the principle of residential development within a protected woodland area would be unacceptable.

The Council's Highways engineer does not raise objections with regard to the proposed parking at the site, but there are concerns regarding the existing access road in that emergency/service and refuse vehicles would have difficulty servicing the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01303, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal, by reason of its size and siting, would constitute an inappropriate form backland development within a protected woodland, thereby contrary to Policies BE1, H7 and NE8 of the Unitary Development Plan.
- 2 The proposed development does not provide adequate servicing of the site, contrary to Policy T17 of the Unitary Development Plan.

INFORMATIVE(S)

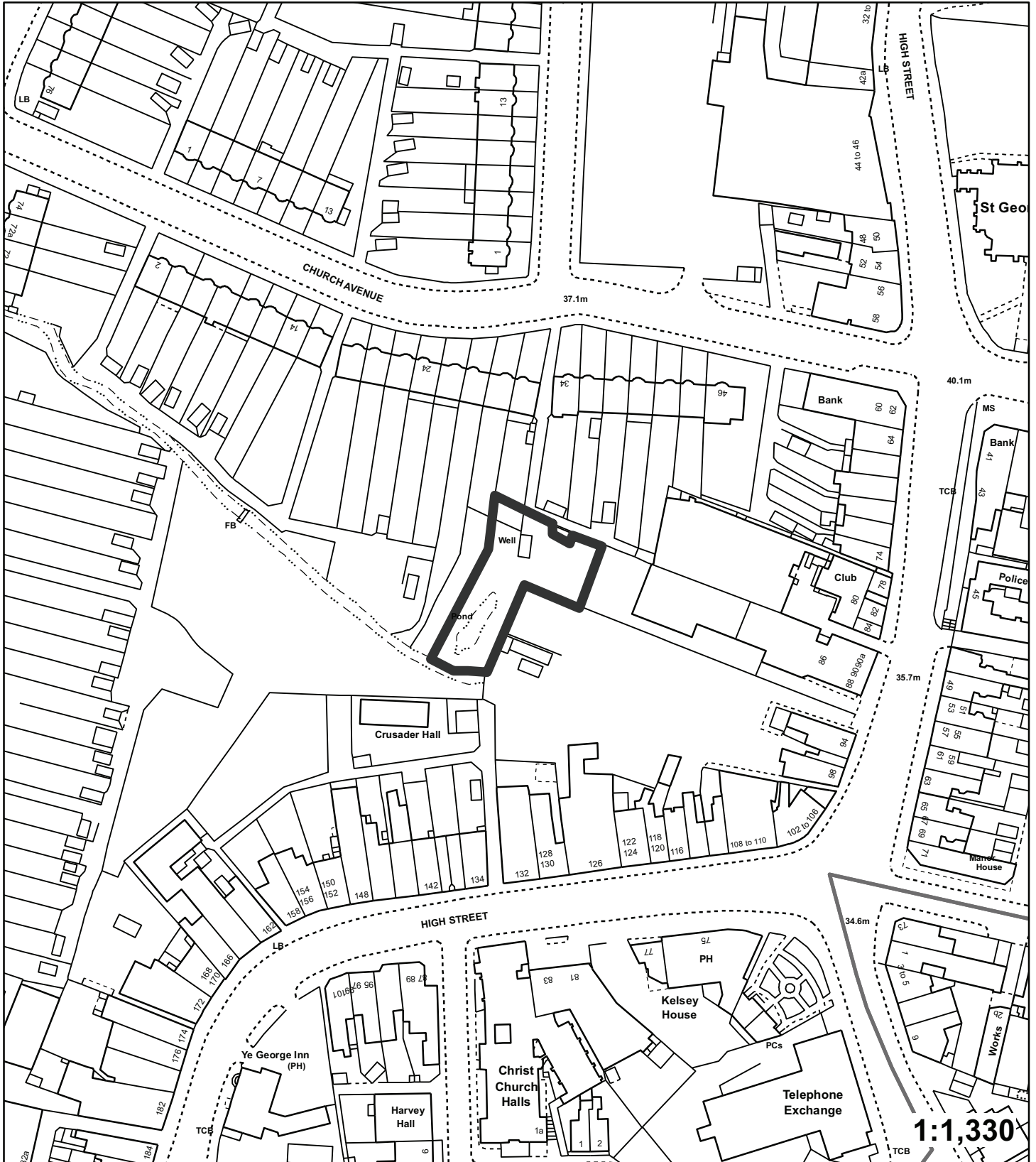
- 1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy 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)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

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.

Application:12/01303/FULL1

Address: 32 Church Avenue Beckenham BR3 1DT

Proposal: Erection of detached two storey four bedroom house with associated car parking and refuse and replacement garage for No. 30 at land rear of 32 Church Avenue



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SECTION '2' – Applications meriting special consideration

Application No : 12/01510/FULL6

Ward:
West Wickham

Address : 94 The Avenue West Wickham BR4 0DZ

OS Grid Ref: E: 538881 N: 166648

Applicant : Mr And Mrs Watson

Objections : YES

Description of Development:

Single storey front/side and rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Highways Proposal sites
London City Airport Safeguarding
Local Distributor Roads

This application was deferred without prejudice from Plans Sub-Committee on 7th June 2012 to seek a reduction in the depth of the extension and to check what work has been carried out on site.

The applicant has subsequently submitted an amended drawing appearing to show a reduction in the height of the extension. They have also submitted the following information in support of their application, which is summarised below:

- neighbours at No.92 have no objection with proposal of 3m 800 single storey extension
- signed letter enclosed agreeing with proposal from No.92
- have compromised and stepped back 200mm to allow them to keep in keeping with extension at No.96
- no shading in garden of No.92
- Oak tree in garden of No.92 shadows their land all day
- only right should be allowed to keep property in keeping with extension at No.96
- only want more space for family to live and enjoy.

The original report has been amended to reflect this and is set out below.

Proposal

- single storey front extension for porch projecting approximately 0.8m forward of the existing building line
- side/rear extension for new garage, utility room and kitchen abutting the flank boundary of the curtilage of the site and projecting 3.8m beyond the rear of the existing dining room
- the side extension would have a flat roof measuring approximately 3.4m in height with a pitched roof to the front
- the rear extension would have a flat roof measuring approximately 3m in height.

Location

The application site comprises a two storey semi-detached dwellinghouse. There is an existing attached garage which will be demolished and replaced by the proposed extensions.

The surrounding area is characterised by predominantly semi-detached dwellings, some of which have also been extended. Most notably, the adjacent property to the north-east, No. 96 The Avenue, was extended to the side and rear under planning ref.11/01771. A maximum depth of approximately 3m was permitted from the rear building line of this property adjacent to the boundary with the adjoining semi-detached house. This extension is indicated on the plans submitted with the current application.

Consultations

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.92 which can be summarised as follows:

- consent to length of rear extension but the height is detrimental to property
- severe loss of light to dining room
- aspect to room now looks onto very high brick wall
- no aspect of trees from French doors to the left of the room
- can see brick wall from back bedroom window
- only 2 options with regard to the finish of the wall –
 - either coming down half a thermalite brick with guttering on the perimeter, or
 - keeping the existing height with decorative capping to be added
- the properties of 92, 94 and 96 The avenue are on different levels
- therefore the second option of the finish to the flank wall is the only alternative
- previous comments were made after work had commenced.

Comments from Consultees

The Council's Highways Development Engineers have commented that the proposed garage dimensions are below the normal minimum requirements but as

the existing garage is of similar width no objections were raised. A condition is recommended regarding the size of the garage.

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
NE7 Development and Trees
T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

No significant trees would be affected by the proposal.

Planning History

09/00150/PLUD - Hip to gable and rear dormer roof extensions and front rooflight
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT –
Certificate Granted

12/00306 – Single storey front/side and rear extension – REFUSED as:

The proposed rear extension would, by reason of its excessive rearward projection, result in overshadowing and loss of prospect detrimental to the amenities enjoyed by the residents of the adjoining house, contrary to Policy BE1 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 front/side extensions would appear similar to those at the adjacent property, No. 96, and as there is existing built development to the side of the main house, it is considered that the development would appear in keeping with development in the surrounding area.

The side and rear extensions would abut the adjacent extension at No.96 and, since the previous application was refused, the depth of rearward projection has been reduced from 4m to 3.8m and the plans indicate that this would be in line with the rear building line of the adjacent extension at No.96. The development is therefore unlikely to negatively impact on the outlook or amenities of the occupants of No.96.

The proposed rear extension would be sited in very close proximity to the flank boundary with No.92 The Avenue which has not been extended at the rear. The properties in this part of the road are south-east facing and, given the 3.8m rearward projection proposed, Members will need to consider whether the additional depth proposed adjacent to 92 The Avenue would be unduly harmful to the amenities of this property. As noted above, the height of the extension has now been reduced.

With regard to highways safety implications, whilst below the usual dimensions required for a garage, as the existing garage is similar in size to that proposed, it is not considered that it would impact on parking or road safety in the area to a significant extent.

Members will therefore need to consider whether the proposal, taking into account the reduction in height of the extension, sufficiently addresses the previous ground of refusal. Bearing in mind the issues of this case, Members views are requested.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00306 and 12/01510, excluding exempt information.

as amended by documents received on 17.05.2012 12.06.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

1 ACA01 Commencement of development within 3 yrs

ACA01R A01 Reason 3 years

2 ACC04 Matching materials

ACC04R Reason C04

3 ACH04 Size of parking bays/garages

ACH04R Reason H04

4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the appearance of the building and the residential amenities of the area.

Reasons for granting permission:

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

BE1 Design of New Development

H8 Residential Extensions

NE7 Development and Trees

T18 Road Safety

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

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

and having regard to all other matters raised.

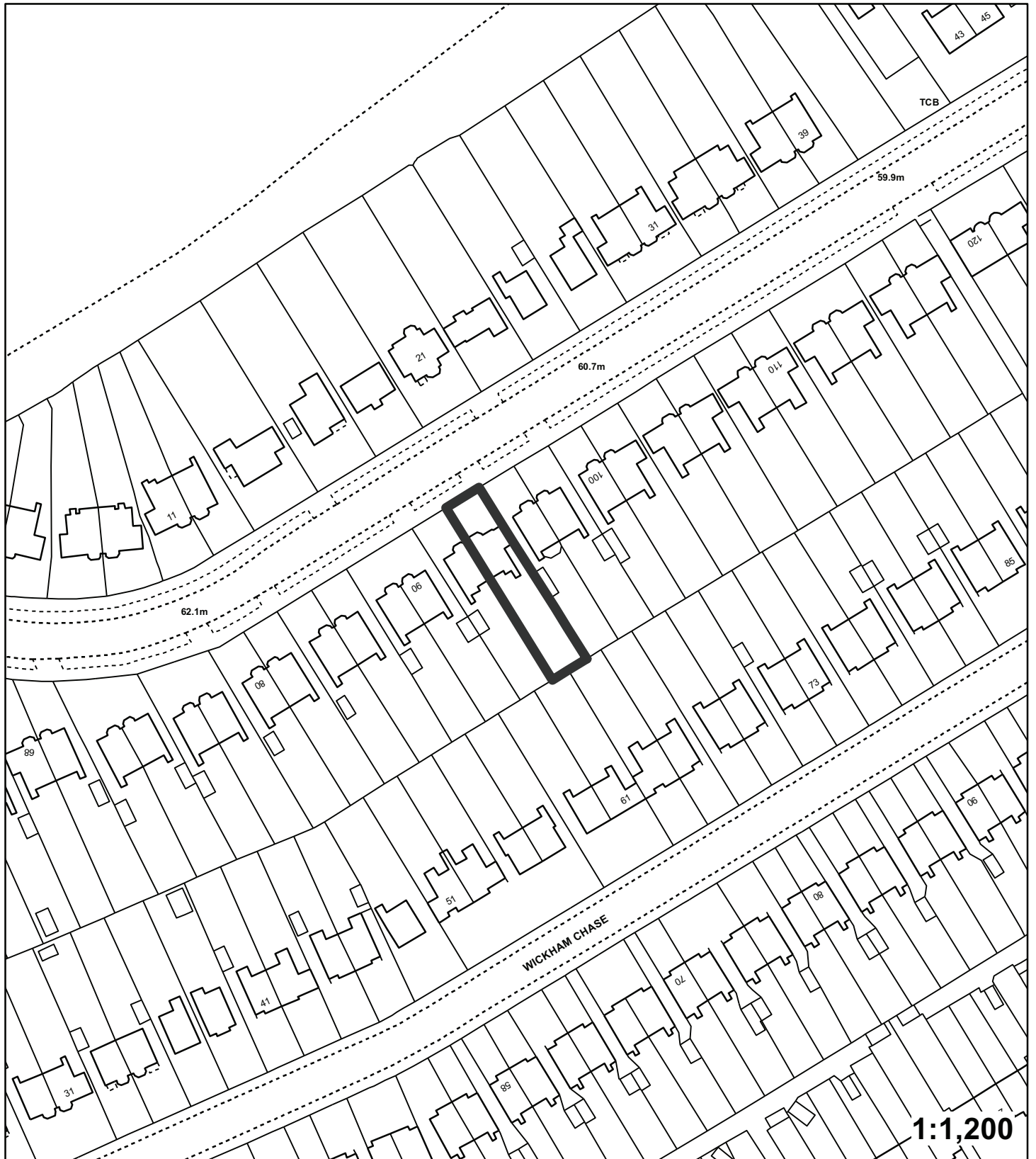
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed rear extension would, by reason of its excessive rearward projection, result in overshadowing and loss of prospect detrimental to the amenities enjoyed by the residents of the adjoining house, contrary to Policy BE1 and Supplementary Planning Guidance 1 and 2 of the Unitary Development Plan.

Application:12/01510/FULL6

Address: 94 The Avenue West Wickham BR4 0DZ

Proposal: Single storey front/side and rear extension



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

Application No : 12/01630/FULL5

Ward:
Farnborough And Crofton

Address : The Princess Royal University Hospital
Farnborough Common Orpington BR6
8ND

OS Grid Ref: E: 543443 N: 165032

Applicant : Telefonica UK Limited

Objections : NO

Description of Development:

Installation of 2 telecommunications antennae to north western roof and replacement of 1 existing antenna with 1 shared antenna to south-eastern roof with ancillary development.

Proposal

Permission is sought for the installation of three telecommunications antennae measuring 2.5 metres with internally located ancillary equipment in height to the roof of the Princess Royal University Hospital.

Two antennae are to be located to the north-west of the roof, with one positioned to each corner, and will be attached to the existing superstructure currently supporting six antennae.

The third antenna is to be located to the centre of the roof of the south-east elevation to Wellbrook Road which will replace an existing antenna located within a screened enclosure fronting Wellbrook Road

Location

The application site itself is bounded by Wellbrook Road to the south, Starts Hill Road to the north-east, Farnborough Common the west and Crofton Road to the north. Between Farnborough Common and the hospital are a number of houses and cul-de-sacs constructed as part of the redevelopment approved under application reference 96/02831. To the north between the site and Crofton Road is a large supermarket and car park.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received to date. Any comments received will be reported verbally to Members.

Comments from Consultees

Environmental Health has 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
BE22 Telecommunications Apparatus

National Planning Policy Framework

Planning History

The application site has a substantial planning history, however the most relevant to this application are:

Application ref. 03/03465, for the retention of a 33 metre temporary telecommunications mast was refused and a subsequent appeal withdrawn.

Two previous applications for the need for the approval of siting and appearance have been allowed. Application ref. 00/02216 allowed the replacement of existing antennae and equipment with six antennae and four microwave dishes. Application 02/03735 allowed the placement of telecommunications antennae within a simulated chimney to the roof.

Application ref. 03/03032 for 24 antennae to the north-west and south-east of the roof was refused and subsequently dismissed at appeal.

An appeal against an enforcement notice, ref. AP/07/00248, served for the erection of unauthorised telecommunications equipment to the roof was dismissed in 2008 and the equipment removed.

Recently, in 2011, application ref. 11/02647 for a similar development to the current proposal (which represents a revised scheme) was refused on the grounds that:

“The proposal, by reason of the size and position of the enclosure located to the south-eastern section of the roof, would result in a detrimental visual impact upon the host building and the visual amenity of the wider area contrary to policy BE22 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 host building, the impact that it would have on the amenities of the occupants of surrounding residential properties and the identified need for the equipment by the operator.

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.

Documentation has been provided to confirm compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and as such concerns regarding impact on health cannot be considered in the determination of this application in line with government guidance.

The 2004 appeal decision (application ref. 03/03032), concluded that the antennae to the north-western elevation were acceptable, but that those to the south-eastern would seriously harm the character and appearance of the building. In 2007, the appeal against enforcement action was dismissed, this related to the 'remaining five antennae to the northern end of the roof and all supporting structures including the redundant structure to the southern end of the roof'.

A previous planning application for a similar scheme, ref. 11/02647, sought permission for the same number of antennae to the north-west of the roof, but with the southern antenna being positioned within an extension to the enclosure located to at the recess in the south-eastern elevation and facing Wellbrook Road. This revised scheme takes into account the refusal grounds of the previous application and the proposed southern antenna has been located within the existing roof structure by optimising the existing antennae to allow for sharing, retaining the original symmetry of the roof design.

The current application proposes two further antennae to the existing six that are present to the north-western end of the roof. These are attached to an existing superstructure and the proposal mirrors this. The metal framework is largely unseen from the surrounding ground level, all though can be seen from the road entering the hospital site and from the supermarket onward to the north. However, it is considered that the addition of two further antennae at this location would not result in a detrimental impact upon the character of the host building or the area, being relatively discreet.

To the south-eastern section it is proposed to replace an existing antenna with a shared antenna. Here an enclosure is situated to the edge of the roof, centrally positioned onto a recess in the south-eastern elevation and are facing Wellbrook Road. This existing enclosure measure 3.8 metres in width and 3 metres in height. Within this are located three existing antennae, which are not visible to the area due to the screening.

The previously refused scheme was refused on the grounds that the proposed southern antenna required an additional structure to be attached to the existing

roof enclosure. In order to overcome this the applicant has utilised the existing structure and has proposed to replace an existing antenna with a shared antenna. It is considered that this design overcomes the previous reasons for refusal and the current proposal for the southern installation is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01630 and 11/02647, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 The siting and appearance of the telecommunications antennae hereby permitted shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.
 ACM01R Reason M01
- 3 ACM03 Removal of equipment after redundancy
 ACM03R Reason M03
- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

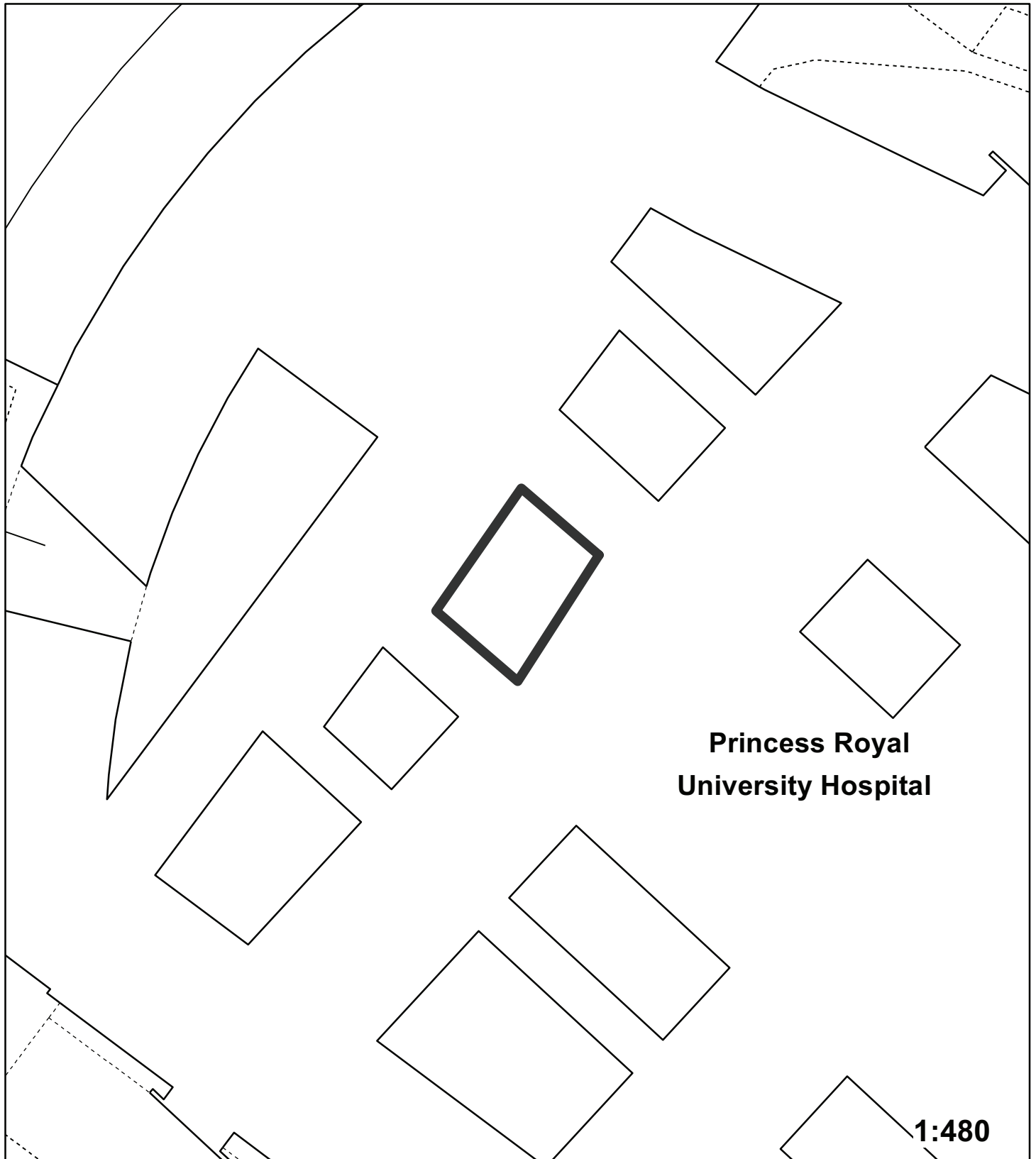
BE22 Telecommunications Apparatus

National Planning Policy Framework

Application:12/01630/FULL5

Address: The Princess Royal University Hospital Farnborough Common
Orpington BR6 8ND

Proposal: Installation of 2 telecommunications antennae to north western roof and replacement of 1 existing antenna with 1 shared antenna to south-eastern roof with ancillary development.



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

Application No : 12/00440/FULL6

Ward:
Petts Wood And Knoll

Address : 48 Broxbourne Road Orpington BR6
0BA

OS Grid Ref: E: 545760 N: 166423

Applicant : Mrs J Bennett

Objections : YES

Description of Development:

Retention of fence at rear RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

The rear boundary of this property originally had a 1.67m high close boarded fence, but a further 1.2m high close boarded fence has been added on top, giving a total height of 2.87m.

The applicant has stated that it was necessary to extend the height of the fence in order to screen their property from floodlights positioned on the rear elevation of No.2 Eastcote which backs onto the site.

Location

This detached property is located on the western side of Broxbourne Road, and backs onto the rear garden of No.2 Eastcote which lies within a small cul-de-sac.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the owner of No.2 Eastcote which can be summarised as follows:

- offending floodlight has been readjusted and lowered in wattage, so there is now no need for the additional fencing
- the increased height boundary fence towers over the garden at No.2, dwarfing the 1.8m height fence at this property

- a fence of this height is more suited to industrial premises than a residential property
- the planting of trees along the boundary would be preferable.

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
 BE7 Railings, Boundary Walls and Other Means of Enclosure

Conclusions

The main issues in this case are the impact of the boundary fencing on the character of the surrounding area and on the amenities of the occupants of adjacent residential properties.

The rear boundary fencing does not impact on the street scene, and has no adverse impact on the character of the surrounding area.

The fencing is visible from the rear elevation and garden of No.2 Eastcote, although some planting exists along this boundary which limits the visual impact. The garden of No.2 is a minimum 20m long, and the overall impact of the additional height fencing is not considered to have such a detrimental impact on the amenities of the occupiers of No.2 to warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00440, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

Reasons for permission:

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

BE1 Design of New Development
 BE7 Railings, Boundary Walls and Other Means of Enclosure

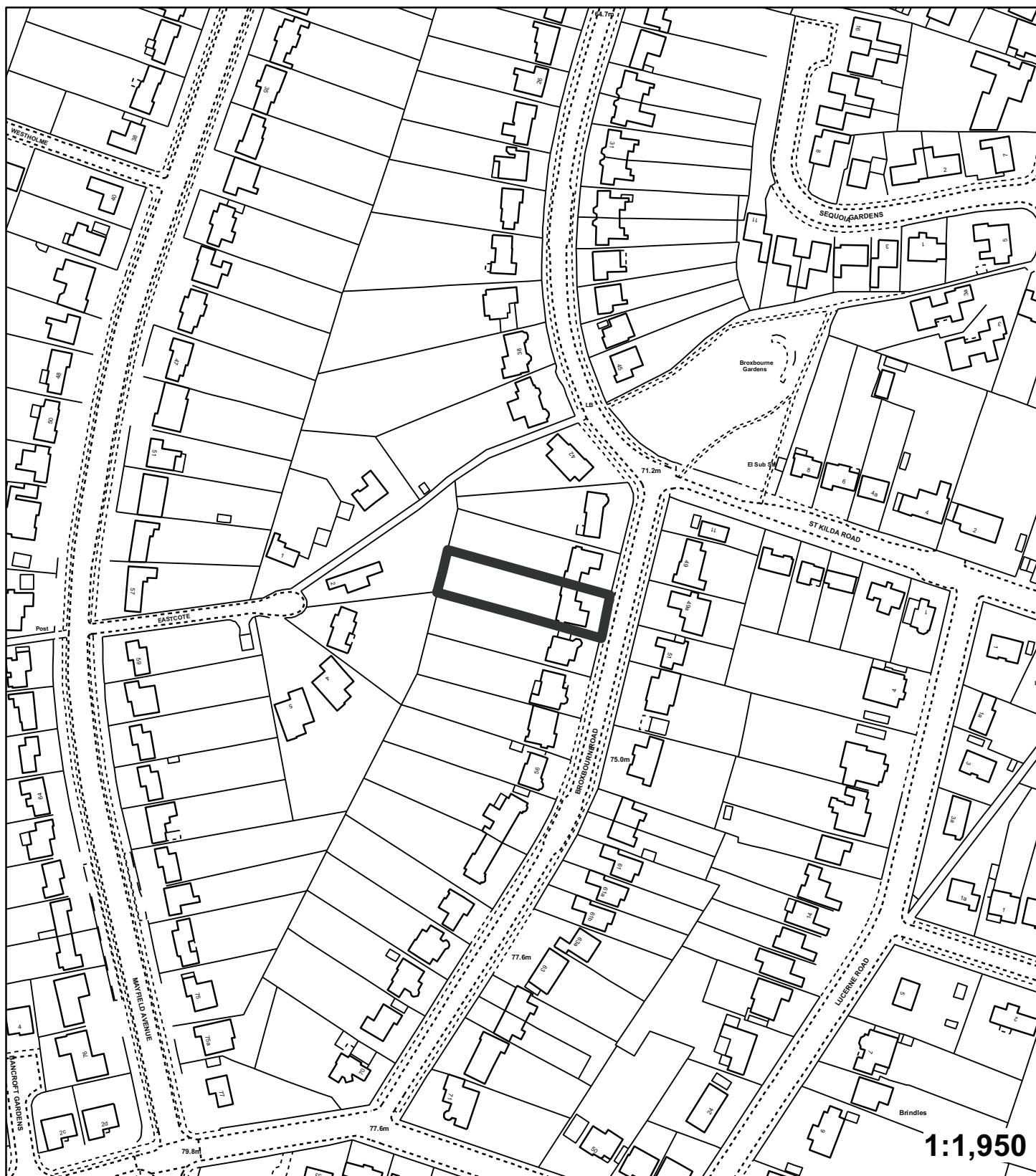
The development is considered to be satisfactory in relation to the following:

- (a) the character and appearance of the development within the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) and having regard to all other matters raised, including neighbours concerns.

Application:12/00440/FULL6

Address: 48 Broxbourne Road Orpington BR6 0BA

Proposal: Retention of fence at rear RETROSPECTIVE APPLICATION



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

Application No : 12/01011/FULL1

Ward:
Mottingham And Chislehurst
North

Address : City Of London Polytechnic Sports
Ground 69 Marvels Lane Grove Park
London SE12 9PH

OS Grid Ref: E: 541180 N: 172533

Applicant : Eltham College

Objections : YES

Description of Development:

Formation of car park with 70 car parking spaces and 4 coach bays with overflow area to provide 34 additional car parking spaces. Chainlink and palisade fencing, 3.9m high lighting columns, security hut and cycle parking. PART RETROSPECTIVE

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Green Chain
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land

Proposal

This application was deferred without prejudice from Plans Sub Committee on 7 June 2012 in order to seek further information in relation to the height, the design and hours of use of lighting, the painting of fencing and the permanence of the security hut.

The agent has confirmed that the lighting columns installed at the site are 3.9m high and has submitted details of the lighting. It is stated that the lighting is the minimum required to ensure that the CCTV at the site will operate effectively during darkness. It is agreed that a condition could be imposed to require lighting to be switched off at midnight but also that they include light sensors as well as timers.

With regard to the palisade fencing, the applicants are not comfortable with altering the colour of the black fencing as it is powder coated rather than painted and the colour could not be easilt altered.

In respect of the security hut, it is proposed to maintain this on the site after the Olympic use has ceased as a 'gatekeepers' booth for welcoming visitors and for security. It also includes a small CCTV camera but no associated equipment.

It has also been confirmed that landscaping will be carried out along the fenceline at the southern side of the car park (although the letter on file refers to the western side, the attached plan shows clearly where the planting is proposed. It is proposed to plant Photinia Red Robin along this line and a photograph of the species is available on file.

The previous report is repeated below for information.

Planning permission is sought for a 104 car space and 4 coach space car park with details of cycle parking, car park lighting, materials and surface water drainage. The proposal is a revision to a previously permitted car park at The College Meadow Sports Ground. The parking area is intended to serve users of the College Meadow sports ground including the renovated pavillion. The ground is to be used as a London 2012 Olympics football training venue. The proposal includes fencing around the car park and 3m high lighting columns. At the time of site visit the majority of the works had been carried out.

Location

The application site is located on the north-eastern side of Marvels Lane, and comprises approx. 7.1ha of Metropolitan Open Land (MOL) used as a sports ground. The site lies at the rear of residential properties, and is accessed via a road which runs between Nos. 67 and 71 Marvels Lane.

The application is accompanied by a Level 2 Flood Risk Assessment and drainage layout

Comments from Local Residents

A number of objections have been received from local residents, raising the following concerns:

- impact of proposal on MOL and Green Chain walk
- visual impact and impact on the openness of the land
- height and pollution from lighting columns
- access road is too narrow
- works have continued in contravention of conditions on the previous permission
- time restrictions should be imposed on the lighting
- surface material for the car park is unacceptable in this location
- fencing is inappropriate
- concerns about water run off from the raised car park

- urbanising effect of the development

The Green Chain Working Party representative has commented that the proposal has no regard for the impact on the Green Chain which should be protected and is out of keeping with the surrounding landscape. The colour and type of fencing is inappropriate and suitable landscaping should be provided. Attention is drawn to the policies within the Green Chain Policy Document which are set out in the letter on file relating to landscape, conservation, visual amenity and specifically the design of fencing and screening of parking areas.

Comments from Consultees

Highways Drainage comment that the development is over a public sewer and Thames Water should be consulted, and that the site is within the Flood Plain of the River Ravensbourne or one of its tributaries and should be referred to the EA. A petrol interceptor is required for the site and surface water should be contained within the site. The porous tarmac proposed is considered acceptable in respect of surface water containment.

The Environment Agency have no objections subject to appropriate conditions.

The Council's Environmental Health Officer has no objections subject to the lighting being installed as per the approved scheme.

No comments have been received from LB Lewisham at the time of reporting and any will be reported verbally.

Thames Water have no objection to the proposal.

The Council's Highway Engineer comments that there are no objections to the car / coach park layout, and that the car park lighting is considered acceptable. It is suggested that cycle parking may not be sufficient. Further details of the entry gate into the car park should be required as it appears very tight for coaches. It should be noted however that a swept path drawing shows this to be possible and any further comments on this will be provided verbally.

Planning Considerations

Outline planning permission was granted under ref. 02/00382 for "Installation of artificial all weather playing surface to sports ground, erection of 8 x 12.4 metre high floodlights, creation of car park of 104 spaces and 4 coach spaces, disabled ramp to pavilion and additional palisade fencing to perimeter of site (OUTLINE)"

Details pursuant to the above outline permission were approved in 2005 under ref. 05/02392. The permission has been implemented and the relevant conditions discharged, so the permission insofar as it relates to the car park represents a legitimate fallback option which could be constructed.

The pavillion at the site has been the subject of a permission to replace it (which has now lapsed) and to extend it (ref. 11/02397).

A detailed planning application for temporary buildings for a London 2012 training venue at Eltham College was permitted under ref. 11/03923.

Planning Policy

The site falls within Metropolitan Open Land and the Green Chain and part of the site lies within Flood Zones 2 + 3.

The application falls to be considered with regard to the following Unitary Development Plan Policies:

- BE1 Design of New Development
- T3 Parking
- T18 Road Safety
- G2 Metropolitan Open Land
- G7 Green Chain
- ER10 Light Pollution

The National Planning Policy Framework 2012 is also relevant.

Conclusions

This application effectively seeks to amend the car park permitted under ref. 02/00382 (which remains extant). This extant permission is a material consideration in this case. The primary considerations are the suitability within and impact of the proposal on Metropolitan Open Land (MOL) and the Green Chain, the impact on nearby residential properties, highway safety and flood risk.

With regard to the location of the site within MOL, the larger car park permitted in the previous application was considered acceptable for a number of reasons. These included the lack of any significant impact on openness, the benefits from providing a parking facility to serve the development, the benefits in reducing on street car parking associated with the proposal. The proposed landscaping would assist in softening the appearance of the car park. On balance the proposal may be considered to constitute appropriate development to support the facilities for outdoor recreation at the site in this instance. It is also necessary to consider that the previously approved larger car park could be implemented which would cover a greater area. The proposal is considered to comply with Policy G2 of the UDP.

With regard to the location of the site within the Green Chain, the proposal is an improvement compared to the extant permission from 2002 and can be broadly considered to comply with the aims of Policy G7 regarding Green Chain which requires suitable screening and landscaping. A condition can be imposed to require details of suitable landscaping to be submitted, approved and implemented. Although there will be an impact on the views from the Green Chain walk, there is no direct impact on the route itself, and the other benefits of the proposal, including the provision of suitable parking to serve the site outweigh the limited visual harm that may be considered to arise.

Subject to details of the entry gate to facilitate coaches, there are no highway objections to the proposal and therefore there is no impact on highway safety. The proposal meets the Council's aims to provide a suitable amount of parking to meet the requirements of individual sites to avoid unnecessary on street parking. The proposal is considered to comply with Policies T3 and T18 of the UDP.

With regard to Policy BE1 of the UDP, there will be a change to the outlook from the rear of properties on Marvels Lane as a result of the development, however in particular when comparing this proposal to the previous permission, there is a greater separation from the rear of these properties and therefore a reduced visual impact. Subject to any comments from the Environmental Health Officer in relation to the lighting, the impact is considered to be acceptable. The palisade fencing has been painted black, which although the subject of objections, in fact assists the fencing in blending into the backdrop of the dark tarmac and the buildings behind.

With regard to flood risk, only a very small area of the car park lies within a designated Flood Zone at its western side and the Environment Agency have no objection subject to conditions. The Council's Highways Drainage adviser also has no objection and is happy with the proposals to deal with surface water by way of a porous surface to the car park, and this can be the subject of a condition.

Taking into account all material considerations, including the significant material consideration that the extant permission allows for a much larger car park with taller lighting columns, the proposal is considered to be acceptable for the reasons set out above and it is recommended that permission be granted.

as amended by documents received on 14.06.2012 15.06.2012 18.06.2012
19.06.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The security cabin shall be retained in accordance with the details submitted with this application and no changes shall be made to it without the prior approval of the Local Planning Authority with the exception of its removal.

Reason: In the interests of the amenities of the area, and the location of the site within MOL and Green Chain with regard to Policies BE1, G2 and G7 of the UDP.

- 2 The car park lighting shall only be installed in full accordance with the details submitted with this application and no additional lighting shall be provided within the application site without the prior approval of the Local Planning Authority. The lighting columns shall be no more than 3.9m high and the lights shall be those referenced "M" column mounted luminaries on the schedule submitted with the application.

Reason: In the interests of the amenities of the area, and the location of the site within MOL and Green Chain with regard to Policies BE1, G2 and G7 of the UDP.

3 The materials for all aspects of this development shall be as set out in the application unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area, and the location of the site within MOL and Green Chain with regard to Policies BE1, G2 and G7 of the UDP.

4 The measures set out in the submitted Flood Risk Assessment by URS Scott Wilson dated October 2011 and the following mitigation measures shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority: 1) Site levels across the site to be retained at existing ground levels; and 2) Porous surfacing to be implemented in accordance with sketch entitled 'Section through car park, substrate and perimeter kerb' prepared by Suzanne Brewer architects.

Reason: In order to prevent flooding.

5 Landscaping along the southern boundary of the car park shall be carried out in accordance with the details submitted on 18.06.2012 and 19.06.2012 within one month of the date of this decision. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

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

6 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

T3 Parking

T18 Road Safety

G2 Metropolitan Open Land

G7 Green Chain

ER10 Light Pollution

Application:12/01011/FULL1

Address: City Of London Polytechnic Sports Ground 69 Marvels Lane
Grove Park London SE12 9PH

Proposal: Formation of car park with 70 car parking spaces and 4 coach bays with overflow area to provide 34 additional car parking spaces. Chainlink and palisade fencing, 3.9m high lighting columns, security hut and cycle parking. PART RETROSPECTIVE



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

Application No : 12/01075/FULL6

Ward:
Hayes And Coney Hall

Address : 9 Redgate Drive Hayes Bromley BR2
7BT

OS Grid Ref: E: 540664 N: 165616

Applicant : Mr And Mrs A Royall

Objections : YES

Description of Development:

Part one/two storey side/rear extension with juliet balcony, single storey rear extension and roof and elevational alterations

Key designations:

Conservation Area: Bromley Hayes And Keston Commons

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Proposal

Planning permission is sought for a part one/two storey side and rear extension with Juliet balcony that would provide an enlarged lounge on the ground floor and a new master bedroom at first floor. The two storey extension would have a pitched roof and would project a total of 6.6m from the rear of the existing building. The extension would be set in from the boundary with No.8 by 0.9m and would be in-line with the existing side elevation. A single storey extension is also proposed to provide an enlarged kitchen/dining room which would project a maximum of 3.5m to the rear. Elevational alterations include a new windows/doors on the front elevation, including the enclosing of the front porch.

Amended plans received 28th May 2012 show a flank window in the two storey extension removed.

Location

The application site comprises a two storey detached property with two storey extension to the rear. The house is situated within the Bromley, Hayes and Keston Common Conservation Area and is sited on the northern side of the road.

Comments from Local Residents

Nearby neighbours were notified of the proposal and the responses received are summarised as follows:

- property in conservation area
- concerned about depth of proposed bedroom
- length of side elevation- would extend beyond adjacent rear wall by a substantial amount
- proposed extension would be more than double the side elevation
- impact on light and sunlight to house and seating area
- would present dominating and unattractive new elevation
- suggest that extension does not project beyond existing extensions
- smaller 2 storey extension might be acceptable
- full length 'patio' style window to rear seems inappropriate for a bedroom
- applications allowed on appeal at adjacent properties should not be taken into account
- disagree that 'proposal reduces impact on no.8' and the 'rear extension are of a minor nature
- objection to flank window (window now removed on revised plans dated 28/05/12)

It is noted that a full copy of these letters can be found on file ref. 12/01075.

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) do not raise objections in principle, although it is stated that the unrelieved side elevation could be improved.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) and BE11 (Conservation Areas) of the Unitary Development Plan, which relate to the design of residential extensions and development in general.

Planning History

Planning permission was granted in 1991 for a first floor rear extension (ref. 90/03022) and a single storey rear extension in 1994 (ref. 93/03010).

Conclusions

The main issues to be considered in this case is the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene.

In respect of amenities, the proposed extension would project a maximum of 6.6m from the rear of the dwelling at first floor level, with a rearward projection of 5.4m adjacent to the boundary with No.8. However, Members will note that the extension is set in at first floor from the boundary with No. 8 by 0.9m, and there is also further separation to the property at No. 8 which has a single storey extension up to the

boundary. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. Members may consider on balance that given the scale of the proposal, their siting and orientation, it is not considered that there will be undue harm to neighbouring residents.

In terms of design, the two storey element of the extension would have a pitched roof and a 'Juliet' style balcony at the rear. The proposed extension would be sited to the rear of the house and would not be highly visible from the conservation area streetscene although may be viewed from of the surrounding neighbours. The front elevational changes are minimal and involve the re-siting an addition of windows and the introduction of an enclosed porch area. It is not considered that these changes would impact detrimentally on the appearance of the host dwelling or conservation area.

In conclusion, the proposals will have an impact on the adjacent properties and as indicated a judgment needs to be made as to whether the impact is unduly harmful. Consideration will also need to be made on the impact of the proposal on conservation area.

Accordingly, Members will need to take account of the plans which have been submitted at this site and the comments made by residents during the consultation period.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01075, excluding exempt information.

as amended by documents received on 28.05.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|----------------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 3 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 4 | ACK01 | Compliance with submitted plan |
| | Reason: | In the interest of the visual and residential amenities of the area. |
| 5 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |

Reasons for granting permission:

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

BE1 Design of New Development

BE11 Conservation Areas
H8 Residential Extensions

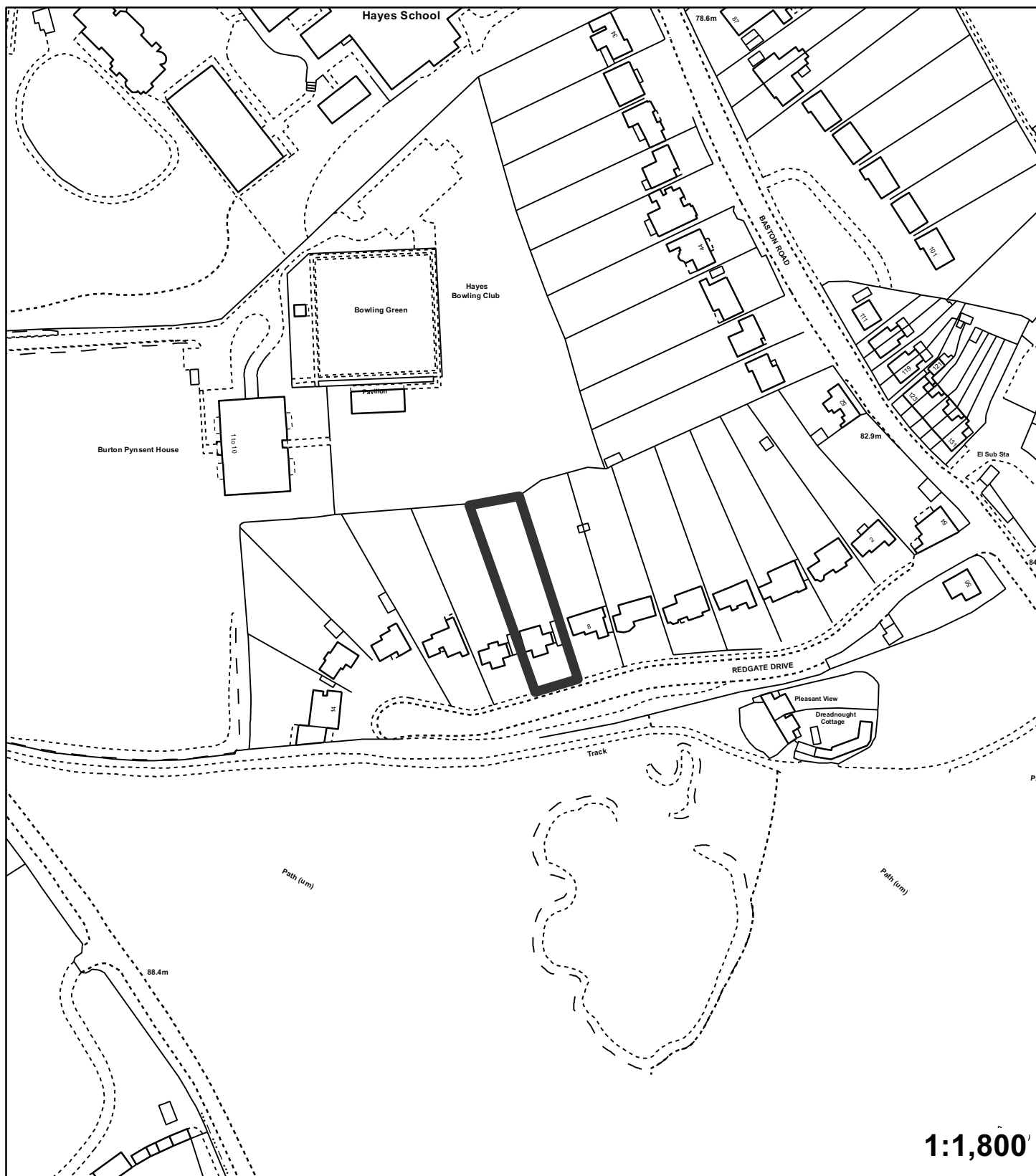
The development is considered to be satisfactory in relation to the following:

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

Application:12/01075/FULL6

Address: 9 Redgate Drive Hayes Bromley BR2 7BT

Proposal: Part one/two storey side/rear extension with juliet balcony, single storey rear extension and roof and elevational alterations



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

Application No : 12/01118/PLUD

Ward:
Biggin Hill

Address : 29 Jail Lane Biggin Hill TN16 3SE

OS Grid Ref: E: 541998 N: 159541

Applicant : Mr Peter Tatam

Objections : NO

Description of Development:

Detached garage CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

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

Proposal

The application site is a residential property and part of the rear garden and is presently occupied by a detached structure. This is situated at the back part of the rear garden and is accessible via an access drive. This proposal will result in the existing structure being lowered to a maximum height of 2.5m with a resulting flat roof design. Confirmation is sought by the applicant that this constitutes Permitted Development.

The existing structure is subject to enforcement action, having been refused by the Council and dismissed at appeal.

Location

The site is within the rear garden of the application property which is accessible via an access drive located off Jail Lane.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time that this report was drafted no representations had been received.

Comments from Consultees

Not applicable

Planning Considerations

Class E of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 (as amended, 2008)

Planning History

Planning approval for the existing structure has previously been sought under refs. 10/01889 and 11/02419 and both applications were refused by the Council and dismissed at appeal.

Conclusions

The applicant has sought the view of the Council as to whether the amended building design constitutes lawful development under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (The "GPDO").

Given that this proposal relates to a Certificate of Lawfulness, this scheme cannot be assessed against its planning merits, but rather as to whether it accords with the provisions of Class E development within the GPDO.

The proposal is considered to comply with the GPDO on the basis that:

- the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- no part of the structure would be situated on land forward of a wall forming a principal elevation of the original dwellinghouse;
- the structure would have no more than one storey;
- the structure would not exceed 2.5 metres in height, being situated within 2.0m metres of the boundary of the curtilage of the dwellinghouse;
- the height of the eaves of the structure would not exceed 2.5 metres;
- the structure would not be situated within the curtilage of a listed building;
- and the proposal would not include the construction or provision of a veranda, balcony or raised platform
- the proposed structure by reason of its size, design and layout will be incidental to the enjoyment of the dwellinghouse

Taking the above into account it is considered as a matter of fact that the proposal accords with Class E criteria.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01889, 11/02419 and 12/01118, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposal constitutes permitted development under Class E of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended, 2008).

Application:12/01118/PLUD

Address: 29 Jail Lane Biggin Hill TN16 3SE

Proposal: Detached garage CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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

Application No : 12/01123/FULL6

Ward:
Bromley Common And
Keston

Address : 38 Randolph Road Bromley BR2 8PU

OS Grid Ref: E: 542900 N: 166057

Applicant : Mr And Mrs Neil Parker

Objections : YES

Description of Development:

Single storey rear extension and roof alterations to garage to create summer house with mezzanine floor. single storey link extension between house and garage

Key designations:

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

Proposal

Planning permission is sought for a single storey rear extension (approx. 4m in depth) and roof alterations to the existing detached double garage (total height 5.1m). This is proposed to be used as a summer house, with a new mezzanine floor over within the enlarged roofspace of the garage. The proposed extension would be positioned approx. 0.9m from the flank boundary. A single storey link extension is also proposed, between the house and garage. Rooflights are proposed in the rear roofslope of the extended garage.

The proposal would require the removal of a birch, located in the rear garden, which is covered by a blanket Tree Preservation Order (TPO). The application includes an arboricultural report.

Location

The application property is a detached dwelling, which is located on the western side of Randolph Road. The site adjoins the Green Belt 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:

- overlooking

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- NE7 Development and Trees
- G8 Land Adjoining Green Belt or Metropolitan Open Land

With regard to trees, no objections are raised to the removal of the birch. A condition is recommended requiring the planting of a replacement tree.

This application has been referred to Committee as it would not comply with the normal requirements of Policy H9, relating to side space.

Planning History

There is no recent planning history of relevance.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area with particular regard to side space, and the impact that it would have on the amenities of the occupants of surrounding residential properties. Further considerations include the acceptability of the removal of the birch, which is covered by a TPO, and the impact to the adjoining Green Belt Land.

The proposal would increase the height of the garage, which together with the single storey link extension would be visible within the street scene. However, the proposed increase in height is modest, and the link extension will be set back from the front of the dwelling. As a consequence it is not considered that the proposal would give rise to a significant visual impact, nor result in harm to the character of the area. However, in view of the size of the summer house and the inclusion of a mezzanine floor, it is considered necessary to impose a condition to require that the accommodation only be used by members of the household occupying the host property, and is not severed to form a separate self-contained dwelling.

As a result of the inclusion of the mezzanine floor, the proposed rear extension would constitute two storey development. The existing garage is positioned

approx. 0.9m from the flank boundary and as a consequence the development would not comply with the Council's normal requirement for a minimum side space of 1m to be maintained between the flank wall and boundary. However, since the extension would be located to the rear of the existing garage, there would be no visible reduction in side space within the street scene and accordingly it is not considered that the spatial standards of the area would be compromised.

The application site adjoins Green Belt land to the rear. As the proposal is located within the cluster of existing residential development, it is not considered that the visual; amenity, character or nature conservation value of the adjoining Green Belt would be significantly affected.

With regard to any impact on amenity, the proposed rear extension would not project beyond the rear of the adjacent property at No. 39, and as a consequence it is not considered that any significant impact would arise. Whilst concerns have been raised regarding overlooking from a neighbouring property to the rear of the site, the property in question would be unlikely to suffer a significant impact given the separation involved.

With regard to the loss of the tree, no technical objections have been raised and a suitable replacement could be secured by planning condition.

Having regard to the above, Members may agree that the development proposed is acceptable on balance, and that in this case an exception to the normal requirements of Policy H9 would be permissible.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01123, 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 | ACB05 | Replacement tree(s) elsewhere on site | | | |
| | ACB05R | Reason B05 | | | |
| 4 | ACI07 | Restrict to members of household (1 in) | at | 38 | Randolph |
| | Road | | | | |
| | ACI07R | Reason I07 | | | |

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
- NE7 Development and Trees
- G8 Land Adjoining Green Belt or Metropolitan Open Land

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

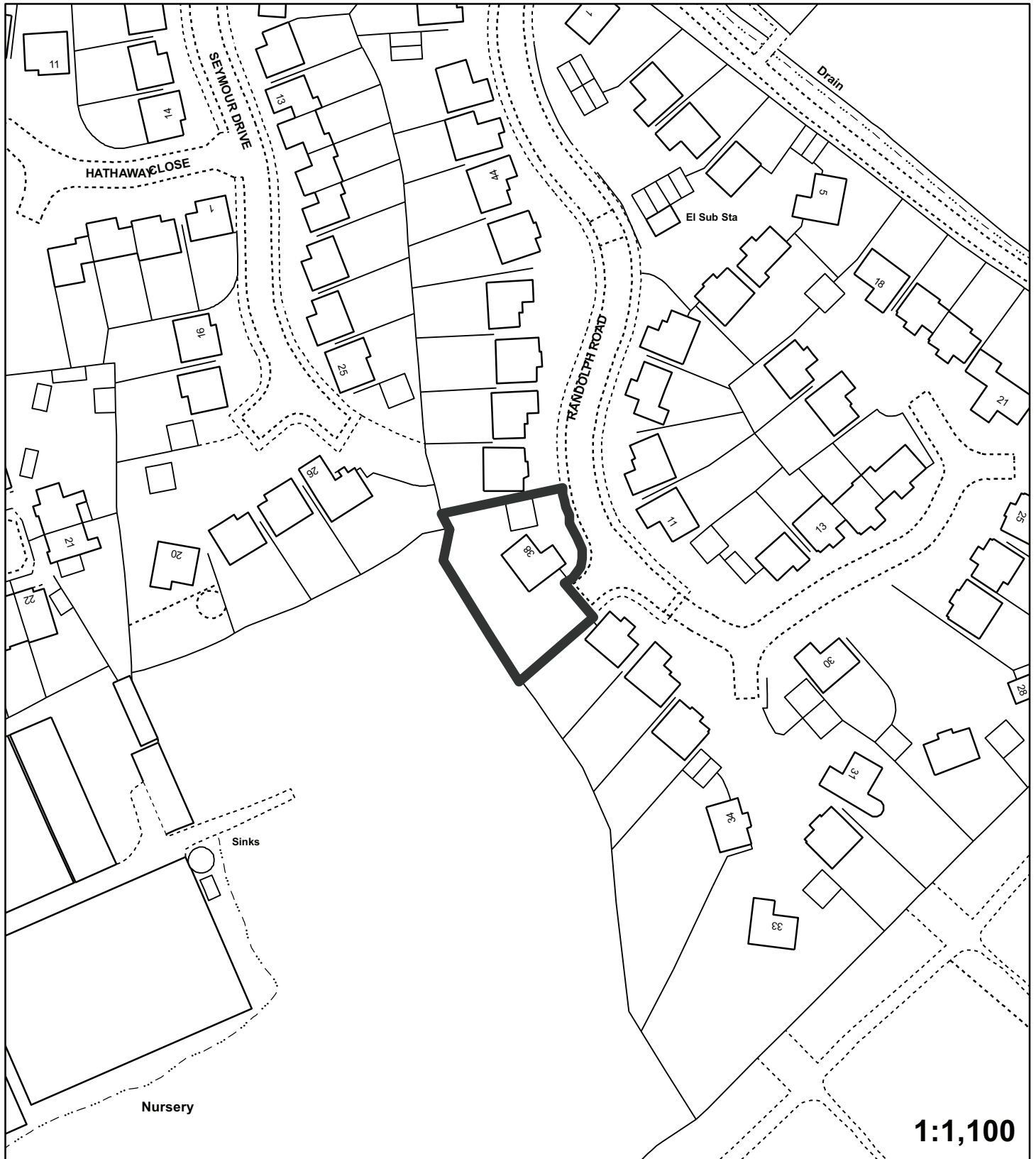
- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact upon the adjacent Green Belt
- (d) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Application:12/01123/FULL6

Address: 38 Randolph Road Bromley BR2 8PU

Proposal: Single storey rear extension and roof alterations to garage to create summer house with mezzanine floor. single storey link extension between house and garage



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

Application No : 12/01147/ADV

Ward:
Darwin

Address : 68 Leaves Green Road Keston BR2 6DQ

OS Grid Ref: E: 541624 N: 162486

Applicant : Mr B Hazell

Objections : YES

Description of Development:

Pole mounted free-standing non-illuminated sign RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
Highways Proposal sites
London City Airport Safeguarding
London Distributor Roads

Proposal

Advertisement consent is sought for a pole-mounted free standing sign which is in situ. The sign rises to a maximum height of 1.6m, is situated 0.5m off the ground and is 1.2m wide.

Location

The site fronts Blackness Lane within close proximity to its junction with Leaves Green Road. It has a lawful use as a storage and distribution facility. The site is situated within the Metropolitan Green Belt, and the surrounding area contains a number of residential properties occupying generous sized plots.

Comments from Local Residents

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

- inappropriate on a quiet residential lane
- very conspicuous within the wider streetscene of Blackness Lane
- harms the character and openness of the Green Belt

- stands one third (40cm) higher than the sign given consent previously
- is specified to have a black/grey background, when the existing sign is bright white
- could distract drivers, especially at night because of its reflective white background
- is shown to be situated in a white border which does not exist
- the address for the application is wrong
- the sign should not be allowed given the spirit of the Localism Act and the National Planning Policy Framework

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

Policies G1 “The Green Belt” and BE21 “Control of Advertisements and Signs” of the Unitary Development Plan are relevant to this application. The site is within an Area of Special Advertisement Control which means there are limits on advertisements that can be displayed without formal consent are in place.

Planning History

There is a comprehensive planning history associated with the application site. Of relevance, under ref. 11/00958, a Certificate of Lawfulness for an Existing Use was issued in relation to the use of existing buildings for storage and distribution.

Under appeal refs. APP/G5180/C/10/2140808 and 2140810 – relating to engineering operations involving the provision of hardstanding and a retaining wall, excavation works, and the deposit of materials within the site – submitted in response to Enforcement Notices, the Inspector determined that the site should be subject to landscaping, although some of the existing hardstanding could remain.

Under ref. 11/03190, advertisement consent was granted for a sign to be situated at the site entrance fronting Blackness Lane. It would be mounted 1.2m above ground level and would extend to a width of 1.2m. Below the main sign advertising the name of the site would be individual name plates relating to each occupied unit.

Conclusions

Policy BE21 of the Unitary Development Plan concerning advertisements advises that these should:

- (i) have regard to the character of the surrounding area;
- (ii) be in keeping with the scale, form and character of any buildings on which they are placed;
- (iii) generally not be located in residential areas and the Green Belt, Metropolitan Open Land(MOL) and Urban Open Space;
- (iv) preserve or enhance the character or appearance of conservation areas; and

(v) not be likely to create a hazard to road-users.

Although the site is located within the Green Belt and fronts Blackness Lane – a predominantly residential road located off Leaves Green Road – it is considered that the advertisement is reasonably necessary given the lawful commercial nature of the site. With regard to its design, it is considered that the sign is proportionate in size relative to the characteristics of the area and therefore not unduly conspicuous or harmful to local visual amenity, or harmful to the character or openness of the Green Belt. The Council is unable to exercise control over the content of the advertisement displayed, including its colour, so any discrepancy between the application details and the advertisement displayed in this regard is not a consideration.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00958, 11/03190 and 12/01147, excluding exempt information.

RECOMMENDATION: ADVERTISEMENT CONSENT GRANTED

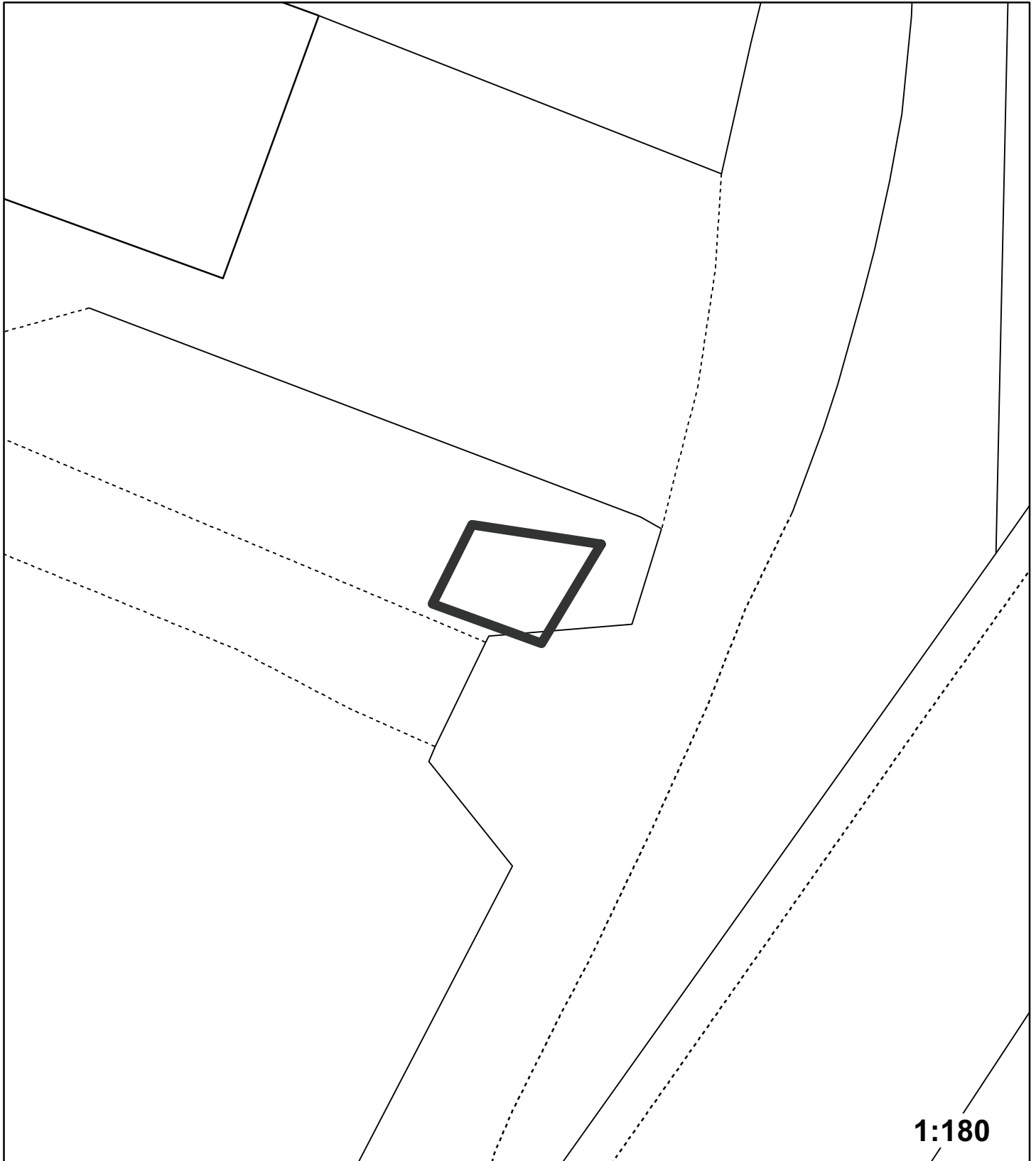
subject to the following conditions:

6	ACF01	Standard 5 year period
	ACF01R	Reason F01

Application:12/01147/ADV

Address: 68 Leaves Green Road Keston BR2 6DQ

Proposal: Pole mounted free-standing non-illuminated sign
RETROSPECTIVE APPLICATION



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

Application No : 12/01194/FULL6

Ward:
Plaistow And Sundridge

Address : 8 Rodway Road Bromley BR1 3JL

OS Grid Ref: E: 540650 N: 169905

Applicant : Mr Soteri

Objections : NO

Description of Development:

Two storey side and rear extensions and roof alterations to incorporate rear dormers to provide annexe in roof space.

Key designations:

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

Proposal

- Two storey rear extension measuring 4m in depth stretching the full width of the existing dwelling
- Two storey side extension to north-eastern elevation measuring 3.38m deep x 1.8m wide with a 1m side space retained to the flank boundary of the site
- An existing garage will be demolished to accommodate the side extension
- Roof alterations incorporating 3 rear dormers to provide annexe in roof space.

Location

The application site comprises a large detached dwellinghouse. The surrounding area is characterised by similar sized properties.

Comments from Local Residents

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

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

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
T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

Planning History

None

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 impact on road safety in the area is also a consideration.

With regards to siting and design, the proposed alterations, whilst substantial, would appear in keeping with the scale and form of the host dwelling which is a large detached property. The extensions would also incorporate pitched roofs sympathetic to the design of the main roof. Furthermore, a 1m side space would be retained between the flank wall of the two storey side extension and the flank boundary of the site. The proposed rear dormers would be sited on a non-prominent roof pitch and would be small scale. Overall, it is therefore considered that the character and visual amenities of the area would be preserved.

With regard to the impact on occupiers of nearby residential dwellings, there is a single storey garage with large mansard roof at No.10 adjacent to the site boundary. Given the separation to the main dwellinghouse the proposal is unlikely to have a significant impact on the living conditions of the occupiers of No.10.

With regard to No.6, whilst there would be some visual impact from the two storey rear extension, bearing in mind the 4m rearward projection as well as the separation retained between the two dwellings, the impact is, on balance, considered acceptable.

In terms of the highways impacts of the scheme, whilst it would result in the loss of one parking space by conversion of the garage to habitable accommodation, there are spaces available within the site's curtilage and, on balance, the development would not have an unduly harmful impact on road safety.

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. 12/01194, excluding exempt information.

as amended by documents received on 01.05.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T18 Road Safety

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

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

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act

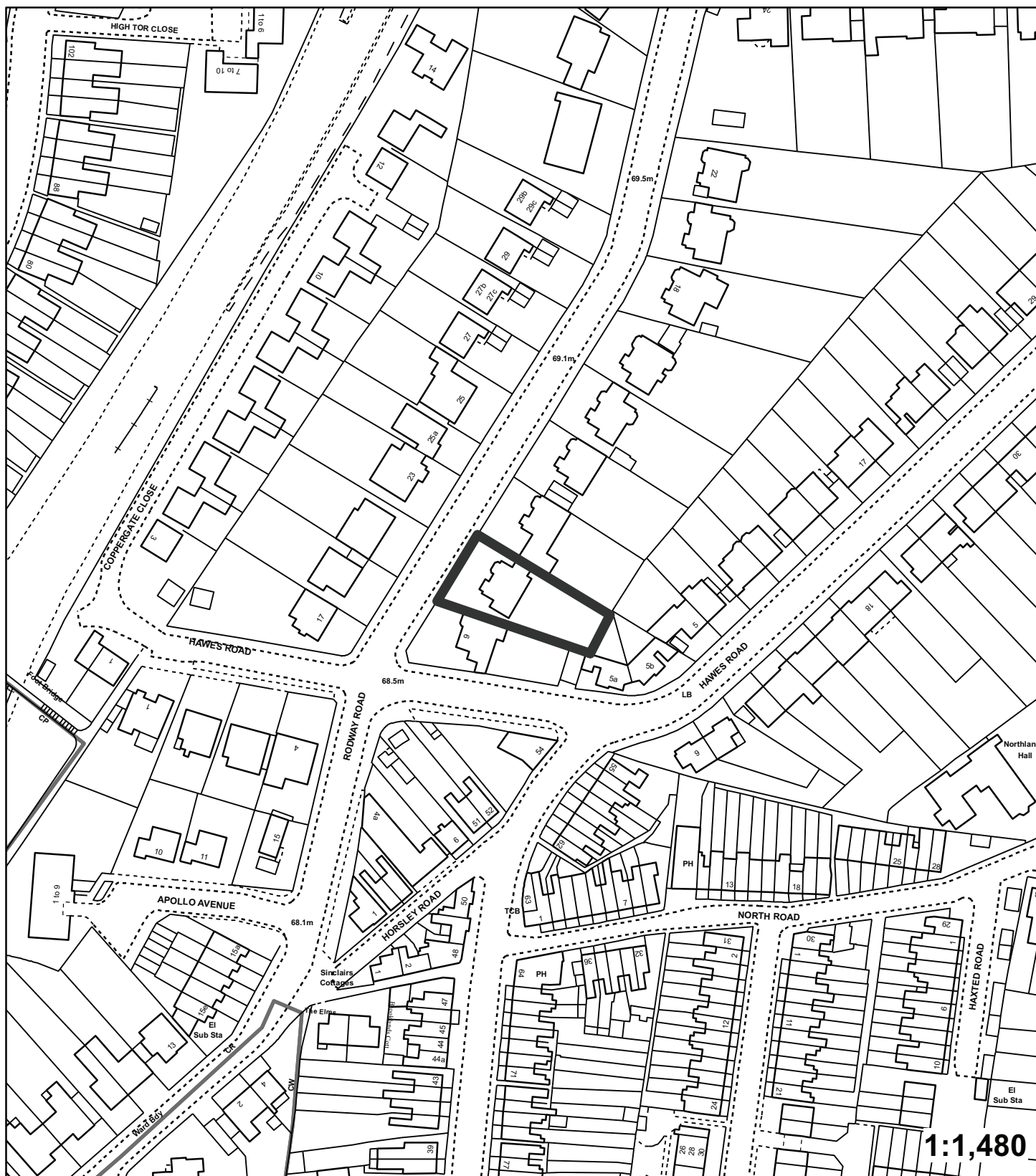
2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

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.

Application:12/01194/FULL6

Address: 8 Rodway Road Bromley BR1 3JL

Proposal: Two storey side and rear extensions and roof alterations to incorporate rear dormers to provide annexe in roof space.



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

Application No : 12/01201/FULL1

Ward:
Bickley

Address : 64A Hill Brow Bromley BR1 2PQ

OS Grid Ref: E: 542019 N: 169787

Applicant : Mr Garry Tarrant

Objections : YES

Description of Development:

Demolition of existing bungalow and erection of 2 storey 5 bedroom detached dwelling and associated landscaping

Key designations:

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

Proposal

This proposal is for the demolition of existing dwelling and erection of 2 storey 5 bedroom detached dwelling and associated landscaping.

Location

The application site is located to the east of Hill Brow and is accessed via a narrow access road between Nos. 64 and 66 and is currently comprised of a detached bungalow which has been subject to significant fire damage and is currently derelict. A large detached outbuilding is also located to the east of the site close to the boundary with Nos. 2 and 3 Mount Close which is proposed to be removed.

Comments from Local Residents

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

- no mention is made in the application of the effects of the proposed development on Grade II listed building Stofold.
- concerns in relation to details indicated on plans such as no indication of height and approximate indication of other dimensions.

- proposal would be apparent from Mount Close particularly when deciduous trees are not in leaf.
- precedent of declined permission of similar bulk and scale at Mount Close under planning ref: 11/00327 refused due to excessive footprint, bulk and height resulting in cramped overdevelopment of the site, out of character with the existing pattern of development of the site, contrary to Policies BE1 and H7.
- proposal would have a negative impact on private mature garden setting at Stotfold, contrary to Section 3.6 of SPG 1.
- bungalow at site was previously screened by mature conifers along the boundary which have now been reduced considerably in height, as such screening would be ineffective for proposed two storeys dwelling resulting in loss for Stotfold of outlook and light pollution.
- result in loss of outlook for neighbouring properties particularly Stotfold which have habitable rooms facing rear of site.
- would represent over-bearing intrusion to the houses surrounding it and would fail to respect the visual and spatial qualities afforded to Stotfold.
- although several alterations have been made concerns as to the number of windows on the east elevation facing directly onto Nos. 2 and 3 Mount Close particularly as outbuilding and garage are to be demolished.
- concerns loft area shall be used for habitable accommodation and as such the height of the rooflight will face onto master bedroom of No. 2 Mount Close resulting in loss of privacy.

The Sundridge Residents' Association state they now consider the application to be satisfactory provided permitted development rights are withdrawn so as to control the installation of dormers and a balcony at a future date. Concerns are raised as to the substantial loft space which would be lit only by two small rooflights resulting in potential pressure to upgrade this to living space which would then become objectionable as with the previous application.

Comments from Consultees

The Council's Highways Division were consulted who stated the site is located to the rear of Nos. 64 and 66 Hill Brow. The development is utilising the existing access road, approximately 3.0m wide leading to the parking area. The application is acceptable in principle; however, the refuse services may have difficulty servicing the site. No objections were raised subject to conditions.

The Council's Waste Advisors stated refuse and recycling were to be left at edge of curb.

The Council's Highways Drainage Division raised no objections subject to conditions. However, the applicant is advised that contrary to his answer to question 15(b)(i) there is no public surface water sewer near to this site, and therefore surface water will need to be drained to soakaways.

The Council's Environmental Health Division raised no objections to permission being granted.

From a heritage and urban design perspective given the distance from the proposal to the rear elevation of Stotfold and given the location of the plot to the rear of Nos. 64 and 66 Hill Brow, the proposal would not be highly visible from the streetscene and as such the impact on the visual amenities of the listed building and its curtilage is anticipated to be minimal.

From a trees perspective no significant trees would be affected by the proposal.

No objections were raised by Thames Water.

English Heritage was consulted and stated the site is on the boundary of the Mavelstone Road Conservation Area and adjacent to the grade II listed building 'Stotfold' on Mavelstone Road. Having examined the submitted drawings it was not considered that the proposals will have a significant impact upon the setting of either the listed building or the conservation area. However, given the concerns raised by a resident of Stotfold the Council may consider an appropriate landscaping condition be applied should permission be granted.

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
- BE13 Development Adjacent to Conservation Area
- H1 Housing Supply
- H7 Housing
- H9 Sidespace
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

5.11 London Plan

5.12 London Plan

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

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

Planning History

There is a substantial planning history pertaining to this property the most recent of which is summarised below:

In 1983 under planning ref. 83/01464, Outline permission was granted for a detached split level house with garage which was a renewal of outline permission ref. 78/3284.

In 1989 under planning ref. 86/02191, Outline permission was granted for a detached split level house which was a renewal of outline permission ref. 83/1464. In 1989 under planning ref. 89/01366, an application for two detached houses with integral garages was not determined. It was subsequently dismissed on appeal.

In 1989 under planning ref. 89/03046, Outline permission was granted for a detached split level house which was a renewal of outline permission ref. 86/2191.

In 1990 under planning ref. 90/03108, reserved matters were approved for details pursuant to condition 3 and part of condition 10 relating to access turning circle and detached land adjacent to 64a Hill Brow.

In 1991 under planning ref. 91/00725, reserved matters were approved for details pursuant to ref. 89/3046 granted for split level house and 2 bedroom bungalow with detached garage at land adjacent to 64a Hill Brow.

In 2004 under planning ref. 04/03288, permission was refused for demolition of existing bungalow and erection of two storey detached house with attached garage which was refused on the following grounds:

The proposal would constitute a cramped overdevelopment of the site lacking in sufficient amenity space and harmful to the amenities of adjoining properties by reason of loss of privacy, thereby contrary to Policy H.2 of the adopted Unitary Development Plan and Policy H6 of the second deposit draft Unitary Development Plan (Sept 2002).

In 2005 under planning ref. 05/00414, permission was refused for demolition of existing building and erection of two storey detached house with attached garage which was refused on the following grounds:

The proposal would constitute a cramped overdevelopment of the site lacking in sufficient amenity space and harmful to the amenities of adjoining properties in Mount Close by reason of overlooking and loss of privacy, thereby contrary to Policy H.2 of the adopted Unitary Development Plan and Policy H6 of the second deposit draft Unitary Development Plan (September 2002)

In 2005 under planning ref. 05/03923, permission was granted for the demolition of existing building and erection of two storey five bedroom detached house with attached double garage

In 2012 under planning ref. 12/00153, permission was refused for the demolition of existing dwelling and erection of 2 storey 5 bedroom detached dwelling with accommodation in roofspace integral garage and balcony on side elevation on the following grounds:

The proposal would constitute a bulky, over dominant development detrimental to the amenities of adjoining properties in Mount Close, Stoffold and 64B Hill Brow by reason of overlooking and loss of privacy, thereby contrary to Policy BE1 of the Unitary Development Plan 2006.

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.

In 2005 under planning ref. 05/03923, permission was granted for the demolition of the existing building and erection of a two storey five bedroom detached house (which included first floor windows in the rear elevation close to the boundary with Stotfold) with attached double garage and as such the principle of the development has effectively been established.

While the current Unitary Development Plan 2006 has now superseded the previous second deposit draft Unitary Development Plan (Sept 2002) which was in place during application ref. 05/03923, it is not considered that there has been a significant change in local planning policy that would impact upon the assessment of this proposal, nor has there been any significant change to the local environment that could affect the impact of the proposed development within its surroundings.

The most recently refused application ref. 12/00153 proposed two dormer window extensions be located in the rear elevation of the proposed dwelling, it was indicated on the plans as loft space, however, it could have been used for additional habitable accommodation. It was considered that these dormer windows would result in a sense of overlooking and loss of privacy for the rear garden area of Stotfold given the close proximity to the boundary of approximately 8m. In order to address these issues the current application has omitted the dormer window extensions and thus is considered to have overcome these concerns.

The most recently refused application ref. 12/00153 also featured a balcony in the eastern flank elevation which would be located approximately 11m from the flank boundary and a further approximately 40m from the rear elevations of Nos. 2 and 3 Mount Close. While these properties are located at a higher ground level than the proposed site they contain fenestration for key habitable rooms in the rear elevation and as such the previous application was not considered to have sufficiently overcome the grounds of refusal of previous applications (refs. 04/03288 and 05/00414) and was considered to result in a loss of privacy and sense of overlooking for the adjoining properties at Mount Close. The current application now includes a high level fixed window in the flank elevation (approximately 1.6m above floor level) and a high level rooflight which is considered to have overcome the previous concerns. In order to prevent any potential loss of privacy or sense of overlooking for the occupants and Nos. 2 and 3 Mount Close and No. 66 Hill Brow were permission to be granted a condition could be attached requiring windows in the first floor flank elevations and above be obscure glazed. Given the significant differences in ground levels between the application site and Mount Close (the latter being significantly higher) the windows in the ground floor flank elevation are considered to be acceptable.

The previously refused application ref. 12/00153 also included a large glass atrium on the front elevation which would have a maximum height of 8.6m, which was to be located approximately 20.5m from the front elevation of No. 64B. Given this

property is a bungalow and contains fenestration in the front elevation it was considered that the proposal would be over dominant, result in an unacceptable relationship between the properties and would result in a detrimental impact on the residential amenities of No. 64B. The current application also includes a glass atrium, however, the glazed section of this has been reduced to a maximum of 7.7m and the width has been reduced from 3.6m to 2.7m. Given this reduction in scale from 30.96 square metres of glazing to 20.79 square metres on balance, this is considered to overcome the previous concerns in terms of the impact for No. 64B. In addition, the current proposal has resulted in an overall reduction of 1.5m in height from the refused scheme ref. 12/00153 which results in a significant reduction in bulk, thereby lessening the dominance of the proposal when viewed from No. 64B.

In terms of the impact of the proposal on the adjoining Grade II Listed Building, given the significant distance of approximately 50m which would be retained between the flank elevation of the proposal and flank elevation of Stotfold it is not considered to impact detrimentally on the visual amenities and historic setting of Stotfold, a view which was reiterated by English Heritage. While the views of the residents of Stotfold will be altered by the proposal it is essential to note that planning permission cannot be refused solely on this basis. The application site is largely screened from the view of surrounding highways by the adjoining properties and as such the potential impact on the adjoining Conservation Area is considered to be minimal as the proposal would not affect views into or out of the Conservation Area, in line with Policy BE13.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would no longer result in a loss of amenity to local residents and is considered to have satisfactorily overcome the previous grounds of refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01201 and 12/00153, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACC01
ACC01R | Satisfactory materials (ext'nl surfaces)
Reason C01 |
| 5 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |
| 6 | ACD04
ADD04R | Foul water drainage - no details submitt
Reason D04 |

- 7 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 8 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 9 ACH32 Highway Drainage
ADH32R Reason H32
- 10 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: To prevent overdevelopment of the site and in the interests of the residential amenities of neighbouring properties, in line with Policy BE1 of the Unitary Development Plan.

- 11 ACI11 Obscure glaz'g/details of opening (1 in) to the first floor flank elevations
ACI11R Reason I11 (1 insert) BE1
- 12 ACI17 No additional windows (2 inserts) first floor flank dwelling
ACI17R I17 reason (1 insert) BE1
- 13 ACK01 Compliance with submitted plan

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

Reasons for granting permission:

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

- BE1 Design of New Development
- BE13 Development Adjacent to Conservation Area
- H1 Housing Supply
- H7 Housing
- H9 Sidespace
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

- 5.11 London Plan
- 5.12 London Plan

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 impact of the development on the character of the surrounding area and in relation to the adjoining Conservation Area;
- (d) the impact of the proposal of the visual and historic importance of the adjoining Grade II Listed Building;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 In order to check that the proposed storm water systems meets the Council's requirements, the Council will require the following information 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 tests 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.

Application:12/01201/FULL1

Address: 64A Hill Brow Bromley BR1 2PQ

Proposal: Demolition of existing bungalow and erection of 2 storey 5 bedroom detached dwelling and associated landscaping



1:3,000

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

Application No : 12/01285/FULL6

Ward:
West Wickham

Address : 22 Stambourne Way West Wickham BR4
9NF

OS Grid Ref: E: 538395 N: 165452

Applicant : Mr & Mrs Tony Linger

Objections : YES

Description of Development:

Part one/two storey rear, single storey front/side and two storey front/side extensions

Key designations:

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

Proposal

This application proposes a part one/two storey rear, two storey front/side, single storey front/side extensions and roof alterations.

Location

The site is a two storey detached dwelling house and is located on the south side of Stambourne Way. This application proposes a part one/two storey rear, two storey front/side, single storey front/side extensions and roof alterations.

Comments from Local Residents

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

- impact on light to window on south east facing wall

Comments from Consultees

No Highway objections are raised to the proposal.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

The planning history of the site includes a previous application, ref. 12/00260, for a part one/two storey rear, first floor side, single storey side and infill extensions and roof alterations which was refused on the following grounds:

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

The proposed two storey rear extension by reason of its height and depth would have a detrimental impact on the visual amenities of neighbouring properties to either side, contrary to Policy BE1 of the Unitary Development Plan.

Conclusions

This application has been submitted in order to address the previous grounds of refusal (see above). 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 scheme seeks to provide annex accommodation and this application proposes various elements; a front porch, part one/part two storey rear and two storey side extensions. The rear garden faces to the south south-west. There is an existing flat roof, two storey extension on the east elevation. This scheme proposes a pitch roof over this element along with a staggered 3.5m (previously 4m) first floor rearward projection. The ground floor projection remains at 4m. The side space from the original and previously extended house to this eastern boundary is 0.8m. The proposed two storey rear element has been in set to achieve a 1m side separation. Planning concerns with the proximity to the boundary and the depth of the projection have to some extent been addressed by use of the staggered projection. It is noted that a side window is to be introduced into the flank of the previous extension which would serve a bathroom area. In the event of a planning permission appropriate conditions should be considered to protect adjoining residential amenity.

The house to the west of the application site (number 20) has been previously extended. Objections have been raised regarding the blocking of light to their side window. There is approximately 2m to the boundary on number 20's side and some 2m plus to the boundary from the proposed extension. Whilst there will be some impact in this respect the fact that the side window is a secondary window and that the development will be effectively some 4m distant, may not be considered sufficient to warrant a planning refusal. The first floor element has now been reduced by 0.5m.

The proposed first floor side extension of the previous application resulted in two storey development less than 1 metre from the boundary and resulted in one of the refusal grounds. This scheme now proposes a 1 metre side space and so technically complies with Policy H9. Careful consideration should be given to the impact on the street scene in terms of the overall design and additional bulk created.

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

The scheme proposes significant extensions to the already extended dwelling house. However, given the revisions included within this proposed scheme the proposal, on balance, may now be considered not to cause such harm as to warrant a planning refusal and has sufficiently addressed the previous grounds of refusal.

Having had regard to the above it may be 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. 12/01285 and 12/00260, 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 | ACI07
ACI07R | Restrict to members of household (1 in) at 22 Stambourne Way
Reason I07 |
| 4 | ACI09
ACI09R | Side space (1 metre) (1 insert) east
Reason I09 |
| 5 | ACI12 | Obscure glazing (1 insert) to the east flank |

ACI12R I12 reason (1 insert) BE1

6 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Application:12/01285/FULL6

Address: 22 Stambourne Way West Wickham BR4 9NF

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



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

Application No : 12/01433/FULL1

Ward:
Darwin

Address : Orwell Blackness Lane Keston BR2 6HL

OS Grid Ref: E: 541551 N: 162904

Applicant : Mr B Hazel

Objections : NO

Description of Development:

Demolition of existing dwelling and store building and erection of detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.

Key designations:

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

Proposal

It is proposed to demolish the existing bungalow and detached store building and construct a replacement single storey dwelling which would be in the form of two wings connected by an entrance hall.

The existing vehicular access to the site on the southern part of the frontage would be closed off and a new access created further to the north leading to a frontage parking area for 2 vehicles.

Location

This detached bungalow is located on the western side of Blackness Lane within the Green Belt, and occupies a site area of 0.09ha. The bungalow has an L-shape, with an additional flat-roofed structure to the rear and a lean-to which may be additions, although no information has been submitted as to when they were built. A detached shed lies to the rear of the dwelling which appears to be 5m from the lean-to structure.

The site is bounded to the north by the rear gardens of Nos.4 and 5 Orchard Place, which are part two/three storey detached dwellings built on part of the former Keston Fruit Farm, and to the south by an access road.

Comments from Local Residents

No letters of objection have been received in relation to the application.

Comments from Consultees

The Council's highway engineer comments that the site access would have substandard visibility, but given that the scheme comprises a replacement dwelling, it is unlikely to generate significantly more trips than the existing dwelling, therefore, no objections are raised.

Drainage comments suggest that a standard condition be imposed requiring details of surface water drainage to be submitted, while Thames Water raise no objections.

No significant trees on the site would be affected by the proposals

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

Planning History

Planning permission was granted in 2008 (ref. 08/03233) for the demolition of the existing bungalow and the erection of a replacement 3 bedroom bungalow, but this was not implemented and has now lapsed.

Permission was later refused in 2009 (ref. 09/01815) for the demolition of the existing bungalow and the erection of a detached single storey building to be used as a religious meeting hall (Class D1) on grounds relating to inappropriate development in the Green Belt and unacceptable increase in vehicle movements which would be detrimental to road safety.

More recently, permission was refused in March 2012 (ref.11/03590) for the demolition of the existing dwelling and store building, and the erection of a detached single storey 4 bedroom dwelling, the formation of a new vehicular access and associated landscaping with timber retaining wall, on the following grounds:

“The proposed dwelling, by reason of its bulk and scale, and floor area relative to the existing dwelling, constitutes an inappropriate form of development, harmful to the visual amenities and openness of the Green Belt, and contrary to Policies G1 and G5 of the Unitary Development Plan concerning replacement dwellings in the Green Belt.”

No appeal has been lodged to date.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

The main differences between the recently refused and current schemes are:

- the depth of the northern wing would be reduced by 0.2m, resulting in a reduced overall floor area of 1.35sq.m.
- the design of the proposed dwelling would incorporate greater amounts of exposed brickwork, particularly across the front (east) elevation.

Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

The existing dwelling has a floor area of 107.5sq.m. while the outbuilding to be removed (and which lies within 5m of the dwelling) measures 14sq.m., giving a total of 121.5sq.m. The recently refused dwelling would have had a floor area of 136.1sq.m., which was an increase in floor area of 14.6sq.m., and equated to a 12% increase. This would now be reduced by 1.35sq.m. to 134.75sq.m., giving an increase in floor area of 13.25sq.m., which equates to a 10.9% increase.

The replacement dwelling previously permitted under ref. 08/03233 resulted in a floor area of 118.4sq.m. which equated to an increase of 10% (as the existing outbuilding was not included within the calculations), while the current proposals would only marginally increase the floor area. The proposed dwelling would have a lower roofline and less bulky appearance than the dwelling previously permitted, and it has been designed in terms of its layout and use of traditional materials, including exposed brickwork, to give the appearance of traditional farm buildings, and as such, would limit its impact on the open and rural nature of the site.

It is considered, therefore, that the revised proposals would result in an acceptable form of redevelopment which would protect the open and rural nature of the site along with the visual amenities of the surrounding area, and in doing so, would adequately overcome the previous grounds for refusal.

With regard to the impact on neighbouring properties, the replacement dwelling would be sited closer to the boundaries with Nos.4 and 5 Orchard Place than the existing dwelling (1.8m rather than 6m), however, it would remain single storey only and the roof would slope away from the boundaries. Furthermore, the

permitted dwelling maintained only a 1.5m separation at this point. Side windows are mostly confined to the southern elevation adjacent to the access road, and the proposals are not, therefore, considered to be harmful to the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03233, 09/01815, 11/03590 and 12/01433, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|----|--------|--|-------------------|--|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACA04 | Landscaping Scheme - full app no details | | |
| | ACA04R | Reason A04 | | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | | |
| | ACA07R | Reason A07 | | |
| 4 | ACB01 | Trees to be retained during building op. | | |
| | ACB01R | Reason B01 | | |
| 5 | ACB02 | Trees - protective fencing | | |
| | ACB02R | Reason B02 | | |
| 6 | ACB03 | Trees - no bonfires | | |
| | ACB03R | Reasons B03 | | |
| 7 | ACB04 | Trees - no trenches, pipelines or drains | | |
| | ACB04R | Reason B04 | | |
| 8 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 9 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 10 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 11 | ACH09 | Restriction on height to front and flank | | |
| | ACH09R | Reason H09 | | |
| 12 | ACH24 | Stopping up of access | | |
| | ACH24R | Reason H24 | | |
| 13 | ACH29 | Construction Management Plan | | |
| | ACH29R | Reason H29 | | |
| 14 | ACH32 | Highway Drainage | | |
| | ADH32R | Reason H32 | | |
| 15 | ACI02 | Rest of "pd" Rights - Class A, B,C and E | | |
| | ACI03R | Reason I03 | | |
| 16 | ACI17 | No additional windows (2 inserts) northern flank northern wing of the dwelling | | |
| | ACI17R | I17 reason (1 insert) BE1 | | |
| 17 | ACK02 | No mezz floor/roof space accom (1in) to provide habitable accommodation | a mezzanine floor | |
| | ACK02R | K02 reason (1 insert) G5 | | |
| 18 | ACK04 | Demolition of existing building (see DI0 | | |

- | | | |
|----|--------|--------------------------|
| | ACK04R | K04 reason |
| 19 | ACK06 | Slab levels - compliance |
| | ACK06R | K06 reason |

Reasons for permission:

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

- BE1 Design of New Development
- H7 Housing Density and Design
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

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

- (a) the character and appearance of the development within the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on the open nature of the Green Belt

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

INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 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)).

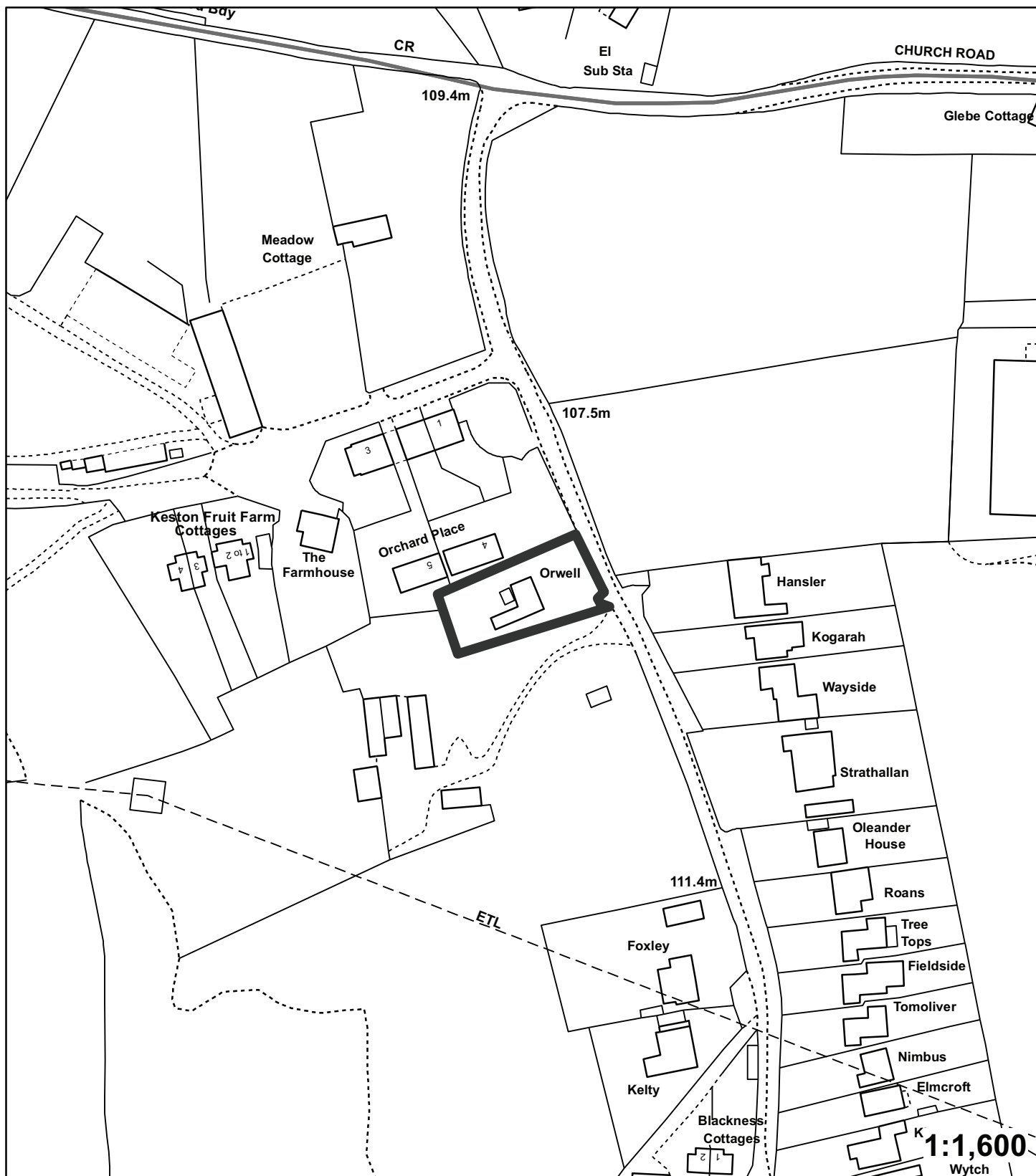
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:12/01433/FULL1

Address: Orwell Blackness Lane Keston BR2 6HL

Proposal: Demolition of existing dwelling and store building and erection of detached single storey 4 bedroom dwelling, formation of new vehicular access and associated landscaping with timber retaining wall.



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

Application No : 12/00896/FULL3

Ward:
Copers Cope

Address : 182A High Street Beckenham BR3 1EW

OS Grid Ref: E: 537221 N: 169412

Applicant : Antic Ltd (Mr Thomas)

Objections : YES

Description of Development:

Change of use and refurbishment of existing building to include two storey side extension, remodelling of facades, provision of ventilation ducting system, raised terrace and garden area, in order to provide a mixed use building consisting of B1/B8 and A3/A4 use.

Key designations:

Areas of Archaeological Significance

Proposal

This application has been submitted in order to address the previous grounds of refusal relating to planning application ref. 11/02995. The proposal is essentially the same with some revisions and additional information submitted including an increase in proposed hours of operation and an increase in proposed number of staff.

Planning permission is sought for the change of use of the premises from warehouse/office, to a mixed B1/B8 (Business – offices, research and development, light industry appropriate in residential areas/Storage and Distribution), A3 (Restaurants and Cafes) and A4 (Drinking Establishments). A two storey extension to the south flank is proposed as part of the overall scheme along with additional and revised fenestration. The proposed B1/B8 use (182 square metres) is located on the first floor. There is also an A3/A4 element to the first floor, with the main A3/A4 floor area located to the ground floor (302.5 square metres).

A pub garden area is proposed to the area west of the building along with a terrace; bin and cycle store facilities and access to the B1/B8 facilities are also proposed to this area. The exposed section of the proposed kitchen extract duct projects from the roof of the building nearest to the west flank.

The proposed opening hours for the A3/A4 use are: Monday – Thursday 10am to 01.00am; Friday – Saturday 10am to 2am; Sundays and Bank Holidays 10am to

12.30am. The proposed hours for the B1/B8 use are: Monday to Saturday 10am to 6pm; closed Sundays and Bank Holidays. The proposed number of employees are 16 full-time and 8 part-time.

Location

The site is a large two storey building situated to the rear of High St, Beckenham within an area of Archaeological Significance. To its east and south sits the Primary Frontage to the High Street (with some residential above) and to its west sits residential property. The immediate vicinity to the north hosts 182B High Street, Beckenham which is now used as a dance studio (Use Class D2).

Comments from Local Residents

Objections have been received in response to local consultation and have been summarised below:

- already 10 pubs in Beckenham High St, plus numerous restaurants and off license facilities selling alcohol.
- anti-social behaviour/activity already bad for nearby neighbours
- disturbance well after closing time from dispersal activity
- later operational hours than most other nearby venues could attract customers when other venues have closed – exacerbating concerns
- disturbance outside of opening hours from operational requirements (ie deliveries/bottle clearance etc)
- noise from beer garden
- added congestion from extra traffic/parking requirements for staff etc
- overlooking
- general loss of privacy and amenity
- health impacts and light pollution
- increased security risk
- inadequate access with conflict between vehicle and pedestrian users
- right of access affected by introduction of pub garden area
- conflict with other nearby uses
- impact on nearby woodland
- loss of warehouse use – the building is currently being used for storage
- concerns with access to and impact on nearby property when any works are carried out

Please note this is a summary of objections at the time of writing the report; the full objections are available on file to view.

Comments from Consultees

No technical objections are raised from a Highways Planning point of view in respect of parking demand and traffic generation. Any additional considerations will be reported directly to the Committee. In the event of a planning permission conditions are suggested in connection with the cycle parking.

No concerns are raised from the Cleansing point of view.

Comments from a Crime Prevention point of view include that whilst the building would be able to achieve Secure By Design (SBD), serious concerns are raised with its proposed use given the nature of its location hidden away behind the shops. Additionally the site falls within an area designated by the local licensing authority as one of cumulative impact and as such there is a presumption of a refusal.

Concerns are raised from an Environmental Health point of view in that the proposed use or the rear external areas for a beer garden will lead to noise and consequent loss of amenity for local residents. In the absence of specific predictions it is assumed that the proposed acoustic screening would only have a minor effect on reducing noise. The proposed hours of use of the beer garden would not protect loss of amenity before the proposed times.

Any Town Centre Projects comments will be reported verbally to Committee.

Planning Considerations

The application falls to be determined in accordance with the National Planning Policy Framework (NPPF), the London Plan, Supplementary Planning Guidance and the following policies of the Unitary Development Plan:

BE1 which is concerned with 'Design of New Development'. It also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

EMP5 (Development Outside Business Areas) which advises that redevelopment will be permitted provided that ii) full and proper marketing of the site confirms the unsuitability and financial non-viability of the site for commercial uses

EMP6 advises that outside designated Business Areas the Council will only permit non-conforming business uses where there would be no significant adverse impact on the amenity of the surrounding properties.

S9 is concerned with 'Food and Drink Premises' and advises that (i) the proposal should have no adverse impact on residential amenity (iii) the proposal should not result in an over concentration of food and drink establishments out of character with the retailing function of the area.

Planning History

A similar application, planning ref. 11/02995, was refused planning permission on 23rd December 2011 for the following reasons:

1. The proposed development would be detrimental to the amenities that nearby residents might reasonably expect to be able to continue to enjoy by

reason of late night noise and general disturbance associated with the A3/A4 uses thereby contrary to Policies S9 and BE1 of the Unitary Development Plan.

2. The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to nearby occupiers thus contrary to Policy BE1 of the Unitary Development Plan.
3. The proposal would result in an over concentration of food and drink establishments in the town centre of Beckenham, contrary to Policy S9 of the Unitary Development Plan.
4. The site is a business site and in the absence of sufficient evidence that full and proper marketing of the site has been carried out the proposal would be contrary to Policy EMP5 of the Unitary Development Plan which seeks to safeguard individual business sites unless there are significant reasons as to why their continued use is not feasible.

There is a recent planning history to the adjacent building, 182B, for a change of use from warehouse/office to dance school (Class D2) – dance studio (ref. 10/00375). A subsequent application ref. 10/03127 was submitted to modify a legal agreement attached to the site which restricted the use of the site as a safeguard against nuisance and annoyance to occupiers of nearby properties.

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, together with the acceptability of the change of use of the commercial premises which are located outside of a business area.

In addressing the previous grounds of refusal supporting documents have been submitted including: Impact Assessment Document v2; Acoustic and Odour Measures document; general Antic document and Design and Access document.

In relation to refusal ground 1 the applicants seek to deal with the issues to a degree. However with regard to the proximity to residential dwellings, not only to the west of the site but the east also, it is difficult to see how the resultant activity would not impact on residential amenity even taking the proposed operational measures into account.

Additional information has been requested in respect of deliveries to the site and any highway comments arising therefrom will be reported verbally to Committee.

In terms of the outside space the residential gardens are in close proximity to the proposed 'beer garden' and elevated terrace area and as demonstrated by local submissions, the orientation of the gardens result in their rearmost parts being the sunny spots where play areas, garden tables and barbeque areas are often to be found. It is these parts which will find themselves nearest to the proposed beer

garden. This application proposes acoustic screening to help guard against impacts but the screening is likely to only have a minor effect on reducing noise; additionally the proposed hours of use of the beer garden would not protect loss of amenity before the proposed times.

In terms of refusal ground 2 this application proposes an element of obscure glazing to the proposed first floor windows. The introduction of windows to the upper elevations introduces a level of activity previously unknown. Whilst obscure glazing will help against direct overlooking it is not considered that the obscuring of windows will guard against the awareness of activity, comings and goings and perceived overlooking sufficiently to overcome planning concerns in this respect. Whilst some screening is proposed the raised terrace and generally higher level of the site in this location has raised local concern regarding overlooking, noise and associated detrimental impacts.

In relation to refusal ground 3 a site survey has been submitted to indicate locations of food and drink establishments in the area (figure 1). The applicants state that the study indicates the application site to be located away from the crime and drinking 'hotspots' in one of the least concentrated areas of the high street. With reference to the Beckenham GOAD Town Centre Plan (available to view on file) there are 2 other pubs in close proximity: The Slug and Lettuce at 150-156 High Street and The George adjacent 117 High Street, along with other licensed establishments. As seen under 'consultations' above serious concerns are raised with its proposed use given the nature of its location hidden away behind the shops. Additionally the site falls within an area designated by the local licensing authority as one of cumulative impact and as such there is a presumption of a refusal. Local concerns also raise the likelihood of attracting customers from nearby establishments with earlier closing times thus exacerbating their concerns. The NPPF requires that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

In respect of refusal ground 4 the proposal involves the conversion of commercial premises, with part retention of B1/B8 to the first floor area. In terms of supporting evidence, as required by Policy EMP5, the applicants have submitted a letter from the marketing company who state that marketing commenced in May 2009 and the property was placed under offer May 2010. This information considers the position as far as the sale of the property is concerned but not necessarily its viability per se. It also seems to demonstrate that within a reasonable time frame the property was in fact under offer. Local comments raised indicate that the property is still being used as a storage facility. Additionally, at the time of the site visit in December 2011, loading/unloading activity was taking place at the site. It seems that commercial activity is still being undertaken at the site and as part B1/B8 use forms part of the application it does not seem conclusive that the evidence available supports the notion of the non-viability of the site for B1/B8 use.

Local concerns have been raised regarding the use of the access road by an increased number of pedestrians and the vehicular use for the adjacent site however no specific quantification has been provided in this respect. Additionally 182 B have indicated they have access rights over the proposed beer garden area

however this is a private matter between the two parties and does not form a planning consideration as such.

Whilst planning policy allows consideration of proposals offering employment opportunity for local people, the overriding consideration will be the protection of local residential amenity. The Council will also seek to ensure that a proposal such as this will not predominate to the detriment of the shopping function of the centre. There are numerous A3/A4 uses within the vicinity and as comments from the police consultation show special measures have had to be taken due to a 'saturation' with licensed premises.

The host building is within an accessible, town centre location however its location behind the primary frontage serves as an important buffer between the bustle of the main commercial high street and the residential dwellings to the west of the site. Whilst it is noted that the applicants have sought to show measures intended to safeguard residential amenity from the proposed use it is inevitable that the type of use in such close proximity to residential dwellings will result in a detrimental impact on neighbouring residential amenity. For this and other reasons discussed above it is considered that the application has failed to address previous grounds of refusal sufficiently to now warrant a grant of planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00896, 11/02995, 10/03127, 10/00375 and 78/03441, excluding exempt information.

as amended by documents received on 23.05.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

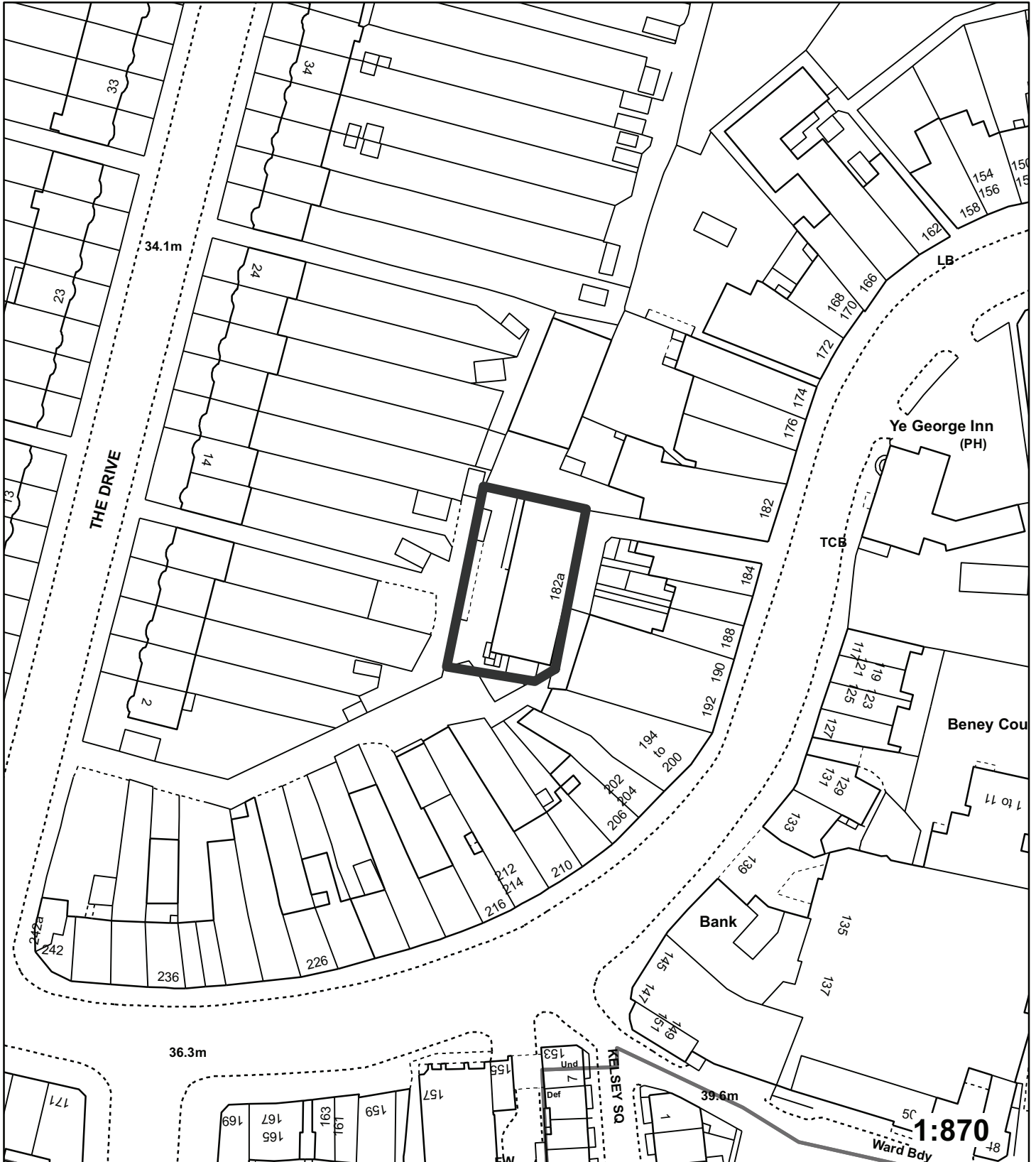
- 1 The proposed development would be detrimental to the amenities that nearby residents might reasonably expect to be able to continue to enjoy by reason of late night noise and general disturbance associated with such a use thereby contrary to Policies S9 and BE1 of the Unitary Development Plan.
- 2 The proposed development would give rise to loss of prospect, an unacceptable degree of overlooking and loss of privacy and amenity to nearby occupiers thus contrary to Policy BE1 of the Unitary Development Plan.
- 3 The proposal would result in an over concentration of food and drink establishments contrary to Policy S9 of the Unitary Development Plan
- 4 The proposed development sited in this particular location gives rise to concerns in relation to crime and disorder and will undermine the quality of life for nearby occupiers thus contrary to the aims of the National Planning Policy Framework.

- 5 The site is a business site and the available evidence is considered to be non-conclusive in respect of the non-viability of the site for continued business use thereby contrary to Policy EMP5 of the Unitary Development Plan.

Application:12/00896/FULL3

Address: 182A High Street Beckenham BR3 1EW

Proposal: Change of use and refurbishment of existing building to include two storey side extension, remodelling of facades, provision of ventilation ducting system, raised terrace and garden area, in order to provide a mixed use building consisting of B1/B8 and A3/A4 use.



Report No.
DRR12/061

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Plans Sub Committee No.1

Date: 05/07/2012

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

Title: **OBJECTIONS TO TREE PRESERVATION ORDER 2461 at
MOSS END, OAKWOOD CLOSE, CHISLEHURST**

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

Chief Officer: Bob McQuillan

Ward: Chislehurst

1. Reason for report

To consider objections that have been made in respect of the making of a tree preservation order.

2. **RECOMMENDATION(S)**

The Chief Planner advises that the trees makes an important contribution to the visual amenity of this part of the Chislehurst Conservation Area and that the order should be confirmed.

Corporate Policy

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

Financial

1. Cost of proposal: No Cost
 2. Ongoing costs: Not Applicable
 3. Budget head/performance centre: Planning Division Budget
 4. Total current budget for this head: £3.3m
 5. Source of funding: Existing revenue budget
-

Staff

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

Legal

1. Legal Requirement: Statutory Requirement
 2. Call-in: Not Applicable
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

- 3.1. This order was made on 19th January 2012 and relates to 3 oak trees at Moss End and The Sheiling, Oakwood Close. Chislehurst. Objections have been received from the owners of Moss End. They have raised two main concerns.
- 3.2. Firstly they did not understand why a tree preservation order should be made bearing in mind the property is within the Chislehurst conservation area. The protection of trees in Chislehurst was clarified. All trees in this area are protected by virtue of their location within the conservation area. This means that if any work to trees is proposed, 6 weeks notice in writing should be given to the Council who can either allow the proposed works or make a Tree Preservation Order. It does not have the power to revise the works, and so the only way of controlling tree works which are not considered appropriate is by making a Tree Preservation Order. In this case the tree surgeon gave notice for the crown reduction by 30% of the oak tree beside the neighbouring driveway and to crown reduce by 20% the oak by the right hand boundary. It was pointed out that crown reduction is a major operation, which can harm the health of the trees by creating large wounds which act as entry points for decay causing organisms, as well as disrupting the trees internal systems of transportation and growth control. In addition it would harm the amenity value of the trees. A meeting was held at the property with the tree surgeon and a revised specification of work was agreed. The two oak trees together with the third tree form an attractive group close to the entrance to Oakwood Close and it is for this reason that all three trees have been protected.
- 3.3. The second concern was the proximity of one of the oaks to the house and the owners have been advised by their surveyor that the tree should be felled. Whilst the concerns about the proximity of the tree to the building and the possibility of future damage to the property is appreciated, it was pointed out that the TPO does not prevent tree surgery, but it does mean that the consent of the Council is required for almost any works. If it is demonstrated in the future that property foundations are being damaged, and the only means of solving the problem is by tree surgery or even tree removal, then it would be unusual for the Council to withhold consent. However, the possibility of future damage is not normally sufficient to prevent the confirmation of Tree Preservation Orders.

4. POLICY IMPLICATIONS

This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan

5. FINANCIAL IMPLICATIONS

None

6. LEGAL IMPLICATIONS

If not confirmed the order will expire on 19th July 2012.

7. PERSONNEL IMPLICATIONS

None.

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Report No.
DRR/12/001

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Plans Sub Committee no.1

Date: 05/07/12

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

Title: **OBJECTIONS TO TREE PRESERVATION ORDER 2448 AT 23
OXENDEN WOOD ROAD, CHELSFIELD**

Contact Officer: Coral Gibson, Principal Tree Officer
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Chief Officer: Bob McQuillan

Ward: Chelsfield and Pratts Bottom

1. Reason for report

To consider objections that have been made in respect of the making of a tree preservation order.

2. **RECOMMENDATION(S)**

The Chief Planner advises that the tree makes an important contribution to the visual amenity of this part of Chelsfield Park and that the order should be confirmed.

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Quality Environment
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Financial

1. Cost of proposal: No Cost
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning Division Budget
 4. Total current budget for this head: £3.3m
 5. Source of funding: Existing revenue budget
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Staff

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

1. Legal Requirement: Statutory Requirement
 2. Call-in: Not Applicable
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Customer Impact

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

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

3. COMMENTARY

- 3.1. This order was made on 20th January 2012 and relates to 1 oak tree in the front garden of 23 Oxenden Wood Road, Chelsfield. Objections have been received from the owner of the adjoining property.
- 3.2. It was pointed out to the objector that the making of the preservation order was not a criticism of him or the previous owner of the property. The Tree Preservation Order was made in conjunction with the grant of planning permission for the redevelopment of the property at 23 Oxenden Wood Road. He was advised that Section 197 of the Town and Country Planning Act 1990 places a duty of local planning authorities to make Tree Preservation Orders in connection with the grant of planning permission. It underpins the power of local authorities to have regard to the impact of the proposal on trees in the vicinity, when determining applications for development. In effect, the Tree Preservation Order makes protected trees a material consideration in the planning process. The order was made for this oak tree because it is considered make an important contribution to the amenities of the area.
- 3.3. He was advised that the making of a Tree Preservation Order does not transfer responsibility for the tree to the Council, and the duty of care remains with the owner. Tree Preservation Orders do not preclude appropriate tree surgery, although they do mean that the consent of the Council is required prior to most tree works being carried out. Trees sometimes require tree surgery, and this does not necessarily prevent Tree Preservation Orders being made for them. In respect of applications for tree work, those proposals which do not adversely affect the health or visual amenity value of trees would normally be considered favourably. Applications for minor tree works can be dealt within a couple of weeks, whilst more major works are registered in the same way as planning applications, and usually take about 6-8 weeks for a decision to be reached. Advice about the maintenance of protected trees is currently available from the Council free of charge.

4. POLICY IMPLICATIONS

This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan

5. FINANCIAL IMPLICATIONS

None

6. LEGAL IMPLICATIONS

If not confirmed the order will expire on 20th July 2012.

7. PERSONNEL IMPLICATIONS

None

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