



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 30 AUGUST 2012 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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

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

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

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

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- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 JULY 2012**
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SECTION 4 (Applications recommended for refusal or disapproval of details)

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NO REPORTS

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 5 July 2012

Present:

Councillor Alexa Michael (Chairman)
Councillors Katy Boughey, John Canvin, Peter Dean,
Simon Fawthrop, John Getgood, Samaris Huntington-Thresher,
Mrs Anne Manning and Harry Stranger

Also Present:

Councillors Will Harmer, Charles Joel, Russell Mellor,
Richard Scoates and Stephen Wells

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Douglas Auld, John Ince and Peter Fookes and Councillors Simon Fawthrop, Peter Dean and John Getgood attended as their substitutes respectively.

2 DECLARATIONS OF INTEREST

Cllr Mrs Anne Manning declared a personal interest in Item 4.13.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 MAY 2012

RESOLVED that the Minutes of the meeting held on 10 May 2012 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

(No Reports)

SECTION 2

(Applications meriting special consideration)

4.1 PENG AND CATOR

(12/00294/FULL1) - Homelands, 101 Lennard Road, Beckenham.

Description of application – 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.

Members having considered the report and objections **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction in the number of units or bedrooms .

**4.2
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 in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, in objection to the application were received at the meeting.

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

**4.3
CRAY VALLEY EAST**

(12/00837/FULL1) - Oak View, Crockenhill Road, Orpington.

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

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

**4.4
BROMLEY TOWN**

(12/01008/FULL6) - Italian Villa, Elstree Hill, Bromley.

Description of application – 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.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting.

It was reported that further objections to the application had been received. Comments from Highways Division were reported. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The introduction of a commercial use in this residential area would be out of keeping and detrimental to the character of the area, contrary to Policy BE1 of the Unitary Development Plan.
2. The proposal would result in a harmful impact on the amenities that the residents of the area may reasonably expect to be able to continue to enjoy, contrary to Policy BE1 of the Unitary Development Plan.

4.5 BROMLEY TOWN

(12/01009/LBC) - Italian Villa, Elstree Hill, Bromley.

Description of application – 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).

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting.

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

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

1. The granting of Listed Building Consent would be premature in the absence of an associated planning permission, and therefore the proposal would be contrary to Policy BE8 of the Unitary Development Plan.

4.6 PETTS WOOD AND KNOLL

(12/01113/FULL6) - 23 Broxbourne Road, Orpington.

Description of application – Two storey rear and first floor side extensions with pitched roof to front.

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 the removal of the walkway and, if appropriate, to be considered under the Chief Planner's delegated authority.

**4.7
CHELSFIELD AND PRATTS
BOTTOM**

**(12/01151/FULL1) - 140 Worlds End Lane,
Orpington.**

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

It was reported that the application had been amended by documents received on 19 June 2012. Members having considered the report, **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.

**4.8
COPERS COPE**

**(12/01303/FULL1) - 32 Church Avenue,
Beckenham.**

Description of application – 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.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. Comments from Ward Member, Stephen Wells, in objection to the application were reported. It was also reported that a letter of support had been received. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposal, by reason of its size and siting, would constitute an inappropriate form of backland development within a protected woodland, thereby contrary to Policies BE1, H7 and NE8 of the Unitary Development Plan and Policy 3.5 of the London Plan.
2. The proposed development does not provide adequate servicing of the site, contrary to Policy T17 of the Unitary Development Plan.

**4.9
WEST WICKHAM**

(12/01510/FULL6) - 94 The Avenue, West Wickham.

Description of application amended to read, "Single storey front/side and rear extension

RETROSPECTIVE APPLILCATION”.

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

Members having considered the report, objections and representations, **RESOLVED THAT**

PERMISSION BE GRANTED for the reasons and subject to the conditions set out in the report of the Chief Planner with the deletion of Condition 1 and an additional condition to read:-

“5. Works should be undertaken in order that the height of the extension is in accordance with the application hereby permitted and this shall be implemented in accordance with the approved plans within 2 months of the date of the decision.

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

**4.10
FARNBOROUGH AND
CROFTON**

(12/01630/FULL5) - The Princess Royal University Hospital, Farnborough Common, Orpington.

Description of application – 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.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Charles Joel, in objection to the application were received at the meeting.

It was reported that 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 3

(Applications recommended for permission, approval or consent)

**4.11
PETTS WOOD AND KNOLL**

(12/00440/FULL6) - 48 Broxbourne Road, Orpington.

Description of application – Retention of fence at rear
RETROSPECTIVE APPLICATION.

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

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

1. The proposed fencing, by reason of its excessive height, results in a detrimental impact on the amenities of the nearby residential properties, contrary to Policy BE1 of the Unitary Development Plan.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** for to secure the removal of the sections of fencing that are above 2 metres in height.

**4.12
MOTTINGHAM AND
CHISLEHURST NORTH**

(12/01011/FULL1) - City of London Polytechnic Sports Ground, 69 Marvels Lane, Grove Park, London SE12.

Description of application – 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.

Oral representations in objection to and in support of the application were received at the meeting. The Chief Planner reported that there had been an on site meeting on 4 July 2012 and that agreement had been reached on most of the outstanding matters.

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 three additional reasons to read:-

“7. The lighting columns hereby permitted shall not operate after 23.00 hours with the exception of 6 occasions annually when the lighting will not operate after midnight.

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

8. The section of chainlink and palisade fencing that adjoins the Green Chain Walk shall be painted a colour that is to be agreed in writing by or on behalf of the Local Planning Authority and shall be permanently maintained as such thereafter.

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

9. Details of replacement planting where it is

necessary 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 first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or 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 satisfactory setting for the development.”

**4.13
HAYES AND CONEY HALL
CONSERVATION AREA**

(12/01075/FULL6) - 9 Redgate Drive, Hayes

Description of application – Part one/two storey side/rear extension with juliet balcony, single storey rear extension and roof and elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek a reduction in the rear projection of the rear extension and the setting in of the extension from the flank boundary.

**4.14
BIGGIN HILL**

(12/01118/PLUD) - 29 Jail Lane, Biggin Hill.

Description of application – Detached garage
CERTIFICATE OF LAWFULNESS FOR A
PROPOSED DEVELOPMENT.

Comments from Ward Member, Councillor Gordon Norrie, were reported at the meeting.

Members having considered the report, **RESOLVED** that **THE EXISTING DEVELOPMENT IS LAWFUL and that a CERTIFICATE OF LAWFULNESS BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

**4.15
BROMLEY COMMON AND
KESTON**

(12/01123/FULL6) - 38 Randolph Road, Bromley.

Description of application – Single storey rear extension and roof alterations to garage to create summer house with mezzanine floor. single storey link

extension between house and garage.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek an increase in side space to achieve a 1 metre separation to the flank boundary for the entire length of the development.

**4.16
DARWIN**

(12/01147/ADV) - 68 Leaves Green Road, Keston.

Description of application – Pole mounted free-standing non-illuminated sign **RETROSPECTIVE APPLICATION.**

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

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

1. The proposed sign, by reason of its excessive size and prominent siting, is harmful to the visual amenities of the area, contrary to Policy BE21 of the Unitary Development Plan.

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

**4.17
PLAISTOW AND
SUNDRIDGE**

(12/01194/FULL6) - 8 Rodway Road, Bromley.

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

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

“5. The additional accommodation shall be used only by members of the household occupying the dwelling at 8 Rodway Road, and shall not be severed to form a separate self-contained unit.

**4.18
BICKLEY**

(12/01201/FULL6) - 64A Hill Brow, Bromley.

Description of application – Demolition of existing bungalow and erection of 2 storey 5 bedroom detached dwelling and associated landscaping.

Comments from Ward Member, Catherine Rideout, were reported.

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

**4.19
WEST WICKHAM**

(12/01285/FULL6) - 22 Stambourne Way, West Wickham.

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

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

**4.20
DARWIN**

(12/01433/FULL1) - Orwell, Blackness Lane, Keston.

Description of application – 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.

Oral representations from Ward Member, Councillor Richard Scoates, were received at the meeting. Members having considered the report 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.21
COPERS COPE**

(12/00896/FULL3) - 182A High Street, Beckenham.

Description of application – 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.

Oral representations in objection to the application

were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

5 TREE PRESERVATION ORDERS

5.1 CHISLEHURST (DRR12/061) - Objections to Tree Preservation Order 2461 at Moss End, Oakwood Close, Chislehurst.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2461** relating to three oak trees **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

5.2 CHELSFIELD AND PRATTS BOTTOM (DRR/12/001) - Objections to Tree Preservation Order 2448 at 23 Oxenden Wood Road, Chelsfield.

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2448** relating to one oak tree **BE CONFIRMED**, as recommended, in the report of the Chief Planner.

The Meeting ended at 9.18 pm

Chairman

SECTION '2' – Applications meriting special consideration

Application No : 12/01109/FULL6

Ward:
Orpington

Address : 5 Magdalen Grove Orpington BR6 9WE

OS Grid Ref: E: 546623 N: 164659

Applicant : Chris Downing

Objections : YES

Description of Development:

Two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations
(REVISED PLANS RECEIVED)

Key designations:

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

Proposal

This proposal was originally for a two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations.

The property was proposed to be extended by 4m at the rear at a two storey level with a width of 10.9m and dormer window above resulting in the ridge height of the proposed extension being 8.6m above ground level. A dormer window was proposed to be located in the principal elevation and an additional window was proposed in the first floor flank elevation. A single storey side extension was also proposed which would have been 1.7m in width, 6.2m in depth and would have an overall height of 3.4m.

The application was originally submitted to Plans Sub Committee 3 on 2nd August 2012 on List 2 of the agenda (Items Meriting Special Consideration) with a recommendation of refusal of planning permission. The application was deferred by Members to seek the removal of the rear dormer third level of accommodation and to increase the separation to the boundary with No.13. Revised plans were submitted on 16th August 2012 to address these concerns.

Location

The application site is currently comprised of a two storey detached dwelling located to the north of Magdalen Close. Properties in the area are primarily detached dwellings of a similar scale although they vary somewhat in terms of their architectural style.

Comments from Local Residents

In relation to the now superseded scheme nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- proposed extension is extensive and greatly exceeds the size and character of adjacent properties.
- reduce value of neighbouring properties.
- large dormer window to be located in the roof result in extension being 3 storeys in height overlooking garden of No. 9 Abingdon Way and rear of this property reducing natural light and privacy currently enjoyed.
- original layout of houses was carefully planned to maximise privacy and proposal would reduce this.
- no objection for No. 13 Abingdon Way subject to window overlooking this property being obscure glazed and permanently retained as such.

On the 11th August 2012 representations were received from No. 13 which stated no objections were raised to the proposal. The occupants of No. 13 have spoken to the applicants who confirmed that there will be no alteration to the number, position or size of the existing two frosted glass windows overlooking No. 13.

Any further comments on the revised scheme will be reported verbally.

Comments from Consultees

No statutory consultations were undertaken during the course 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

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 no recent planning history relating to this property.

Permitted Development rights for the conversion of the garage were removed under planning ref. 85/1793.

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.

Originally concerns were raised given the considerable scale of the proposal which was 4m depth at a two storey level with a sizeable rear dormer window located 1m from the boundary with No. 11 Abingdon Way, approximately 1.8m from the boundary with No. 13 and 1.12m from the flank boundary with No. 6 Magdalen Grove and it was considered the proposal would result in a detrimental visual impact and would appear as an over-dominant feature when viewed from the rear elevations of these properties resulting in a loss of prospect.

The current application has removed the rear and front dormer window extensions and no longer includes the provision of accommodation in the roofspace resulting in a significant reduction in the height of the roof above the proposed extension (the superseded plans proposed a height of 8.6m to the ridge while the revised plans propose a height of 5.5m to the ridge).

The ground floor element of the proposal would remain at 4m in depth; however, the first floor element of the proposal would be reduced in depth by 1m from the previous scheme, resulting in an extension of 3m in depth at a first floor level. The ground floor would remain a minimum of 1.04m from the boundary with No. 11; however, the distance retained from the first floor would be increased to a minimum of 1.2m from the boundary with No. 11 and approximately 1.7m from the boundary with No. 13.

One additional window is proposed in the first floor northern flank elevation of the existing dwelling, however, it is considered that potential overlooking and loss of privacy for No. 13 could be overcome by a condition requiring this to be obscure glazed and fixed shut below 1.7m were permission to be granted.

Members are asked to consider whether the revised plan sufficiently overcomes previous concerns and whether the proposal is now considered to be satisfactory.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01109, excluding exempt information.

as amended by documents received on 16.08.2012

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 | ACI11 | Obscure glaz'g/details of opening (1 in) in the first floor northern flank elevations | |
| | ACI11R | Reason I11 (1 insert) | BE1 |
| 4 | ACI17 | No additional windows (2 inserts) first floor flank extension | |
| | ACI17R | I17 reason (1 insert) | BE1 |
| 5 | 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 permission:

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

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

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

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

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

and having regard to all other matters raised.

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

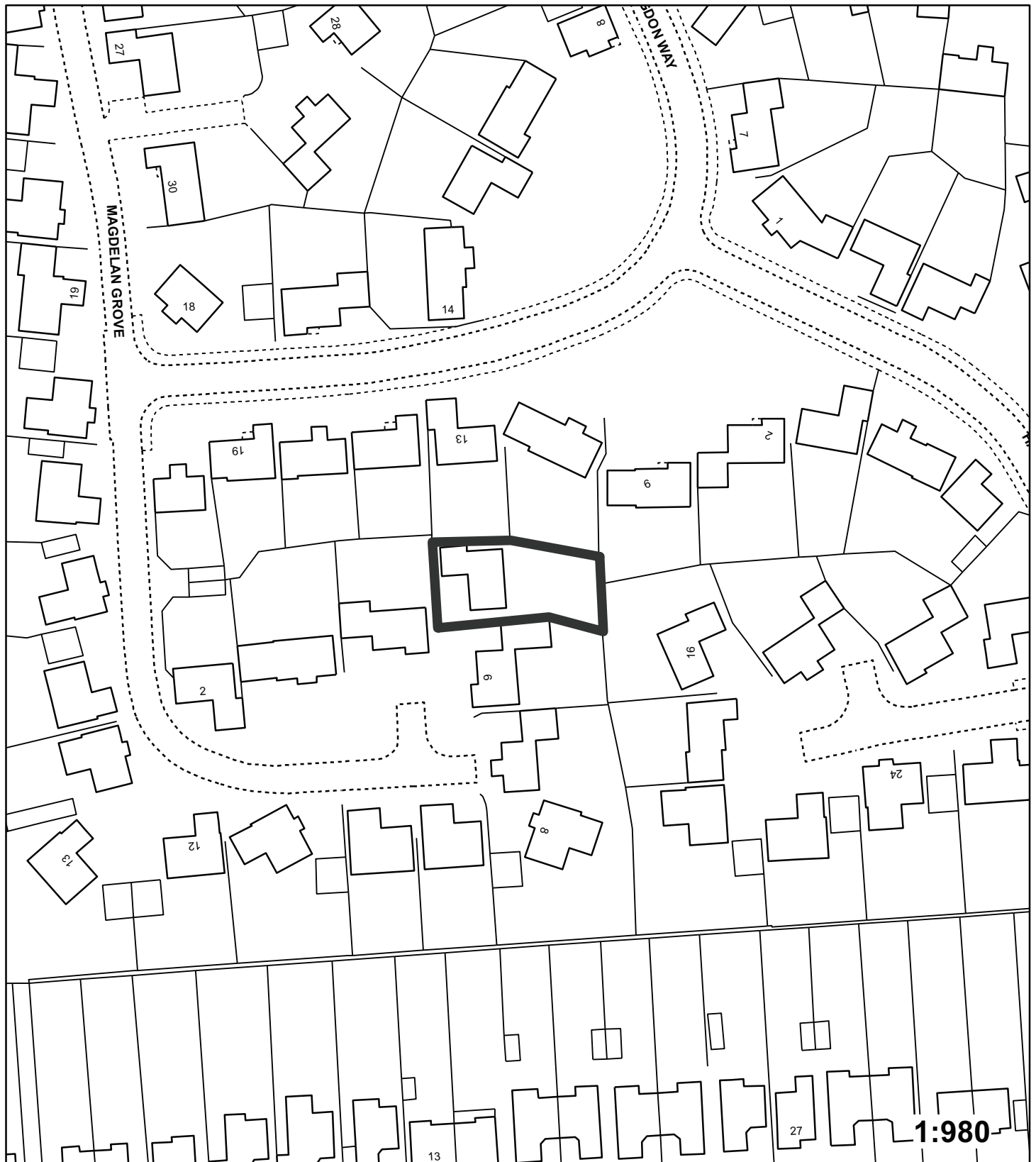
- 1 The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the residential amenities of neighbouring properties which the occupants of these dwellings might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Application:12/01109/FULL6

Address: 5 Magdalen Grove Orpington BR6 9WE

Proposal: Two storey rear and single storey side extensions, roof alterations incorporating rear and front dormer window extensions and elevational alterations

(REVISED PLANS RECEIVED)



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SECTION '2' – Applications meriting special consideration

Application No : 12/01496/FULL6

Ward:
Chislehurst

Address : 4 Queensgate Gardens Chislehurst BR7
5SD

OS Grid Ref: E: 544646 N: 169631

Applicant : Mrs A Tawana

Objections : YES

Description of Development:

Single storey side extension with accommodation in roof space to join existing garage to side

Key designations:

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

Proposal

Permission is sought for a single storey side extension with accommodation in roof space.

To the front elevation the proposal will project 3.4 metres and adjoin an existing single storey detached garage, integrating this by a doorway with the development. To the rear the projection increases to 5 metres with a total flank elevation of 8.7 metres. A distance of 1.5 metres is provided to the boundary.

The roof is of a hipped design and has a ridge height of just below the eaves of the existing property to a height of 5.2 metres. The roofspace provides a bathroom to a depth of 3.3 metres from the existing flank elevation and a length of 4.4 metres, rooflights are provided to the front and rear roof slopes to a height of some 1.5 metres from internal floor level.

Location

The application site is within the Chislehurst Conservation Area and is a large detached dwelling of the same style as the neighbouring properties within Queensgate Gardens, other than No.2 which is of a different style. To the rear are the properties located along Manor Park, in particular The Oaks which is a Locally Listed Building and adjoins the southern boundary of the site.

Comments from Local Residents

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

- the proposal does not overcome the previously refused schemes
- the rooflights will result in overlooking
- overshadowing will result to the garden of 'Mariners'
- the proposal is out of character with the conservation area
- the development is out of scale to the host dwelling and neighbouring properties
- damage to nearby trees
- a precedent will result if permission is given
- flooding may result from the large footprint of the development
- the proposal will harm the public vista and skyline

Comments from Consultees

From a conservation point of view no objections are raised and it is felt the proposal overcomes the grounds of refusal of previous schemes, with no adverse impact upon the conservation area.

Planning Considerations

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

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

Supplementary Planning Guidance 1 and 2

Supplementary Planning Guidance: Chislehurst Conservation Area

Planning History

A single storey side extension was constructed under building regulations in 1985.

The site has been the subject of two recently refused applications for a two storey side extension.

Application ref. 11/00288 was refused on the grounds that:

The proposed extension by reason of its footprint, height, scale and bulk would not appear subservient to the host dwelling and would be over dominant and detrimental to the appearance of the existing dwelling, detrimental to the character and appearance of the conservation area and

street scene in general contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan.”

The proposed side extension, by reason of the level of separation between the flank elevation and the property boundary, would be out of character in this locality, detrimental to the streetscene, amenities of neighbouring residential properties and the prevailing character of this part of the Chislehurst Conservation Area, contrary to Policies BE1, BE11 and H9 of the Unitary Development Plan.”

Application ref. 11/01914, for a revised scheme, was refused on the grounds that:

The proposed extension by reason of its footprint, height, scale and bulk would not appear subservient to the host dwelling and would be over dominant and detrimental to the appearance of the existing dwelling, detrimental to the character and appearance of the conservation area and street scene in general contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan.”

This application was subsequently dismissed at appeal with the Inspector concluding that the proposal would be harmful to the appearance of Queensgate Gardens and result in an unbalancing of the host dwelling by reason of its size and bulk.

Conclusions

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

The previously refused applications were for two storey side extensions and these were found to be unacceptable in terms of their impact upon the host dwelling, the conservation area and the character of Queensgate Gardens. No objections were raised in these refusals or by the subsequent Inspector’s decision upon the impact upon the amenities of neighbouring residents, or the impact upon any neighbouring trees.

As a result of these refused schemes, the applicant has sought to remove the first floor component and related roof enlargement and instead utilise the space within a hipped roof to the ground floor extension to provide a single bathroom (as opposed to the bedrooms previously proposed). This has substantially lowered the height of the development with the staggered hipped roof design greatly reducing the bulk at first floor level.

It is noted that an existing single storey side extension exists and that this is to be further enlarged. This existing element has a hipped roof with a ridge height of 4 metres, with the proposal having a total height of 5.2 metres. This ridge will also increase in depth from 1.8 metres to 2.7 metres. It is considered that the increase in 1.2 metres for the roof height and 0.9 metres in width will not adversely impact the balance of the property or the character of Queensgate Gardens. A lower

section of roof with a height of 3.7 metres and a width of 1 metre at ridge level is proposed to the front elevation and it is considered that this is also acceptable.

As such it is considered that the proposal would represent an acceptable increase in height and width the ground element already in place and that the reduction in bulk overcomes the previous grounds for refusal.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01496 and 11/01914, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACI11 Obscure glaz'g/details of opening (1 in) western and
eastern roof slopes

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

- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

H9 Side Space

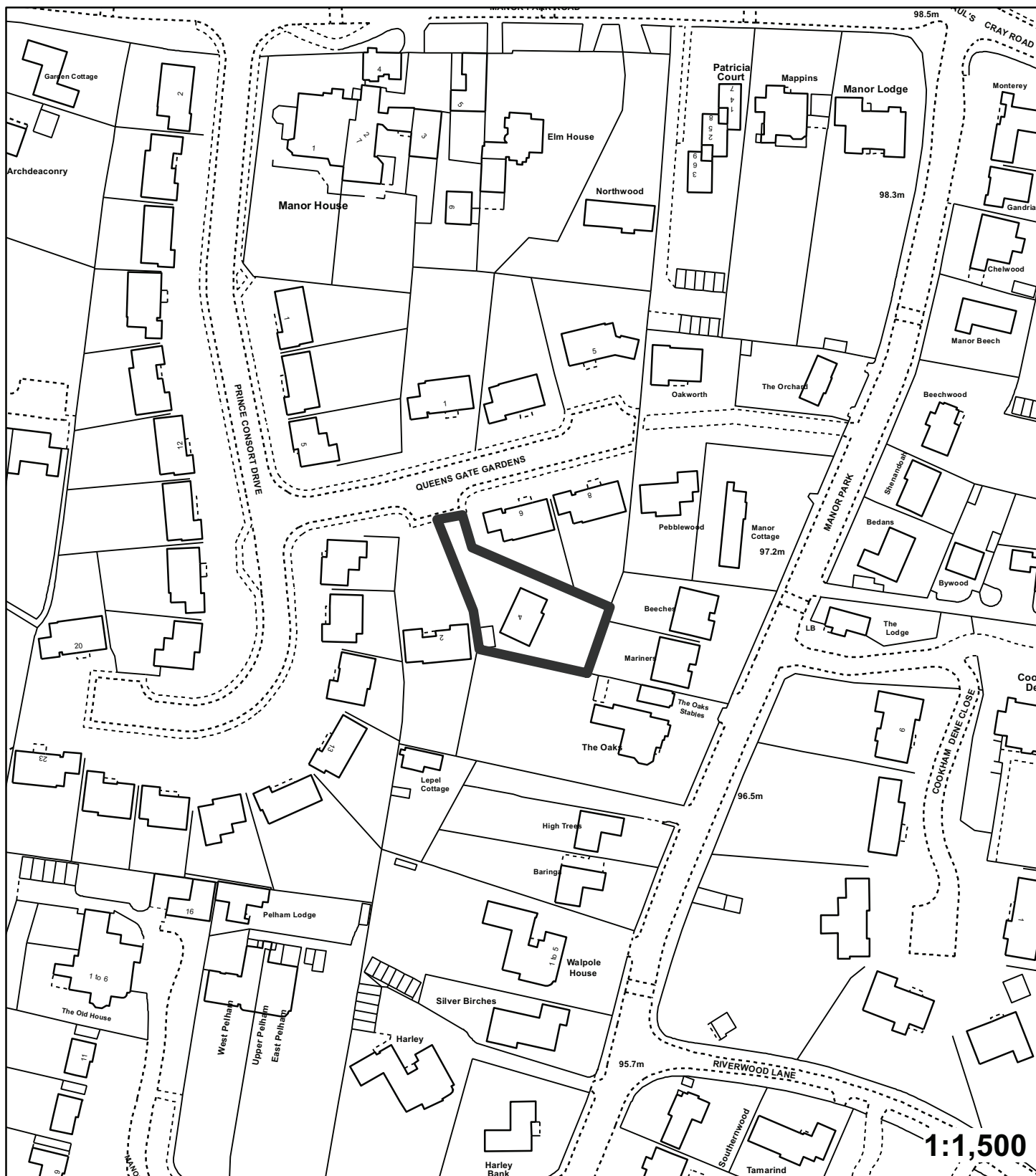
Supplementary Planning Guidance 1 and 2

Supplementary Planning Guidance: Chislehurst Conservation Area

Application:12/01496/FULL6

Address: 4 Queensgate Gardens Chislehurst BR7 5SD

Proposal: Single storey side extension with accommodation in roof space to join existing garage to side



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SECTION '2' – Applications meriting special consideration

Application No : 12/01598/FULL6

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : 72 Cloonmore Avenue Orpington BR6
9LQ

OS Grid Ref: E: 545977 N: 164455

Applicant : Mrs Sonia Jassi

Objections : YES

Description of Development:

Two storey side and rear extension

Key designations:

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

Proposal

The application was deferred at Plans Sub-Committee on the 2nd August 20123 to seek a reduction in the depth of the two storey rear extension. Amended plans were received on 9th August indicating a reduction in the rear extension from 3.6m to 3.3m. The report is repeated below, amended where necessary.

- The proposal comprises a rear extension that will have a rear projection of 3.3m and will extend 1.2m to the side of the house, sited behind the existing side garage.
- The extension will retain a 1m side space at ground and first floor level. The first floor rear extension will be separated from No. 70 by 2.5m.
- The roof will be hipped and subservient to the main roof of the house, with a height of 5.9m.
- Rooflights are proposed in the rear elevation of the existing house

Location

The application site is on the southern side of Spur Road. The site comprises a semi-detached two storey dwelling 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 representations received can be summarised as follows:

- loss of outlook
- visual impact and loss of privacy

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

Planning permission was refused under ref. 12/00707 for a part one/two storey side and rear extension. The refusal grounds were as follows:

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

The proposed rear extension, by reason of its depth and proximity to the boundary with No. 70 Cloonmore Avenue, would be detrimental to the amenities enjoyed by the occupants of that property by way of a tunnelling impact, loss of light and loss of outlook, 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 proposed extension will be constructed with a 1m side space. This is considered to comply with side space policy and therefore the proposal is not considered to result in a detrimental impact on the street scene or a cramped form of development.

The proposed two storey rear extension will be separated from No. 70 by 2.5m and although this has been reduced from 3.0m as previously proposed, this is considered suitable to reduce the visual impact from this neighbouring property. No. 72 is set further back than No. 74 and therefore the first floor side/rear extension will result in a visual impact to No. 74. Having said this, No. 74 possesses a first floor rear extension which results in the rear wall of No. 74 being further back in its plot and this will result in a relationship which would not be seriously harmful to the outlook and light to No. 74. The first floor windows at No. 74 serve a bathroom and therefore no bedrooms would be affected. At ground floor level, the single storey rear extension will impact on No. 74 however the impact will be on a rear facing door near to the boundary and the living room window will be separated from the extension.

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 detrimental impact on the character of the area and would not harm the amenities currently enjoyed by neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Amended plans have been received dated 10/07/12 indicating a reprinted set of proposed floor plans. The originally submitted proposed ground and first floor plans were not printed to the same scale as each other.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00707 and 12/01598, excluding exempt information.

as amended by documents received on 10.07.2012 09.08.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC04 | Matching materials | |
| | CC04R | Reason C04 | |
| 3 | ACI09 | Side space (1 metre) (1 insert) | eastern |
| | ACI09R | Reason I09 | |
| 4 | ACI12 | Obscure glazing (1 insert) | in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) | BE1 |
| 5 | ACI17 | No additional windows (2 inserts) | flank extensions |
| | ACI17R | I17 reason (1 insert) | BE1 |
| 6 | 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 visual amenities of the area and the amenities of the nearby residential properties.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan along with the adopted supplementary planning guidance:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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

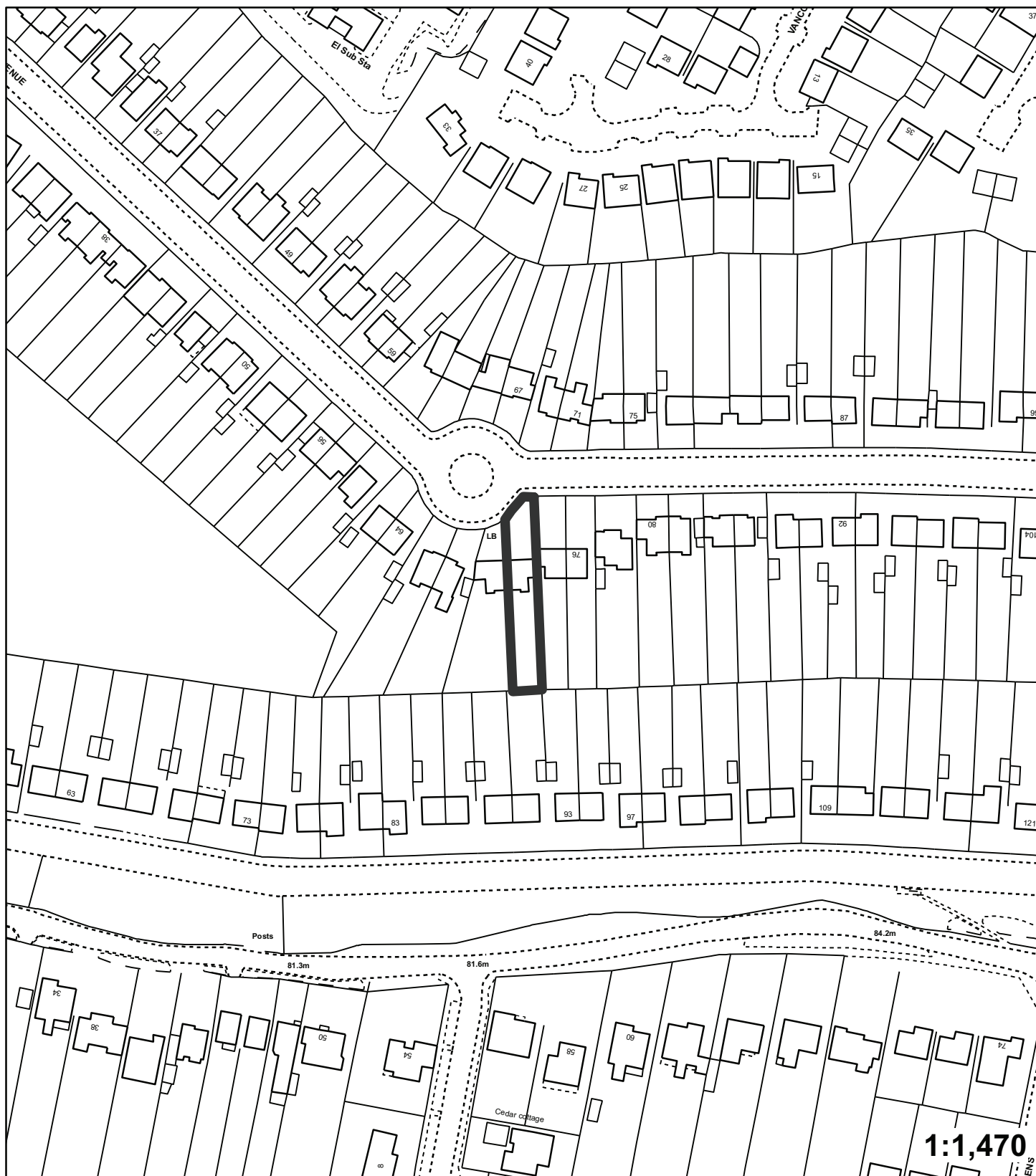
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed

and having regard to all other matters raised.

Application:12/01598/FULL6

Address: 72 Cloonmore Avenue Orpington BR6 9LQ

Proposal: Two storey side and rear extension



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SECTION '2' – Applications meriting special consideration

Application No : 12/01721/VAR

Ward:
Penge And Cator

Address : 4 Green Lane Penge London SE20 7JA

OS Grid Ref: E: 535639 N: 170190

Applicant : Friends Of Flavours Restaurant (Mr M Petrotta) **Objections :** NO

Description of Development:

Variation of condition 7 of planning permission 10/02385 (granted for change of use from cafe (class A1) to pasta bar (class a3) installation of ventilation duct together with seating area to the front) to allow customers to use area to rear of property between 12:00 and 16:00.

Key designations:

Local Distributor Roads

Proposal

Permission is sought for the variation of condition 7 of planning permission ref. 10/02385 (granted for change of use from cafe (class A1) to pasta bar (class a3) installation of ventilation duct together with seating area to the front) to allow customers to use area to rear of property between 12:00 and 16:00 daily. At present condition 7 states:

“The area to the rear of the property shall not be used by customers for any purpose without prior approval in writing by the Local Planning Authority.

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

Location

The property is located on the northern side of Green Lane in close proximity to High Street and is a ground floor unit in an end of terrace three storey property with residential accommodation on the upper floors. The rest of the terrace appears to be used solely for residential accommodation. There are a number of varying use classes including Class A5 hot food takeaways in close proximity to the site although the area is primarily characterised by residential properties.

Comments from Local Residents

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

Comments from Consultees

The Council's Environmental Health Division state that as this is a corner property in a relatively busy location the impact on the nearby residents would be minimal and as such no objections are raised to permission being granted. Concerns would be raised should the applicant seek use of the rear area in the evenings.

The Council's Waste Advisors state the refuse storage area should be as existing.

The Council's Highways Division were consulted and state the site is situated on the corner of Raleigh Road and Green Lane. The site is located in an area with medium PTAL rate of 4 (on a scale of 1 - 6, where 6 is the most accessible). Also, Green Lane (A213) is a London Distributor Road (LDR).

No car parking is offered for the development. Furthermore the proposal results in loss of a parking space, however the site is considered accessible to public transport links, being within walking distance of bus routes and a Rail Station. Moreover the development is small and the on street parking demand generated by the development would not have an adverse impact on the local road network. Therefore no objections were raised from a highways perspective subject to conditions.

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
S5 Local Neighbourhood Centres, Parades and Individual Shops
S9 Food and Drink Premises
Supplementary Planning Guidance 1

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

Planning History

In 1995 under planning ref. 95/01423, planning permission for an internally illuminated free standing advertisement sign was refused.

In 1997 under planning ref. 97/00564, planning permission was granted for a retrospective application for a single storey rear extension.

In 2010 under planning ref. 10/02385, permission was granted for change of use from cafe (class A1) to pasta bar (class A3) and installation of ventilation duct

together with seating area to the front of the property, to which this variation of condition application pertains.

In 2011 under planning ref. 11/00209, approval was granted for the variation of condition 4 of planning ref. 10/02385 (granted for change of use from cafe (class A1) to pasta bar (class A3) and installation of ventilation duct together with seating area to the front of the property) to extend opening hours 20:00 to 23:00.

In 2012 under planning ref. 12/00234, advertisement consent was granted for the continued display of two internally illuminated fascia signs and non-illuminated signs.

In 2012 under planning ref. 12/00807, permission was granted for hardstanding to front and rear; bin store to rear; gate and wall on boundary with Raleigh Road; retractable canopy to front; elevational alterations which was a retrospective application.

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.

Policy S9 is a key consideration when determining an application such as this, it states:

“The Council will only permit proposals for additional restaurants and cafes (Class A3), drinking establishments (Class A4) and hot food takeaways (Class A5) where:

- (i) the proposal would have no adverse impact on residential amenity;
- (ii) the proposal would not cause undue traffic congestion or be detrimental to the safety of other road users and pedestrians;
- (iii) the proposal would not result in an over concentration of food and drink establishments, out of character with the retailing function of the area; and
- (iv) where appropriate, the proposal does not conflict with Policies S1, S2, S4 or S5”.

In granting the original planning permission for the use of the premises as an A3 use (restaurant) a condition was attached restricting use of the outdoor area by customers at any time. The current proposal now seeks to use this area to the rear from 12:00 to 16:00 daily. In the accompanying Design and Access Statement the applicant states the current application is required to ensure the profitability of the premises as the internal seating area only accommodates 20 individuals. However, this is not considered to be a material planning consideration and as stated above the key issues would be the potential impact on the residential amenities of neighbouring properties and impact on the character of the area.

The property is an end of terrace ground floor unit and any potential noise generated shall be within daytime hours. No technical objections have been raised by the Environmental Health or Highways Divisions. In addition, no objections have been received from neighbouring owner/occupiers. As such on balance the proposal is not anticipated to be unduly harmful to the residential amenity of neighbouring properties or character of the area, in line with Policy S9.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01721, 12/00234, 11/00209 and 10/02385, excluding exempt information.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH24 Stopping up of access
 ACH24R Reason H24
- 3 Customers shall not occupy the outdoor seating areas at the rear property before 12:00 and after 16:00 on any day.

Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.

Reasons for granting permission:

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

- BE1 Design of New Development
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S9 Food and Drink Premises

Supplementary Planning Guidance 1

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

- (a) the impact of the proposal on the residential amenities of neighbouring properties;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area.

Application:12/01721/VAR

Address: 4 Green Lane Penge London SE20 7JA

Proposal: Variation of condition 7 of planning permission 10/02385 (granted for change of use from cafe (class A1) to pasta bar (class a3) installation of ventilation duct together with seating area to the front) to allow customers to use area to rear of property between 12:00 and 16:00.



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SECTION '2' – Applications meriting special consideration

Application No : 12/01779/FULL6

Ward:
**Bromley Common And
Keston**

Address : 19 Forest Drive Keston BR2 6EE

OS Grid Ref: E: 542274 N: 164592

Applicant : Mr J Lloydall

Objections : NO

Description of Development:

Part one/two storey side and rear extension

Key designations:

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

Proposal

A part one/two storey side and rear extension is proposed by this application. A garage and single storey elements of the existing house are to be demolished in order to facilitate the extension.

The extension proposes a 3.75m wide side element and a 4m rearward projection to the ground floor and 3m to the first floor elements. The remaining side space to the northern boundary will be 2m. The front wall of the extension is set 0.75m back from the main front wall of the house and the roof height is 0.3m lower than the main roof and will be the same as the previous extension to the other side of the house.

Location

The site is located on the west side of Forest Drive and is a detached two story dwelling house. It is situated within Keston Park Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report. The applicant advised that the adjacent dwelling, No. 21 Forest Drive, had just been sold. It seemed to be unoccupied at the time of the site visit.

Comments from Consultees

A revised plan has been requested in order to assess the impacts of the development on the tress at the site. Tree comments will be reported verbally to Committee.

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
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space
SPG 1
SPG 2
SPG Keston Park Conservation Area

Planning History

The planning history shows under planning ref. 83/01381 permission was given for a two storey rear extension and in 1989, ref. 89/01421, for a two storey side and rear extension. In 1998, under ref. 98/01668, planning permission was refused for a two storey side extension with enlargement of roof including front and rear dormers. This was allowed on appeal.

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.

Given the siting and design of the proposed extension it may be considered unlikely to have an undue impact on neighbouring amenities and therefore the main planning considerations fall as to the impact of the proposed development on the character and appearance of the conservation area and on the street scene generally.

Policy H9 requires, in order to protect high spatial standards and visual amenity, that residential development over one storey in height should be not less than 1m from the side boundary and more where higher standards of spatial separation already exist. Policies BE1 and BE11 require high standards of design and layout; space about buildings should provide opportunities to create attractive settings and development should complement the scale, form and layout of adjacent buildings and areas.

The SPG for Keston Park suggests that side extensions should generally be subsidiary in scale to the original host dwelling and states ‘...despite the often extensive garden land to the front and side, there is often deceptively little room in

which a house can be extended in these directions, without starting to damage the "strong landscape framework" within which it sits...'.

The appeal statement from 1998 highlighted that the site is on one of the smaller plots within Keston Park and is closer to the road than most of its neighbours although well away from its boundaries. The Inspector at the time noted that the extension in that case would sit 2m from the side boundary but that the much wider gap between the house and the other side boundary would ensure that the spatial quality was not lost and the house would not appear unduly cramped on its site.

The design of this proposal offers a nominal set back to the front building line and to the main ridge height. A 2m side space would remain to the northern boundary. There is a large hedge between the application site and the site to its north but it is not clear from the plans where the hedge sits on the boundary. The application does not indicate that this hedge will be removed as part of the development proposal.

In a conservation area where spatial standards are an important part of the character and appearance of the area Members are asked to carefully consider whether the proposed design is sufficiently subservient to the host dwelling (given the previous extensions at the site) and whether a 2m side space is considered a sufficient provision in order to protect the character and appearance of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01779 and 98/01668, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|---|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACK01 | Compliance with submitted plan |
| Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan. | | |
| 4 | ACI10
ACI10R | Side space (1 insert) 2m northern
Reason I10 |
| 5 | ACI17
ACI17R | No additional windows (2 inserts) north and south
development
I17 reason (1 insert) BE1 |
| 6 | AJ01B | Justification GENERIC reason FULL6 apps |
| | D00003 | If Members are minded to refuse planning permission the following grounds are suggested: |

- 1 The proposal would constitute an overdevelopment of the site by reason of the width of the extension and the reduced side space and would harm the character and appearance of this part of the Keston Park Conservation Area contrary to Policies BE1 and BE11 of the Unitary Development Plan.

Application:12/01779/FULL6

Address: 19 Forest Drive Keston BR2 6EE

Proposal: Part one/two storey side and rear extension



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SECTION '2' – Applications meriting special consideration

Application No : 12/01844/FULL6

Ward:
Chislehurst

Address : Piermont Kemnal Road Chislehurst BR7
6LY

OS Grid Ref: E: 544554 N: 171069

Applicant : Mr And Mrs B Walker

Objections : NO

Description of Development:

Part one/two storey side extension and roof alterations to incorporate rear dormers

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Belt

London City Airport Safeguarding

London City Airport Safeguarding Birds

Sites of Interest for Nat. Conservation

Proposal

The proposal is for a part one/two storey side extension with a side space gap to the boundary of the site varying between 12.4m and 14.8m to the rear.

The ground floor footprint is 10.89m wide and a maximum of 15.5m deep – the last 3.09m of which is the orangery which projects to the rear of the main rear elevation.

The first floor is stepped back 2 metres from the rear elevation.

Both floors of the side extension are set back from the main front elevation so the extension is subservient to the host dwelling.

The attic accommodation is shown as storage space.

Location

The application site is on the eastern side of Kemnal Road immediately south of South Lodge and the entrance to Foxbury.

Comments from Local Residents

None

Comments from Consultees

APCA take the view that the roof line of the extension should be lowered to align with the ridge of the existing main gable. This would enable a breakback to the existing hipped roof. In response the applicant has pointed out in a letter and supporting plan that changing the ridge height would produce a flat top which is apparently less sympathetic.

Planning Considerations

The application falls to be determined in accordance with the following policies of the UDP:

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions
G1, G6 Adjacent to the Green Belt

Planning History

97/02096 permission was granted for a detached 5 bedroom house with triple garage and games room. The garage and games room were to the side of the property where the extension is now proposed but set forward of the building line. Amendments were approved in 1999 and 2000.

10/2201 permission was granted for a single storey front/side extension.

11/01553 permission was granted for a single storey rear extension and detached garden store.

Conclusions

The site area of the property has been extended since the original 1997 permission by the acquisition of garden land from South Lodge. This has facilitated the generous side separation between the flank of the extension and the boundary of the site.

The plot is crossed to the rear of the property by the Green Belt boundary.

While the extension is substantial the separation to adjoining properties is such that the main issues are the effect that it would have on the character and appearance of the Chislehurst Conservation Area. The proximity to the Green Belt boundary is not considered harmful as the extension is proportionate to the size of the plot.

While the comments of APCA are noted, it is considered that the change to the roof pitch suggested would be on balance less sympathetic to the character of the dwelling.

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 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

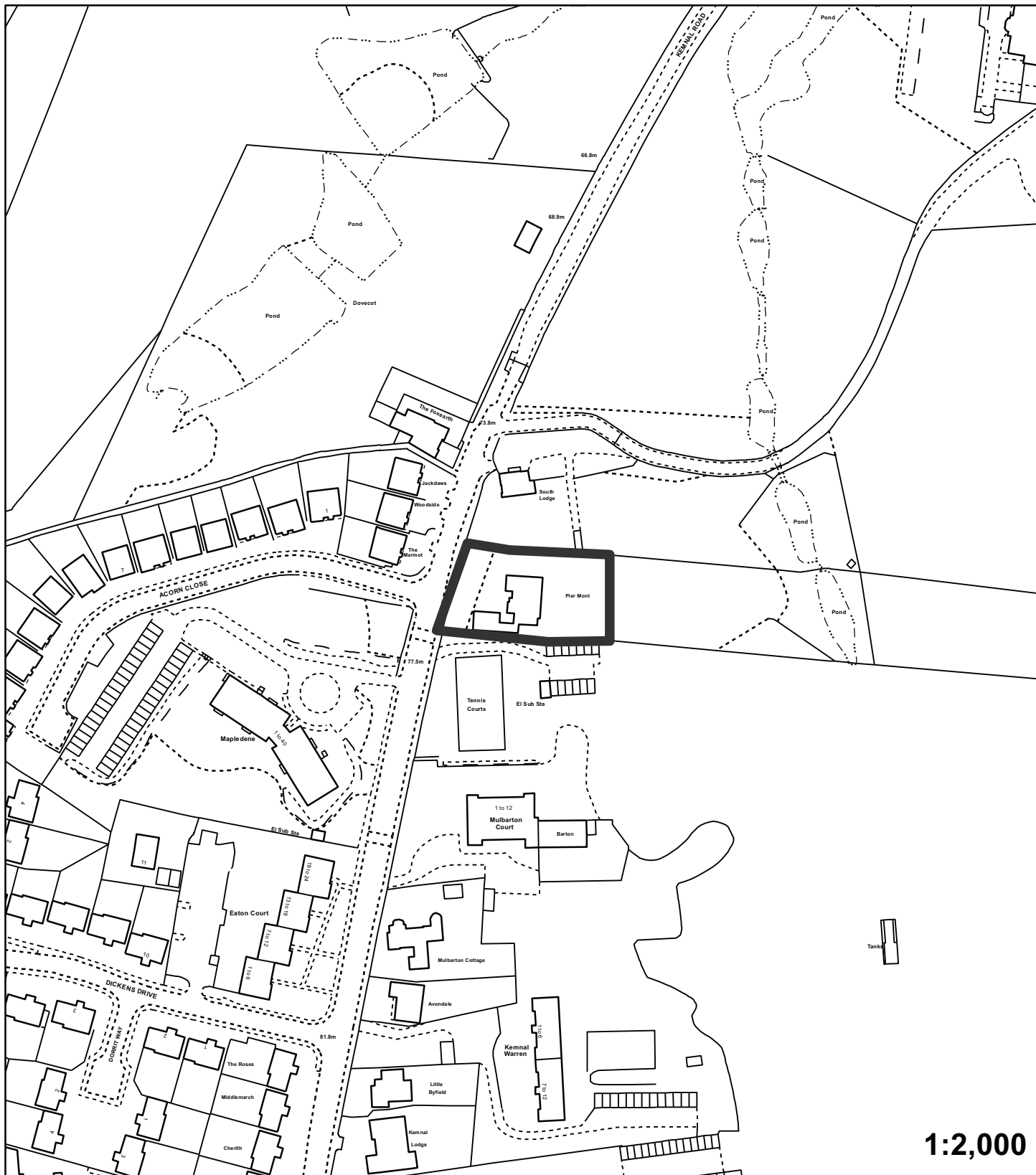
BE11 Conservation Area

H8 Residential Extensions

Application:12/01844/FULL6

Address: Piermont Kemnal Road Chislehurst BR7 6LY

Proposal: Part one/two storey side extension and roof alterations to incorporate rear dormers



SECTION '2' – Applications meriting special consideration

Application No : 12/01862/FULL1

Ward:
Hayes And Coney Hall

Address : South Gate Layhams Road West
Wickham BR4 9HQ

OS Grid Ref: E: 539151 N: 164663

Applicant : Mrs Margaret Eason

Objections : NO

Description of Development:

Demolition of Nos 1 and 2 South Gate and erection of two storey building comprising of 5 two bedroom maisonettes with 5 car parking spaces to front, single storey grounds maintenance building and removal of existing car parking area.

Key designations:

Areas of Archaeological Significance
Special Advertisement Control Area
Green Belt
Local Distributor Roads

Proposal

The application proposes to demolish the existing two storey Sister's accommodation and associated outbuildings and construct a two storey building comprising of 5 two bedroom maisonettes with 5 car parking spaces to the front. Vehicular access would be via an existing crossover from Layhams Road. A single storey grounds maintenance building is also proposed and this would include a garage, to the rear measuring approximately 17.8m in length x 5.5m in depth x 4.3 (max.) height with a mono-pitched roof. Three existing car parking spaces are to be removed from the western car park.

The application is the same as a previous application (ref. 12/00116) considered at committee and subsequently refused by Members in March 2012. The application has been resubmitted to be reconsidered in the light of the adoption of the National Planning Policy Framework and the approval of the development at The Convent site located to the West of the application site (ref. 11/03995).

Location

The application site is situated to the southeast of the local high ground on which is located medieval church of St John the Baptist. To the front of the site is a two storey building containing 4 maisonettes and a single storey outbuilding. To the

rear are a collection of single storey outbuildings and beyond that is woodland. To the east of the residential block is a car park and green space. To the west is a large communal car park serving Coloma Court, The Convent and Southgate. Further to the west is Coloma Court, a 68 bedroom nursing and residential care home and beyond that is a five-storey Chapel and three-storey Convent building.

The area to the east of the application site is medium density residential development. To the north, south and west is predominantly open Green Belt land.

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 in principle to the development.

Thames Water has raised no objections with regard to sewerage infrastructure. 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. Thames Water has raised no objections with regard to water infrastructure.

English Heritage has stated that, given the current level of archaeological information from the area, there is a discernable archaeological potential for archaeology to be present on the site. A condition is therefore recommended that no development shall take place until the applicant has secured the implementation of a programme of archaeological work.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development. A 'Secured by Design' condition is therefore recommended should permission be given so that the development achieves full SBD accreditation.

Planning Considerations

BE1 Design of New Development
H1 Housing Supply
H7 Housing Design
T1 Transport Demand
T3 Parking
T18 Road safety

SPG

No1 General Design Principles
No2 Residential Design Guidance

London Plan

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

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account

Planning History

Under application ref. 11/03995, planning permission was granted for the demolition of the existing chapel and convent at The Convent site to the west of the application site, and replacement with chapel and 19 bedrooms Sister's home including associated accommodation including offices, kitchens and dining areas.

Under planning application ref. 12/00116, permission was refused for the demolition of Nos 1 and 2 South Gate and erection of two storey building comprising 5 two bedroom maisonettes with 5 car parking spaces to front, single storey grounds maintenance building and removal of existing car parking area. It is noted that this application was recommended for permission, however, the proposal was considered to be inappropriate development within the Green Belt, harmful to its character and openness and out of character with the locality, and contrary to Policy G1 of the Unitary Development Plan, and there are no very special circumstances to make an exception to established policy. It was also considered to be an overdevelopment of the site, harmful to the character and appearance of the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

Conclusions

The application site is located in the Green Belt, within which there is a presumption in policy terms against inappropriate development, unless very special circumstances can be demonstrated which clearly outweigh the harm by reason of inappropriateness or any other harm. In this case, the development proposed would be inappropriate by definition, and it is therefore necessary for the applicant to demonstrate a case for very special circumstances if permission is to be granted. Should this be the case, it will also be necessary to consider whether the development would give rise to any actual harm to the visual amenities or open or rural character of the Green Belt. In addition, consideration will need to be given to the impact on the character and appearance of the area in more general terms, and on the amenities of neighbouring residential properties.

The construction of new buildings within the Green Belt will be inappropriate unless it is for "limited extension, alteration or replacement of existing dwellings" (Policy G1, UDP). Furthermore, the resultant dwelling should not result in a material net

increase in floor area compared with the existing dwelling as ascertained by external measurement.

In this instance the proposed residential building, by reason of its material net increase in floor area above that of the existing dwellings would constitute inappropriate development within the Green Belt, as would the proposed new grounds maintenance building. The applicant has submitted the following information to try and demonstrate that very special circumstances exist to justify the proposal:

- overall built volume reduced by 38% over whole site (including at the adjacent site, The Convent, when taking into account the recently approved development ref. 11/03995) greatly improving openness of Green Belt
- only 14% increase in building footprint on the Southgate site, very close to the 10% outlined in Policy G5
- compacting of building group on site
- residential building will be set further back into the Southgate site allowing more planting to front of site and improving Green Belt openness
- changing needs of the Sister's requires an upgrade in residential accommodation to better suit current energy savings and age of Sisters who live there
- short-term accommodation for Sister's while works on Convent site are carried out
- proposed ground worker's building consolidated existing buildings into one and allows the grounds men to more effectively manage the site
- proposed garage is critical for effective management at site
- snow plough has had to be purchased to ensure ambulance access, etc.
- the adoption of the National Planning Policy Framework which stipulates at paragraph 89 six exceptions to inappropriate development within the Green Belt. One of these is that a replacement of a building may be considered acceptable 'provided the new building is in the same use, and not materially larger than the one it replaces.'

Having regard to the above, although the proposed residential accommodation would have a significantly larger floor area than the existing residential accommodation, overall, the built development on the site would be less spread out than at present and the proposed workshop building and maisonettes would only represent a 14% increase in floor area of built development on the Southgate site. Furthermore, as a result of the approved development at the adjacent site, The Convent, there would be a significant reduction in building footprint across the whole site.

In terms of the proposed workshop building, given its proposed use is for maintaining the woodland to the rear and managing the site, Members may consider that this use is essential and would help continue to preserve the openness and visual amenities of the Green Belt. The proposed workshop building would represent a visual improvement to the existing array of buildings currently used for this purpose. Overall, Members may therefore consider that in light of the recently approved development at The Convent site, the changes to national

planning policy and the removal of the existing buildings would represent very special circumstances which justify the proposals.

With regard to the size, siting, materials and design of the development, the proposed residential building would measure approximately 5m longer than the existing residential building but would be similar in height and form with a pitched gable-ended roof design. The building would also be set further back into the site by around 4m, thereby reducing its potential impact to the visual amenities and the open character of the locality.

The proposed outbuilding would be positioned at the rear of the site, abutting the northern site boundary. Beyond this is woodland. Whilst the proposed outbuilding would extend further along the northern boundary than current development at the site, it would consolidate the existing cluster of building into one and would open up views along the western site boundary where there is currently a large garage.

With regard to the relationship of the development on nearby residential buildings, the proposed maisonettes would retain greater separation than currently to the nearby dwellings along Layhams Road, in particular No.4, and given the proposed height and positioning of windows, there is unlikely to be a significant impact on the amenities of the occupiers of these dwellings. The proposed balconies on the rear elevation would not result in any significant loss of amenity to occupiers of neighbouring sites.

All the dwellings should be built to Lifetime Homes Standards and a condition is recommended to that effect.

Five car parking spaces are proposed to the front of the maisonette building, which is considered acceptable. Although 3 car parking spaces would be lost in the western car park, an additional garage would be created for grounds-man and, on balance, the impact is considered acceptable in terms of the impact it would have on parking and road safety in the local road network.

Bicycle storage for the development should be provided at a rate of one cycle store/unit to comply with the Council's minimum requirements for bicycle parking/unit as set out in the UDP. A condition is recommended to that effect.

No details have been provided as to what security measures will be incorporated in the development to meet the 'Secured By Design' (SBD) standards to reduce and prevent criminality. A SBD condition is therefore recommended should permission be given so that the development achieves full SBD accreditation in respect of design and layout.

Members will therefore need to consider in light of the above and taking into account the previous refusal, whether the changes to national planning policy and the recent approval at The Convent site demonstrate very special circumstances to justify the development proposed within this area of Green Belt. Furthermore, careful consideration is required as to whether the development results in any significant harm to the openness and visual amenity of the Green Belt, whether it

would result in a significant loss of amenity to local residents, and whether it would it have a significant impact on parking or road safety in the vicinity of the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00116, excluding exempt information.

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 ACC01 Satisfactory materials (ext'nal surfaces)
ACC01R Reason C01
- 3 ACC03 Details of windows
ACC03R Reason C03
- 4 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 5 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 6 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 7 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 8 ACI21 Secured By Design
ACI21R I21 reason
- 9 ACL01 Energy Strategy Report
ADL01R Reason L01
- 10 ACH29 Construction Management Plan
ACH29R Reason H29
- 11 ACH30 Travel Plan
ACH30R Reason H30
- 12 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: In order to comply with Policy BE16 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
- BE16 Ancient Monuments and Archaeology
- C1 Community Facilities

- C6 Residential Proposals for People with Particular Accommodation Requirements
- G1 The Green Belt
- T3 Parking
- T18 Road Safety

The London Plan:

- 5.7 Renewable Energy
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.8 Heritage Assets and Archaeology
- 7.16 Green Belt

SPG

- No1 General Design Principles
- No2 Residential Design Guidance

National Planning Policy Framework 2012.

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 of the proposal on the open and rural character and visual amenities of the Green Belt
- (c) the demonstration of very special circumstances by the applicant to allow a departure from the development plan
- (d) the information submitted in relation to archaeology
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety and security of buildings and the spaces around them
- (g) the transport policies of the Unitary Development Plan
- (h) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.
- 2 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 development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 4 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.

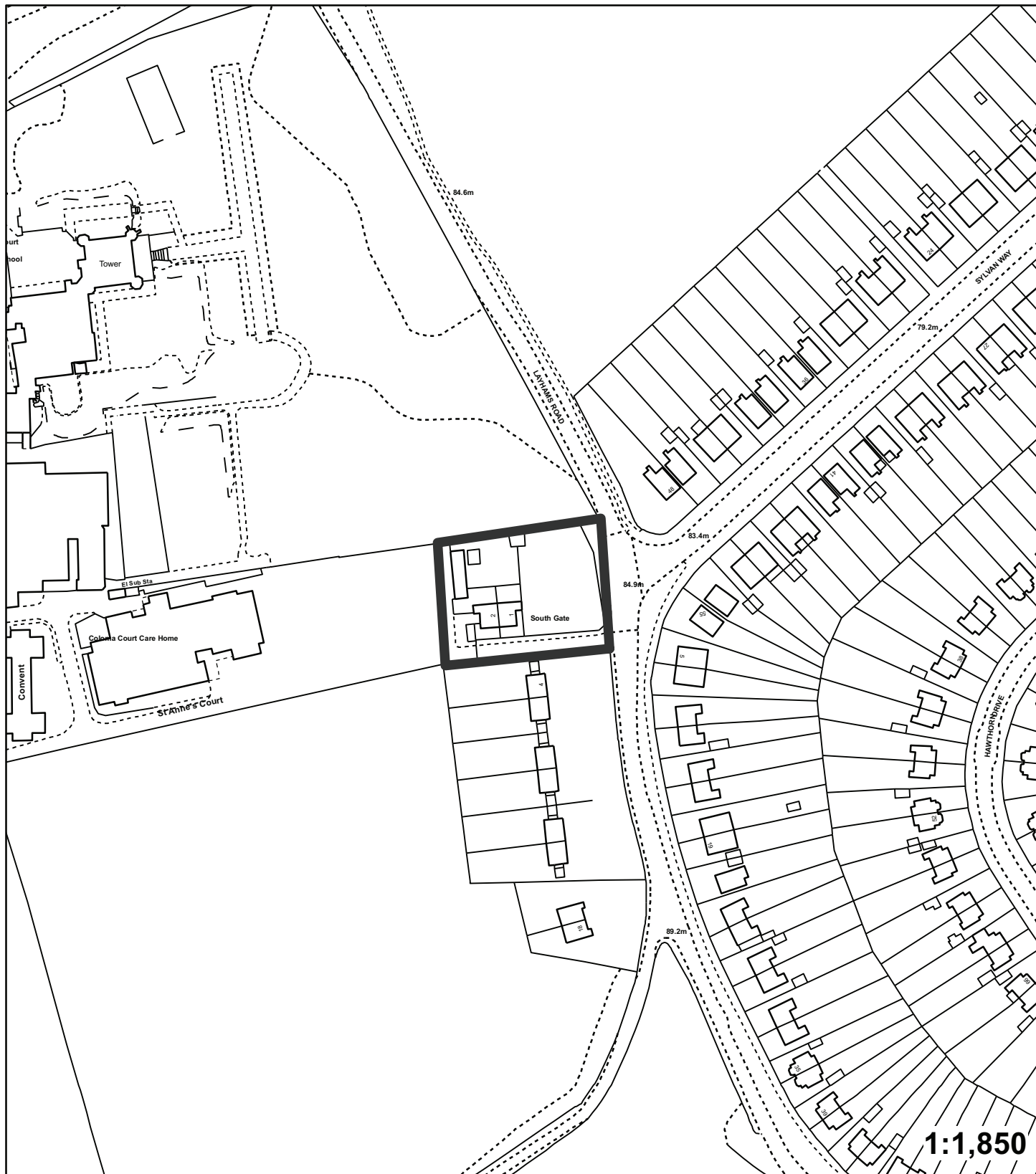
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal would be inappropriate development within the Green Belt, harmful to its character and openness and out of character with the locality, and contrary to Policy G1 of the Unitary Development Plan, and there are no very special circumstances to make an exception to established policy.
- 2 The proposal would be an overdevelopment of the site, harmful to the character and appearance of the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

Application:12/01862/FULL1

Address: South Gate Layhams Road West Wickham BR4 9HQ

Proposal: Demolition of Nos 1 and 2 South Gate and erection of two storey building comprising of 5 two bedroom maisonettes with 5 car parking spaces to front, single storey grounds maintenance building and removal of existing car parking area.



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SECTION '2' – Applications meriting special consideration

Application No : 12/01872/FULL6

Ward:
Darwin

Address : 13 Cudham Park Road Cudham
Sevenoaks TN14 7RF

OS Grid Ref: E: 545125 N: 161995

Applicant : Mr J Peters

Objections : NO

Description of Development:

Single storey rear extension with pitched roof and porch to rear

Key designations:

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

Proposal

Permission is sought for a single storey rear extension with a porch located to the rear elevation.

The proposed rear extension will have a depth of 3.6 metres, a width of 2.05 metres and a height of between 2.6 metres and 3.8 metres. This element is located between two previously allowed single storey extensions and does not project further to the rear, the space existing being infilled. As part of this infill extension, a hipped roof is being provided for the full width of the existing and proposed extensions to replace the flat roofs to the existing rear elements.

The porch projects 1.5 metres from the rear of the western rear extension and has a width of 2.4 metres and is located to the western edge of the rear elevation. The roof of this element is incorporated within the proposed hipped roof.

Location

The application site is located to the southern edge of Cudham Park Road and is the last property to the east of this road. The site features a semi-detached single storey dwelling.

Comments from Local Residents

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

Comments from Consultees

No technical consultations were carried out 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
- G1 The Green Belt
- G4 Dwellings in the Green Belt or on Metropolitan Open Land

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 9: Protecting Green Belt Land

Planning History

The property has benefitted two previous enlargements:

Application ref. 88/00639 (revised by application reference 88/03303) granted permission for a single storey side and rear extension. This enlargement was for the purposes of providing accommodation to a family member and the permission has a condition requiring the extension to not be severed. This element is located to the eastern edge.

Application ref. 91/01106 granted permission for a single storey rear extension. This element is located to the western edge.

Conclusions

The main issues relating to the application are whether it is appropriate development in the Green Belt, and the effect that it would have on the openness and character of the Green Belt and local area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The two permitted extensions have increased the floor area of the original dwelling by some 34 square metres, enlarging the property from 109 square metres to 143 square metres. The current proposal seeks to add a further 11 square metres.

As a result the proposed rear infill extension and the proposed porch will add some 7.6% to the existing floor area, and 10% over the original. However, when the previous extensions are taken into account this amounts to a total 41% increase over the original dwelling. This is contrary to the allowance of 10% set out within UDP Policy G4.

The applicant has submitted representations in support of the proposal consisting of mitigating reasons that may be considered very special circumstances. These are as follows:

- The purpose of the proposal is to provide sufficient space to allow internal alterations in order that a suitable level of semi-independent living can be provided for the applicant's 19 year old son who has severe learning difficulties.
- The circumstances surrounding the applicant's son are recognised by a reduction in Council Tax.
- The applicant's son is likely to live at home indefinitely due to a lack of supported accommodation and it is requested that the Council support the family in this regard.
- Whilst the over increase results in extensions in excess of 10% of the original floor area, the application should be treated on its own merits.
- The proposal aims to improve the previously permitted development by removing the flat roofs and creating a pitched roof.
- The proposal cannot be easily seen from the adjoining property.
- The proposal complies with the requirements under permitted development.

The infill extension is not considered to have any further significant impact upon the openness or character of the Green Belt and can be seen as improving the design of the rear elevation of the dwelling. The proposed hipped roof in particular is considered to greatly improve the design of the rear of the property from the two existing unrelated flat roofs of the previous extensions.

The proposed porch is considered to be relatively modest in scale and would not result in a detrimental impact upon the amenities or outlook of the neighbouring residents. The existing boundary treatment consists of a 2.5 metre dense hedge and although this is likely to be partly removed for the depth of the enlargement, it is considered that the resulting impact would not be greater than at present.

With regard to whether or not the proposal is appropriate in the Green Belt, the National Planning Policy Framework (NPPF) states that the extension or alteration of a building is not considered to be inappropriate provided it does not result in disproportionate additions over and above the size of the original dwelling. Whilst the percentage increase of the total extensions to the original dwelling are contrary to the restrictions in place by Policy G4, Members may wish to consider whether the current proposal creates additions which in total are disproportionate to the original dwelling, and consequently whether given its specific design and limited percentage increase over the G4 allowance, whether the proposal may be regarded as appropriate in the context of the National Planning Policy Framework. Alternatively if the proposal is considered disproportionate and consequently inappropriate in the Green Belt, Members may wish to consider whether the very special circumstances put forward by the applicant warrant the setting aside of normal Green Belt Policy requirements to allow the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01872, excluding exempt information.

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 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- G1 The Green Belt
- G4 Dwellings in the Green Belt or on Metropolitan Open Land

Supplementary Planning Guidance 1 and 2

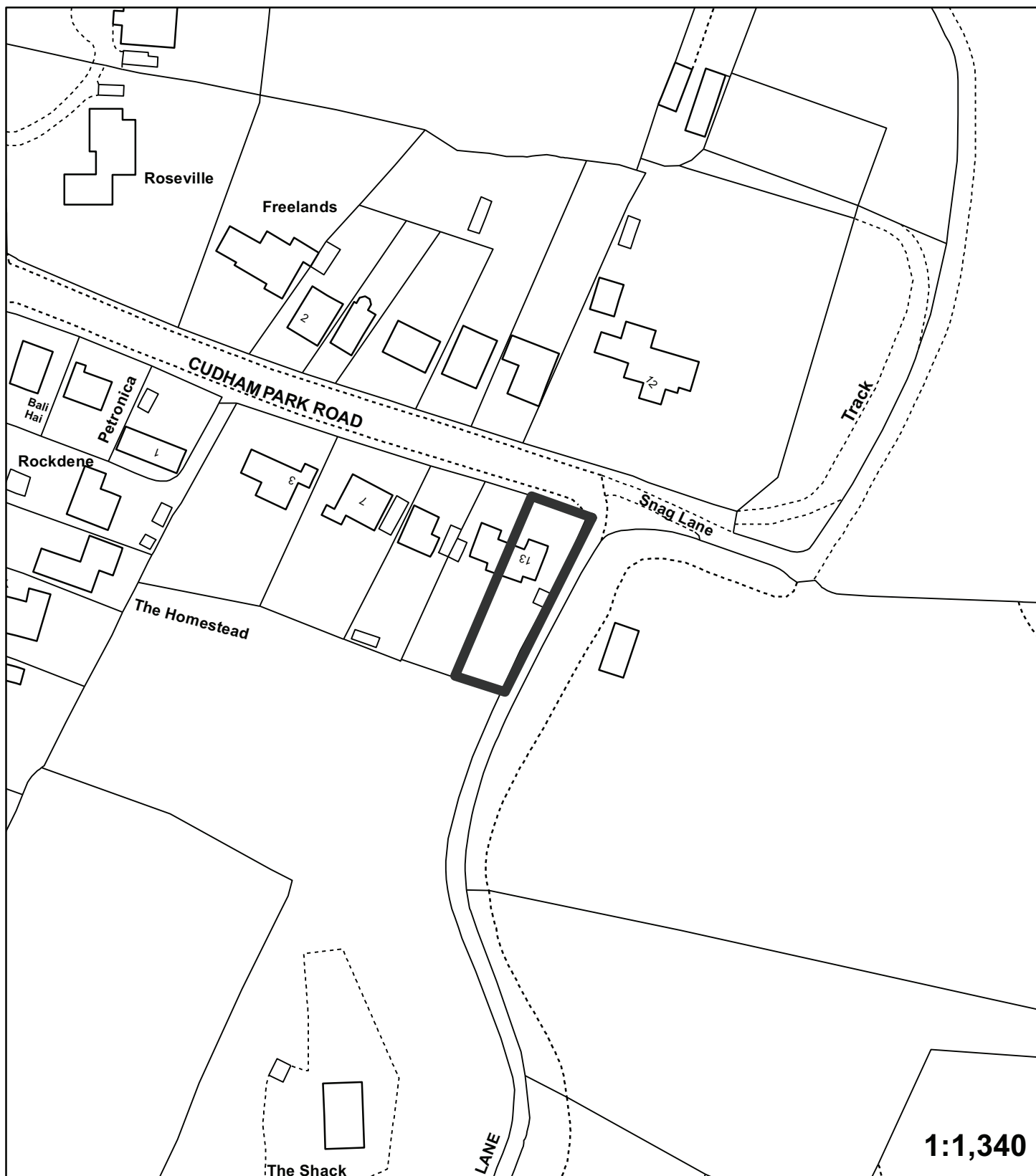
National Planning Policy Framework 9: Protecting Green Belt Land

- D00003 If Members are minded to refuse planning permission the following grounds are suggested:
 - 1 The proposed extension by reason of its size and the cumulative impact of previous extensions to the property results in a disproportionate addition over and above the size of the original building and constitutes inappropriate development within the Green Belt, harmful to its openness and character. No very special circumstances have been demonstrated to warrant the setting aside of normal policy requirements and the proposal is therefore contrary to Policy G4 of the UDP and the National Planning Policy Framework 2012.

Application:12/01872/FULL6

Address: 13 Cudham Park Road Cudham Sevenoaks TN14 7RF

Proposal: Single storey rear extension with pitched roof and porch to rear



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SECTION '2' – Applications meriting special consideration

Application No : 12/02049/OUT

Ward:
Penge And Cator

Address : 44 - 45 Green Lane Penge London SE20
7JX

OS Grid Ref: E: 535637 N: 170142

Applicant : Mr Olby

Objections : YES

Description of Development:

Demolition of existing buildings and erection of a 3 storey building for mixed use development comprising 2 commercial units (Classes A1, A2, A3, B1 and D1) with 8 residential units above, including associated cycle and refuse storage and 8 parking spaces

OUTLINE APPLICATION

Key designations:

Secondary Shopping Frontage

Proposal

- The proposal seeks outline planning permission for the demolition of existing buildings and erection of a 3 storey building for mixed use development comprising 2 commercial units (Classes A1, A2, A3, B1 and D1) with 8 residential units above, including associated cycle and refuse storage and 8 parking spaces.
- The proposed commercial units at ground floor level will accommodate uses which fall within Classes A1, A2, A3, B1 or D1.
- The scheme would provide 8 car parking spaces, associated refuse storage and bicycle parking. Access to the site would be via the existing vehicular access from Cottingham Road, which at present is wide enough to allow two vehicles to pass. The layout of the car parking spaces and the vehicular access combined therefore enables vehicles to enter and leave the site in a forward direction.
- The building would occupy a smaller footprint than the existing buildings on the site, and as a result the remaining land within the curtilage of the site will be retained for car parking and amenity space. The amenity space to be provided would be landscaped, with the garden area having a maximum depth of 11 metres and a maximum width of 23 metres. There are no existing trees or landscaping on the site, however the proposal seeks to implement a landscaping scheme which would soften the impact of the development within the area.

- The residential units would be accessed from the rear of the site via Cottingham Road, using a central staircase, with 4 units at each floor. All 8 flats would be two bedroom units.
- Windows in the buildings would be to the front and rear elevations, and the ground floor commercial units would provide an active frontage onto Green Lane.
- The scheme is in outline form, therefore whilst plans have been provided to indicate the scale, appearance and design of the proposals, all matters have been reserved and the plans are for indicative purposes only. However, the proposal indicates a building of simple, contemporary design with significant amount of glazing. The overall width of the building at ground floor level is shown on the indicative plans as being approximately 23 metres, with the overall depth being approximately 18 metres. The maximum height illustrated on the plans will be approximately 10 metres, with a flat roof.
- The development would be designed to ensure safe access with the criteria of Secured by Design being implemented. As a result, appropriate gates will be installed to the car parking area, along with secure entry to the residential parts of the development.

Location

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

The site is defined as being located within Penge Town Centre, offering a high public transport accessibility level rate of 5 (where 6 is highest and 1 is lowest). There are a number of bus routes within the town centre location, the site is within walking distance to Penge East, Penge West and Kent House rail stations, and there are a variety of retail, commercial and community facilities within the vicinity.

The site itself has an area of approximately 0.1 hectares, with a frontage of approximately 23 metres onto Green Lane, an 8.5 metre boundary with Cottingham Road, and an existing vehicular access to the rear from Cottingham Road. The site has an approximate depth of 57 metres when measured from Green Lane to Cottingham Road.

At present, there are two linked buildings on the site, currently used as electrical distributors. These two buildings have an approximate gross retail floor area of 475 square metres, and the site can accommodate parking for 6 cars. The first building on the site, located to the north east of the site, is a single storey building with a glazed shopfront retail unit at ground level, and to the south west is the second unit which is a two storey flat roofed unit with a glazed shopfront at ground floor level.

To the rear of the building is a service yard with hard surfacing, providing access to Cottingham Road and the vehicular access for the site. Cottingham Road itself is characterised by two storey terraced residential dwellings, and opposite the site along Green Lane are a terrace of retail units, restaurants and the rear yard of Penge Police Station.

Comments from Local Residents

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

- loss of light and outlook;
- overlooking / loss of privacy;
- noise from proposed apartments/balconies and car park;
- increase in parking problems, inadequate car parking provision;
- security issues – the communal space at the rear would provide easy access to the gardens of properties along Cottingham Road;
- not a reasonable separation for houses;
- the height of the building is still not acceptable, it should be limited to 2 storeys;
- planting insufficient to shield from the building;
- waste problems; 8 flats would generate a lot of rubbish. The rubbish facilities will be placed in a very sunny area which as the rubbish is only collected every two weeks, will create bad smells and attract vermin;
- the proposed uses are not welcomed due to reasons of customer parking, opening hours, noise, litter and cooking smells.

The adjacent property, No. 42 Green Lane, wished to raise no objections subject to the following points;

- the existing fire exit to No. 42 is not obstructed and the possibility of evacuation onto the rear of the site remains;
- the new building is built no closer than the existing one so as not to interfere with the existing light provision;
- concerns with regard to traffic and parking problems that may result from commercial uses;
- objection to any food/café within A1 use and all D1 use – these lead to noise nuisance, as well as litter and waste problems.

Full copies of all correspondence can be found on the file.

Comments from Consultees

Highways: The site is situated on the southern side of Green Lane, within an area with medium PTAL rate of 5. Green Lane is also a London Distributor Road (LDR). Eight car parking spaces are offered for the development via an existing vehicular crossover, which is acceptable, subject to conditions if permission is granted.

Crime Prevention: No objection subject to the development achieving Secured by Design accreditation.

Waste Services: Concerns raised with regard to the size of the bin store.

Transport for London: No in principle objection subject to appropriate conditions.

Environmental Health (Pollution): No objections to the principle of the proposal. Any A3 use however will require an adequate kitchen extraction system.

Thames Water: No objection with regard to sewerage infrastructure or water infrastructure. Surface water drainage is the responsibility of the developer, and if the proposal will discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Planning Considerations

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

- BE1 Design of New Development
- BE2 Mixed Use Developments
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T17 Servicing of Premises
- T18 Road Safety
- S2 Secondary Frontages

At strategic level, the most relevant London Plan policies are:

- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 4.7 Retail and town centre development
- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing out crime
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 8.3 Community infrastructure levy.

The National Planning Policy Framework 2012.

Planning History

88/03094/FUL – SHOPFRONT – Permission Granted.

11/01986/OUT - Demolition of existing buildings and erection of a 3 storey building for mixed use development comprising 2 commercial units (Classes A1, A2, A3, B1 and D1) with 9 residential units above, including associated cycle and refuse

storage and 9 parking spaces (OUTLINE APPLICATION) – Permission Refused on 05.10.2011 for the following reasons:

The proposal constitutes an intensification of uses and an overdevelopment of the site harmful to the character and appearance of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposal, due to its size, height, siting and design would be harmful to the amenities currently enjoyed by neighbouring residents, particularly No.7 Cottingham Road, by reason of overlooking and loss of privacy and prospect, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Subsequent appeal to Planning Inspectorate was dismissed on 2 March 2012 (APP/G5180/A/11/2162958) on the grounds of the harm to the living conditions of nearby residents.

Conclusions

The current application is a revised/reduced version of the previous appeal scheme. The sole reason for dismissal of the appeal related to the proximity of the building and its height in relation to the outlook and privacy of the adjoining houses and gardens at 7 and 9 Cottingham Road.

The following modifications are introduced within the current scheme:

- The building has been reduced in depth. At ground floor level by 1.5m, at first floor level the set back varies between 1m - 6m and at second floor level between 1m - 4m respectively;
- The building has been reduced in height by approximately 1m and would be lower than the neighbouring building at 46 Green Lane;
- Integrated balconies have been designed into the building at the rear, but these would be enclosed behind privacy screens.

Therefore, the main issues that Members may wish to consider are whether the proposed modifications are sufficient to ensure that the previously anticipated negative effects would be alleviated to a satisfactory degree.

It is noted that the building would be higher than the existing building which would have some impact upon the current outlook for nearby residents; however the separation is such that the increase in height is not considered sufficient to warrant a refusal of planning permission. In addition, there are properties nearby that are of a similar height to that being proposed, therefore the proposal would not result in an obtrusive feature within the streetscene or the creation of an undue sense of enclosure.

In terms of the rear windows, there would be a separation of at least 27 metres to the properties along Cottingham Road. This distance is considered adequate to ensure mutual privacy would be safeguarded. Whilst balconies have been included within the indicative plans, these would be enclosed behind privacy screens which,

if subject to an appropriate condition requiring a satisfactory level of obscenity, would ensure that no undue overlooking would result.

Members may consider, however, that these screens, due to their height, are likely to reduce the outlook available to the future occupiers of the south facing flats (Flats 1, 2, 5 and 6).

The previous appeal established the general acceptability of the principle of the proposed uses in this location. Nonetheless, it is considered that whilst Class A1, A2 or A3 uses within the commercial ground floor units would be appropriate offering an active frontage and a variety of facilities within a close proximity to the main high street, uses within Classes B1 and D1 require careful assessment given their possible impacts on the vitality of the shopping area. In the light of the above, Members may consider that in terms of the ground floor commercial use, this should be controlled by way of condition in order to achieve a sustainable use within this town centre location.

Members are therefore requested to determine that on balance the proposal is acceptable and worthy of permission being granted based upon the outline details provided, prior to an application for details being submitted in the future.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02049, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|----|--------|--|-------------|
| 1 | ACA02 | Details req. pursuant outline permission | appearance, |
| | | landscaping, layout and scale | |
| | ACA02R | Reason A02 | |
| 2 | ACA03 | Compliance with landscaping details | 1 |
| | ACA03R | Reason A03 | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 6 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 7 | ACD04 | Foul water drainage - no details submitt | |
| | ADD04R | Reason D04 | |
| 8 | ACH02 | Satisfactory parking - no details submit | |
| | ACH02R | Reason H02 | |
| 9 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 10 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 11 | ACH23 | Lighting scheme for access/parking | |

- ACH23R Reason H23
- 12 ACH29 Construction Management Plan
ACH29R Reason H29
- 13 ACH32 Highway Drainage
ADH32R Reason H32
- 14 ACI20 Lifetime Homes Standard/wheelchair homes
ADI20R Reason I20
- 15 ACI21 Secured By Design
ACI21R I21 reason
- 16 ACI24 Details of means of screening-balconies
ACI24R Reason I24R
- 17 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 18 ACK19 No air conditioning
ADK19R Reason K19
- 19 The commercial uses hereby permitted shall not operate outside the following times: Mondays to Fridays: 07:00 and 22:00 hours; Saturdays: 08:00 and 18:00 hours; Sundays and Bank Holidays: 09:00 and 16:00 hours.

Reason: In order to ensure a satisfactory standard of amenity for adjacent properties and to comply with Policy BE1.

- 20 The ground floor premises shall be used for Use Class A1, A2 or A3 and for no other purpose.

Reason: In order to protect the residential amenities, vitality and viability of the area, and to comply with Policies BE1 and S2 of the UDP.

- 21 Notwithstanding the provisions of Part 42 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any Order revoking and re-enacting that Order), no extension or alteration to a commercial unit the subject of this permission shall be carried out without planning permission having first been obtained via the submission of a planning application to the Local Planning Authority.

Reason: In order to protect the residential amenities, vitality and viability of the area, and to comply with Policies BE1 and S2 of the UDP.

- 22 Details of parking submitted pursuant to condition 1 shall show at least 2 car parking spaces with provision for electric vehicle charging points and at least 2 car parking spaces allocated for blue badge parking.

Reason: In order to comply with the London Plan Policy 6.13.

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

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact upon local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

24 No deliveries to any part of the development except the residential units shall be taken to or dispatched from, the site other than between the hours of 07:00 and 22:00 Mondays to Saturdays, and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the UDP.

25 All fumes from cooking processes associated with the A3 use shall be extracted via a flue or such other method approved by the Local Planning Authority. Details of ventilation and filtration equipment, including details of all external plant equipment and trunking, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the A3 use hereby permitted. All flues, ducting and other equipment shall be installed in accordance with the details subsequently approved prior to the A3 use commencing and shall be retained and operated in accordance with the manufacturers instructions for the duration of the use.

Reason: To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the UDP.

Reasons for granting permission:

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and spaces around them
- (g) accessibility to buildings
- (h) sustainability issues
- (i) the shopping policies of the development plan
- (j) the provision of satisfactory living accommodation for future residents of the flats/houses
- (k) the transport policies of the development plan
- (l) the employment policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

1 This proposal also requires consent under the Water Resources Act 1991 and the relevant Land Drainage Byelaws, and application must be made to the Environment Agency.

(N.B. This informative applies to development within 8m of the River Ravensbourne and its tributaries which are "main" rivers. The Land Drainage Act 1991 applies to works to the channel of ordinary watercourses which might affect their flow. It will be clear from the comments of the

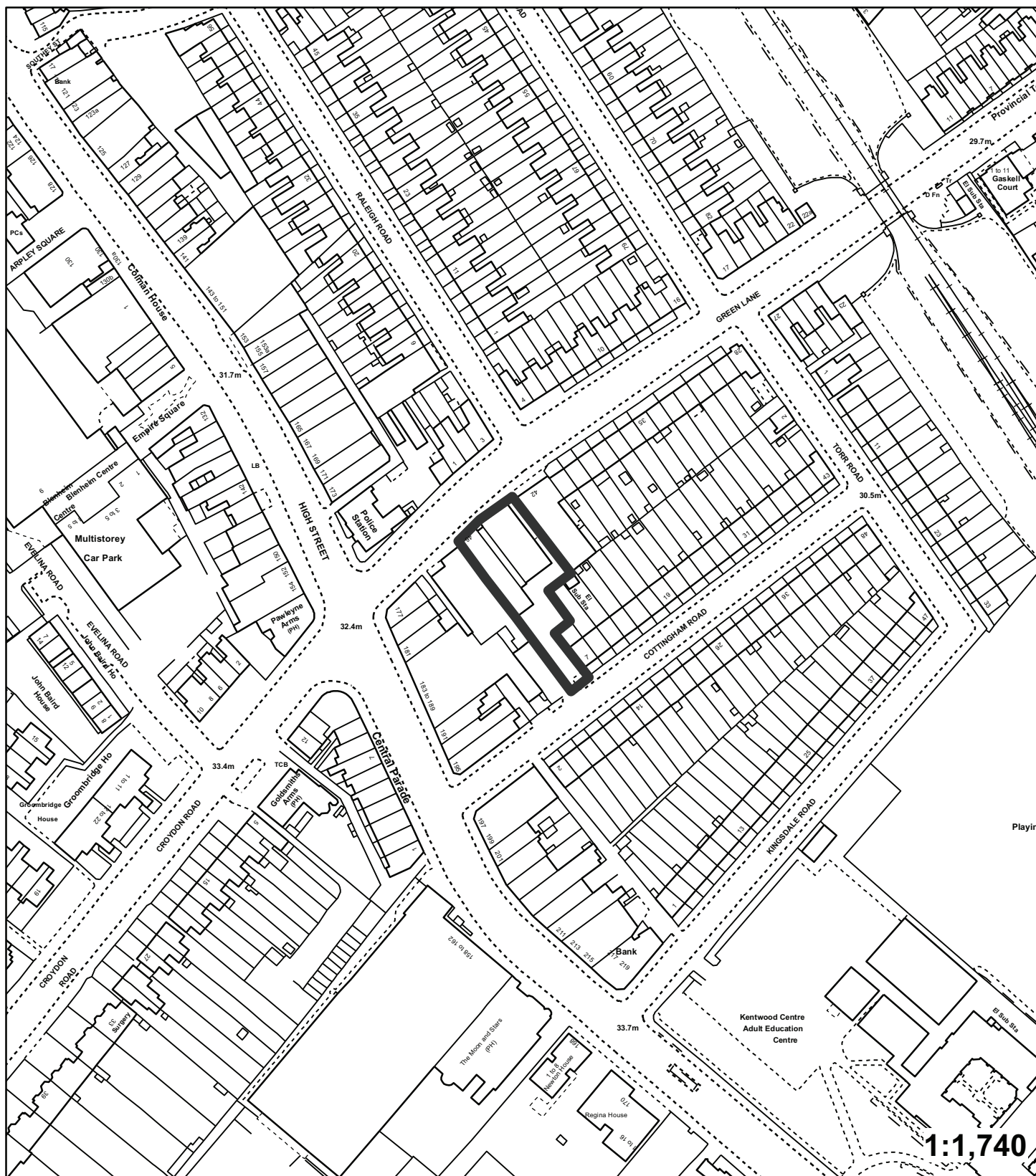
- Highway Drainage Team and/or the Environment Agency when it is appropriate.)
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.
 - 3 You are advised that it is an offence under Section 137 of the Highways Act 1980 to obstruct "the free passage along the highway" (which includes the footway i.e. the pavement). This means that vehicles parked on the forecourt should not overhang the footway and therefore you should ensure that any vehicle is parked wholly within the site.
 - 4 Where the developer proposed to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.co.uk. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
 - 5 The applicant is advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
 - 6 In order to check that the proposed storm water system meets the Council's requirements, the following information shall be provided:
 - A clearly labelled drainage layout plan showing pipe networks and any attenuation soakways;
 - Where infiltration forms part of the proposed storm water system such as soakways, soakage test results and test locations are to be submitted in accordance with BRE digest 365;
 - Calculations should demonstrate how system operates during the 1 in 30 year critical duration storm event plus climate change.
 - 7 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley website.

- 8 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 9 You should be advised that an additional cycle parking space should be provided for the employees of the commercial elements of the proposal
- 10 You should be advised that the cycle parking storage area is substandard. The storage area must be satisfactory to store one cycle for each residential unit; each bicycle requires a minimum area of 2m x 0.5m plus 0.5m manoeuvring space. Therefore, a store of approximately 2.5m x 4m would be required. Sheffield style stands are recommended.
- 11 The application site is located within an Air Quality Management Area declared for NO_x. In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NO_x emission rate of <40mg/kWh.

Application:12/02049/OUT

Address: 44 - 45 Green Lane Penge London SE20 7JX

Proposal: Demolition of existing buildings and erection of a 3 storey building for mixed use development comprising 2 commercial units (Classes A1, A2, A3, B1 and D1) with 8 residential units above, including associated cycle and refuse storage and 8 parking spaces



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SECTION '2' – Applications meriting special consideration

Application No : 12/02145/FULL1

Ward:
Petts Wood And Knoll

Address : 261 Chislehurst Road Orpington BR5
1NS

OS Grid Ref: E: 545407 N: 168098

Applicant : Mr Michael Cooper

Objections : YES

Description of Development:

Formation of vehicular access

Key designations:

Conservation Area: Chislehurst Road Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Local Distributor Roads

Tree Preservation Order

Proposal

The proposal is for a second vehicular access to the property from Chislehurst Road as to allow for an 'in and out' driveway. Hardstanding to serve the access has been constructed within the site under permitted development.

The application is supported by a letter from an independent consultant Highways Engineer. This letter sets out that it is not considered that the proposal would create any road safety risk or impediment to through traffic along the A208 distributor road. It highlights that the proposal will not in fact result in any increase in vehicle movements and consequently no additional burden to the free flow of traffic along Chislehurst Road. It is considered that the provision of an in-out driveway will reduce the likelihood of reversing onto the highway which occurs with single access points. The proposed additional access is designed to avoid a previously unsatisfactory situation where it was difficult to turn vehicles within the site. The consultant considers that the crossover is well located on a straight section of the road away from junctions and with good visibility, and that the grass verge affords further benefits. The access appears to accord with the Manual for Streets 2 which does not discourage in and out arrangements, noting that there is no simple statistical relationship between the number of collisions and the number of access points.

The consultant goes on to compare the proposal with a scheme at 262 Chislehurst Road which the Council refused as it created an additional access point onto a local distributor road and would result in the removal of a tree which it would be desirable to retain. He states that there are significant differences between the schemes, not least as the site is 120m further along the road and close to the junction with Scotsdale Road and Birchwood Road, and also close to the railway bridge. The differences, it is suggested, lead to the conclusion that in this instance this proposal would not cause any issues of highway safety and could reasonably be permitted in the view of the author.

Location

The application site is located to the western edge of Chislehurst Road and comprises a detached dwelling. It is located within the Chislehurst Road Conservation Area in a residential street characterised by large detached dwellings with substantial frontages.

Comments from Local Residents

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

Comments from Consultees

The Highways Engineer initially commented the development should be refused as it is contrary to UDP Policy T11 which states that new accesses will only be allowed onto certain categories of road where there is no suitable alternative. The Engineer considers that there is and could be enough space within the site to allow vehicles to turn. With regard to the recent submission from an independent Highways Engineer, further comments have been received. These state that as pointed out by the consultant, the proposed crossover does not give rise to any specific highway safety concerns in itself such as sightlines, although there are street trees in the verge along the road looking to the right which fall within them. However, these were not mentioned by the applicant or his consultant as a particular issue. They are likely to have the same impact wherever the crossover is on the frontage and so would not favour one location over the other. These would not have a material effect on the determination of the application. He comments that the proposal would add to the number of conflict points on the road which Policy T11 looks to minimise in respect of classified roads and the objection is based on the wording of the policy which refers to limited access.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conservation Areas
- T11 New Accesses
- T18 Road Safety

The London Plan 2011 and the National Planning Policy Framework 2012 are also relevant.

Planning History

Planning permission has been approved for single storey side and rear extensions on the property under ref. 07/02435.

An application at a property at 262 Chislehurst Road for a secondary vehicular access ref. 11/04003 is currently at appeal, having been refused on the basis of Policy T11 and due to the impact on a street tree.

Conclusions

The main issues relating to the application are the effect that it would have on the free flow of traffic and road safety conditions along Chislehurst Road, and its impact on the character and appearance of the Chislehurst Road, Petts Wood Conservation Area wherein it is situated.

Policy T11 of the Unitary Development Plan, relating to New Accesses advises that when considering proposals for the creation of a new access, the Council will, subject to road safety requirements, apply the following principles:

- (i) Strategic routes: no direct access will normally be permitted;
- (ii) London Distributor Roads: limited access will be permitted only where there is no alternative;
- (iii) Local distributor roads: access will normally be permitted where there is no suitable alternative;
- (iv) Local access roads: will be permitted, subject to road safety requirements.

Chislehurst Road is a classified road, part of the A208, and a London Distribution Route. Policy T11 of the UDP states that limited access will be permitted only where there is no alternative. The property already has one crossover and the proposals would create an 'in and out' driveway.

The existing crossover and driveway, which has been extended provides sufficient space to turn a car around as to allow for vehicle entry and exit in forward gear. Consequently, it is considered that the proposal would be contrary to policy T11, new accesses, in the UDP 2006. However, submissions have been made by the applicant's consultant (summarised in the Proposal section above) which suggest that the objection raised by Policy T11 is not supported by any demonstrable highway safety concern. This view is broadly agreed with by the Council's Highway Engineer who acknowledges that there are no substantive highway safety concerns raised by this specific proposal, although it does in principle remain contrary to Policy T11.

With regard to the comparison with no 262, the proposal at 262 is located in a different section of the road and closer to road junctions and the railway bridge, hence attracting different highway safety considerations.

Turning to its effect on the character and appearance of the Chislehurst Road, Petts Wood Conservation Area it is considered that the proposed vehicular access would result in an unacceptable loss of grass verge detrimental to the character and appearance of the Conservation Area. In particular, point (iii) of Policy BE11 of the UDP advises that proposals should respect the existing landscape or other features that contribute to the character, appearance or historic value of conservation areas and, given the nature of the proposal, it is considered that this will be undermined.

Members are asked to consider whether, in this case it would be appropriate the make an exception to the normal requirements of Policy T11 in light of the particular considerations in this case with regard to highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 07/02435, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

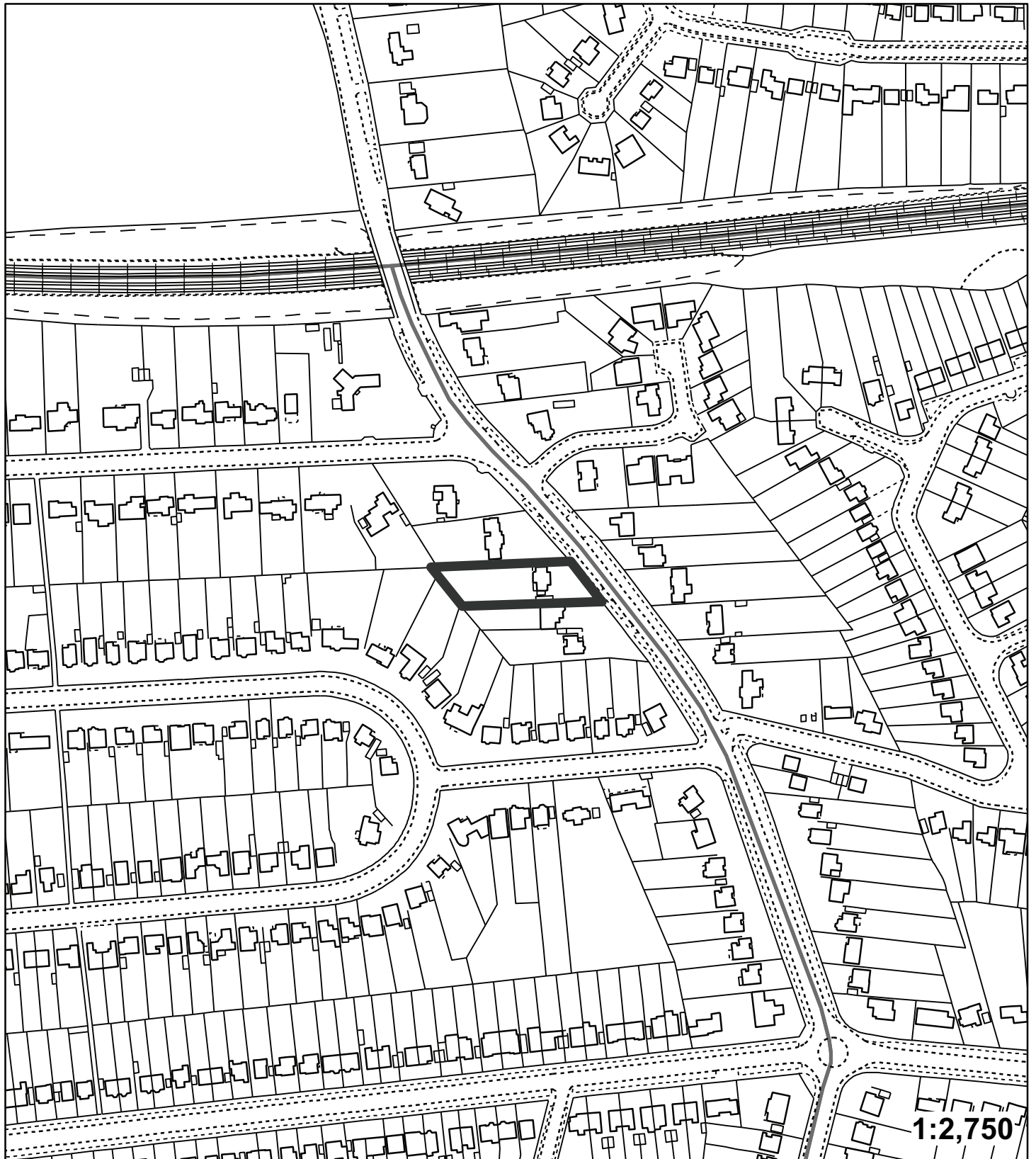
The reasons for refusal are:

- 1 Chislehurst Road is a London Distribution Route where the formation a vehicular access will only normally be permitted where no alternative exists and, as the property already benefits from an existing access, the proposal would create an extra point of conflict between traffic and vehicles accessing the highway, thereby contrary to Policies T11 and T18 of the Unitary Development Plan.
- 2 The proposed vehicular access would result in an unacceptable loss of grass verge which would be detrimental to the character and appearance of the Chislehurst Road, Petts Wood Conservation Area and contrary to Policy BE11 of the Unitary Development Plan.

Application: 12/02145/FULL1

Address: 261 Chislehurst Road Orpington BR5 1NS

Proposal: Formation of vehicular access



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

Application No : 11/03231/FULL1

Ward:
Petts Wood And Knoll

Address : 20A Station Square Petts Wood
Orpington BR5 1NA

OS Grid Ref: E: 544432 N: 167659

Applicant : Mr K Goddard

Objections : NO

Description of Development:

Installation of rear patio doors and creation of balcony with decking and security railings.

Key designations:

Conservation Area: Station Square Petts Wood
Primary Shopping Frontage

Proposal

It is proposed to create a rear balcony for this first floor flat by adding decking over the existing ground floor extension, with security railings around the perimeter, and replacing a rear first floor window with patio doors in order to gain access. This also provides a means of escape for the occupants.

Location

The application property comprises a first floor flat over a shop unit within Petts Wood District Shopping Centre, which also lies within Station Square Petts Wood Conservation Area. It backs onto a newly built apartment block known as Dunstonian Court.

Comments from Local Residents

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

Comments from Consultees

No objections are seen to the proposals from an Environmental Health point of view, and the Advisory Panel for Conservation Areas made no comments.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

The application has been called in by a Ward Member.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Station Square Conservation Area, and on the amenities of adjacent occupiers.

The proposed area of decking and security railings are located to the rear of the shopping parade, adjacent to various extensions to shop premises. The proposals would not, therefore, be very visible within the context of the wider Conservation Area, and are not, therefore, considered to have a detrimental impact on the character and appearance of the surrounding area.

With regard to the impact on residential amenity, the use of the roof over the shop premises as a sitting out area may result in a certain degree of overlooking of the neighbouring flats above No.22, however, this would not be to such a degree as to warrant a refusal in this case.

On balance, Members may consider the proposals to be acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03231, 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 |

Reasons for permission:

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

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

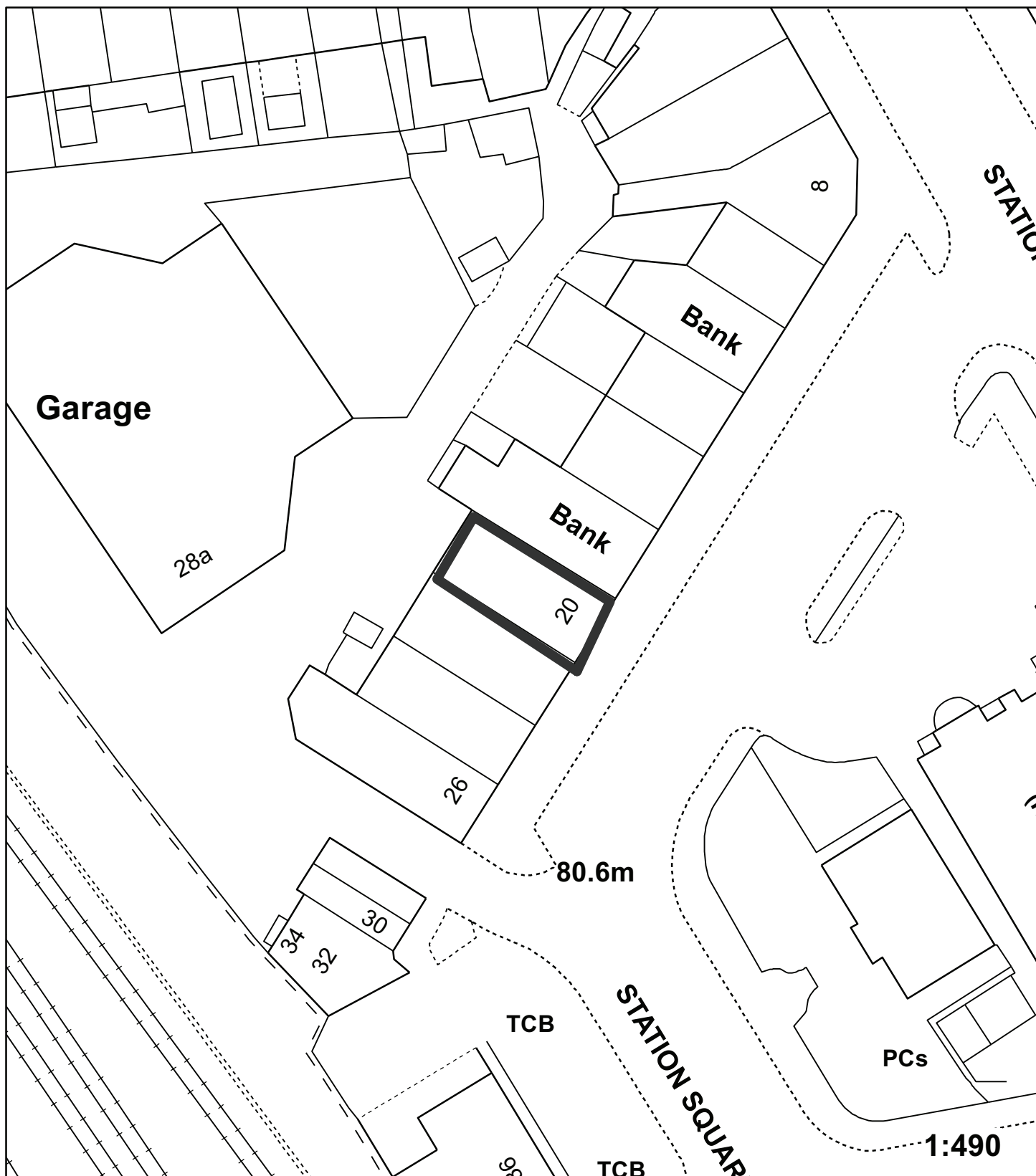
- (a) the impact on the character and appearance of Station Square Petts Wood Conservation Area
- (b) the impact on the amenities of the occupiers of nearby residential properties

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

Application:11/03231/FULL1

Address: 20A Station Square Petts Wood Orpington BR5 1NA

Proposal: Installation of rear patio doors and creation of balcony with decking and security railings.



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

Application No : 12/01045/VAR

Ward:
Cray Valley West

Address : The Broomwood Sevenoaks Way
Orpington BR5 3AE

OS Grid Ref: E: 547050 N: 169139

Applicant : McDonalds Restaurant Ltd

Objections : YES

Description of Development:

Change of use from public house (Class A4) to restaurant with takeaway and drive through facility (Class A3/A5) Single storey extensions, elevational alterations, disabled ramp, ventilation ducting, formation of vehicular access to Broomwood Road and associated car parking and landscaping (Revisions to permission ref 10/02456 granted on appeal to allow changes to the car parking layout and drive through lane, including a reduction in the number of spaces from 29 to 28, and extension of the acoustic fencing)

Key designations:

Areas of Archaeological Significance
Stat Routes

Proposal

It is proposed to amend the alignment of the drive-through lane of this McDonalds restaurant in order to give a larger radius, in addition to moving the "grill bays" so that they are located closer to the end of the drive-through lane. The 2.5m high acoustic fencing would also be extended further along the boundary with No.112 Sevenoaks Way as part of the proposals.

The 2 disabled spaces at the front of the site are proposed to be relocated closer to the store entrance, for ease of access, while the amendments would also result in an overall reduction in the number of parking spaces on the site from 29 to 28.

The amendments to the parking layout would necessitate the relocation of 4 internally illuminated signs within the drive through/parking area (which have been submitted for approval under ref.12/01117 elsewhere on this agenda).

Location

These premises occupy a corner plot at the junction of Broomwood Road and Sevenoaks Way, and are in use as a McDonalds restaurant with drive through facility, accessed from Broomwood Road.

The site is bounded to the south and west by residential properties, and faces dwellings to the north in Broomwood Road. The building fronts onto Sevenoaks Way, which is classified as a Strategic Route as part of the Strategic Road Network.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from nearby residents regarding possible intrusion from any additional light disturbance, and the hours of operation.

Comments from Consultees

The Council's highway engineer initially raised some concerns about the usage of the 2 spaces adjacent to No.1 Broomwood Road which are more difficult to manoeuvre from, and the loss of a parking bay which would reduce the spare capacity of the site to be able to cope with a spike in demand. However, in view of the Inspector's previous comments about the adequate provision and manoeuvrability of parking spaces on the site, it is unlikely that the Inspector would have come to a different view should 28 rather than 29 spaces have been proposed. Consequently, no highways objections are raised to the proposals.

No objections are raised to the amendments from an Environmental Health point of view.

Planning Considerations

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

T3 Parking

The application was called in by a Ward Councillor.

Planning History

Permission was granted on appeal in October 2011 to use this Public House as a restaurant with takeaway and drive-through facilities, which included the demolition of some outbuildings at the rear, and the erection of flat-roofed single storey rear extensions and a front entrance ramp. The car parking on the site was to be rearranged to accommodate the drive-through facility, which included reducing the total number of car parking spaces on the site from 37 to 29.

Conclusions

The main issues in this case are the impact of the proposed amendments to the parking and drive-through layout on the amenities of nearby residents, and on highway safety.

In granting the earlier appeal, the Inspector stated in paragraph 22:

“The proposed restaurant would have a total of 29 car parking spaces which is in line with the Council’s parking standards set out in the UDP. The appellant’s revised assessment of the predicted parking demand during the busiest hours shows that the demand on Friday would be 23 vehicles, and 16 vehicles on Saturday. I am thus satisfied that vehicle parking can be accommodated on site. There are no parking restrictions in Broomwood Road in the vicinity of the site, and for the above reasons, I do not consider that any overspill parking would be likely to cause any significant problems.”

As the predicted parking demand for the busiest hours would be 23 vehicles, the provision of 28 rather than 29 spaces would still adequately accommodate parking associated with the site, and given the Inspector’s view that any overspill parking in Broomwood is unlikely to cause any major problems, the proposed amendments are considered acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01447, 10/02456, 11/03414, 11/03417, 11/03426, 12/01045 and 12/01117, excluding exempt information.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: H7127-76 Rev A, H7127/04 Rev A, H7127/05, H7127/06 Rev A, ADC/S/001 Rev B, ADC/S002 Rev C, ADC/S003 Rev C and ADC/S/S004 Rev B.
ACK02R K02 reason (1 insert) BE1
- 2 Development shall be carried out in accordance with the Service and Delivery Plan and the Travel Plan approved under ref.10/02456.
ACH30R Reason H30
- 3 Development shall be carried out in accordance with the details of the external staircase approved under ref.10/02456.

Reason: In the interests of fire safety.

- 4 The landscaping scheme approved under ref.10/02456 shall be implemented in the first planting season following the occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or 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.

- 5 Development shall be carried out in accordance with the details of the boundary treatments approved under ref.10/02456, and retained thereafter.
ACA08R Reason A08
- 6 The parking spaces and turning areas hereby permitted shall not be used for any purpose other than the parking and turning of vehicles.
ACH08R Reason H08
- 7 The storage of refuse and recyclable materials (including any means of enclosure) approved under ref.10/02456 shall be permanently retained and kept available for the authorised use.
ACH19R Reason H19
- 8 The bicycle parking approved under ref.10/02456 shall be permanently retained and kept available for the authorised use.
ACH22R Reason H22
- 9 The new vehicular access to the site approved under ref.10/02456 shall be permanently retained.
ACH24R Reason H24
- 10 The scheme for the installation of equipment to control the emission of fumes and smell from the premises (including the noise characteristics of the equipment) approved under ref.10/02456 shall be operated and maintained in accordance with the manufacturer's instructions.
ACJ11R J11 reason
- 11 The use hereby permitted shall not be open to customers outside the following times: 06.00 hours to 23.00 hours on any day.
ACJ06R J06 reason (1 insert) BE1
- 12 The details of measures to minimise the risk of crime (including lighting and CCTV) approved under ref.10/02456, shall be permanently retained.
ACK21R Reason K21
- 13 The details of the acoustic barriers on the flat roof around the mechanical plant and behind the customer order point for the drive-through approved under ref.10/02456, shall be permanently retained.
ACJ11R J11 reason
- 14 Means of vehicular access to the site shall be from Broomwood Road only. The gated access from the slip road to the south of the site, as shown on Drawing No.H7127-76 Rev A, shall be used in emergencies only.
ACH01R Reason H01

15 Reasons for granting permission:

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

T3 Parking

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

- (a) the impact on the amenities of the occupiers of nearby residential properties
- (b) the impact on car parking provision and road safety

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

INFORMATIVE(S)

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

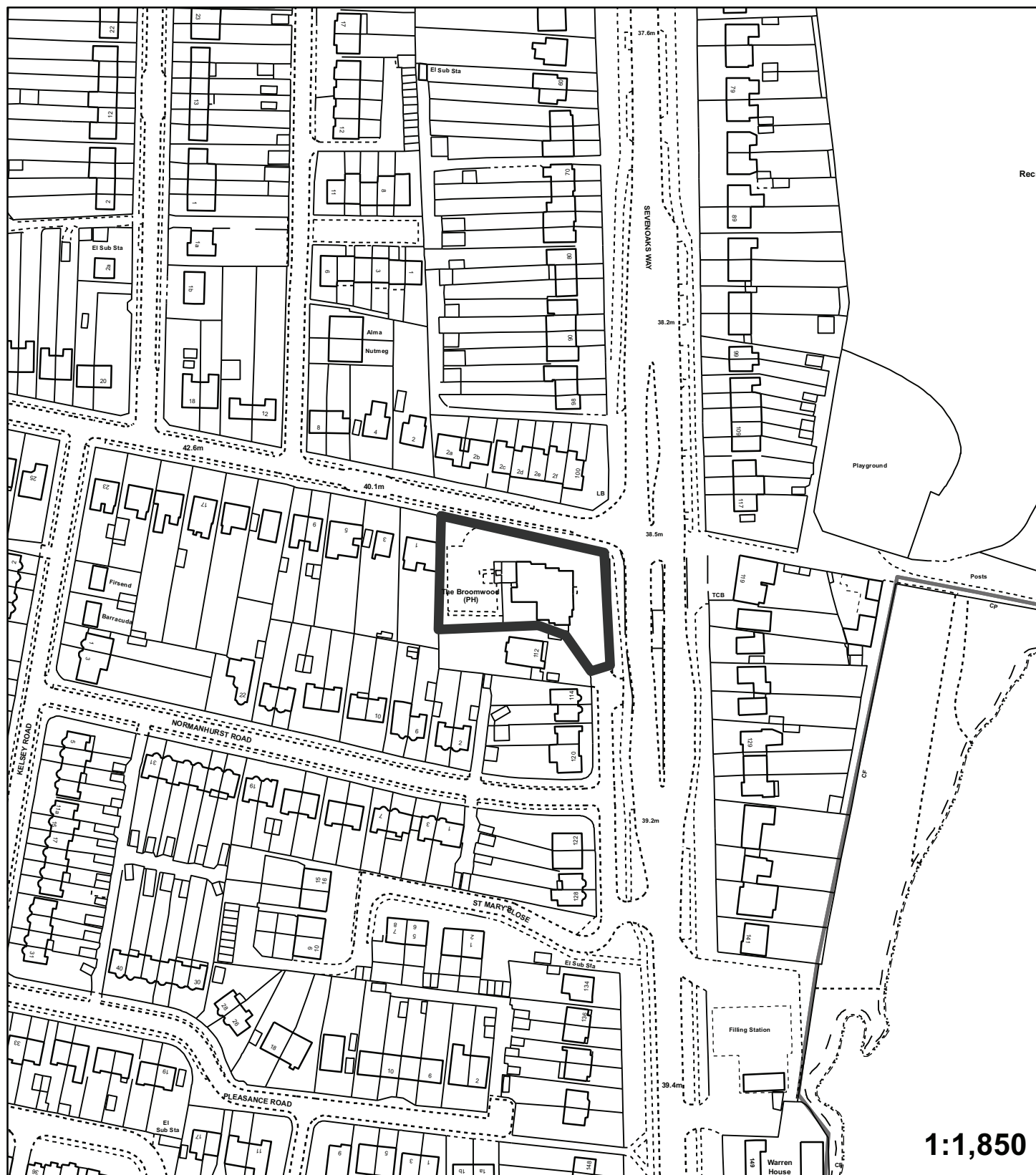
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:12/01045/VAR

Address: The Broomwood Sevenoaks Way Orpington BR5 3AE

Proposal: Change of use from public house (Class A4) to restaurant with takeaway and drive through facility (Class A3/A5) Single storey extensions, elevational alterations, disabled ramp, ventilation ducting, formation of vehicular access to Broomwood Road and associated car parking and



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

Application No : 12/01117/ADV

Ward:
Cray Valley West

Address : The Broomwood Sevenoaks Way
Orpington BR5 3AE

OS Grid Ref: E: 547050 N: 169139

Applicant : McDonalds Restaurant Ltd

Objections : YES

Description of Development:

4 Internally illuminated freestanding signs adjacent to drive-through lane

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Stat Routes

Proposal

It is proposed to amend the location of 4 internally illuminated signs within the drive through/parking area of this McDonalds restaurant, due to minor alterations needed to the drive-through lane (which have been submitted for approval under ref.12/01045 elsewhere on this agenda).

The number of totem signs adjacent to No.1 Broomwood Road would be reduced from 3 to 2, while the 3 bay totem sign would be set at a slightly different angle to the southern boundary with No.112 Sevenoaks Way. The hero board would be located 2-3m closer to the restaurant building. The size and design of these signs would remain as previously permitted.

Location

These premises occupy a corner plot at the junction of Broomwood Road and Sevenoaks Way, and are in use as a McDonalds restaurant with drive through facility, accessed from Broomwood Road.

The site is bounded to the south and west by residential properties, and faces dwellings to the north in Broomwood Road. The building fronts onto Sevenoaks

Way, which is classified as a Strategic Route as part of the Strategic Road Network.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from nearby residents regarding possible intrusion from any additional illuminated signs.

Comments from Consultees

No objections are raised to the relocation of the illuminated signs from a highways point of view.

Planning Considerations

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

BE21 Control of Advertisements, Hoardings and Signs

The application was called in by a Ward Councillor.

Planning History

Permission was granted on appeal in October 2011 to use this Public House as a restaurant with takeaway and drive-through facilities, which included the demolition of some outbuildings at the rear, and the erection of flat-roofed single storey rear extensions and a front entrance ramp. The car parking on the site was to be rearranged to accommodate the drive-through facility, which included reducing the total number of car parking spaces on the site from 37 to 29.

Advertisement Consent was subsequently granted in February 2012 (ref.11/03414) for various internally illuminated and non-illuminated signs at the premises.

Conclusions

The main issues in this case are the impact of the proposed signs on the character and appearance of the surrounding area, on the amenities of nearby residents, and on highway safety.

These proposals are for very minor changes to the location of some of the freestanding signs within the car park/drive-through area, which are not considered to cause any significant harm to the amenities of neighbouring properties, subject to safeguarding conditions to control the luminance and hours of use.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01447, 10/02456, 11/03414, 11/03417, 11/03426, 12/01045 and 12/01117, excluding exempt information.

RECOMMENDATION: ADVERTISEMENT CONSENT GRANTED

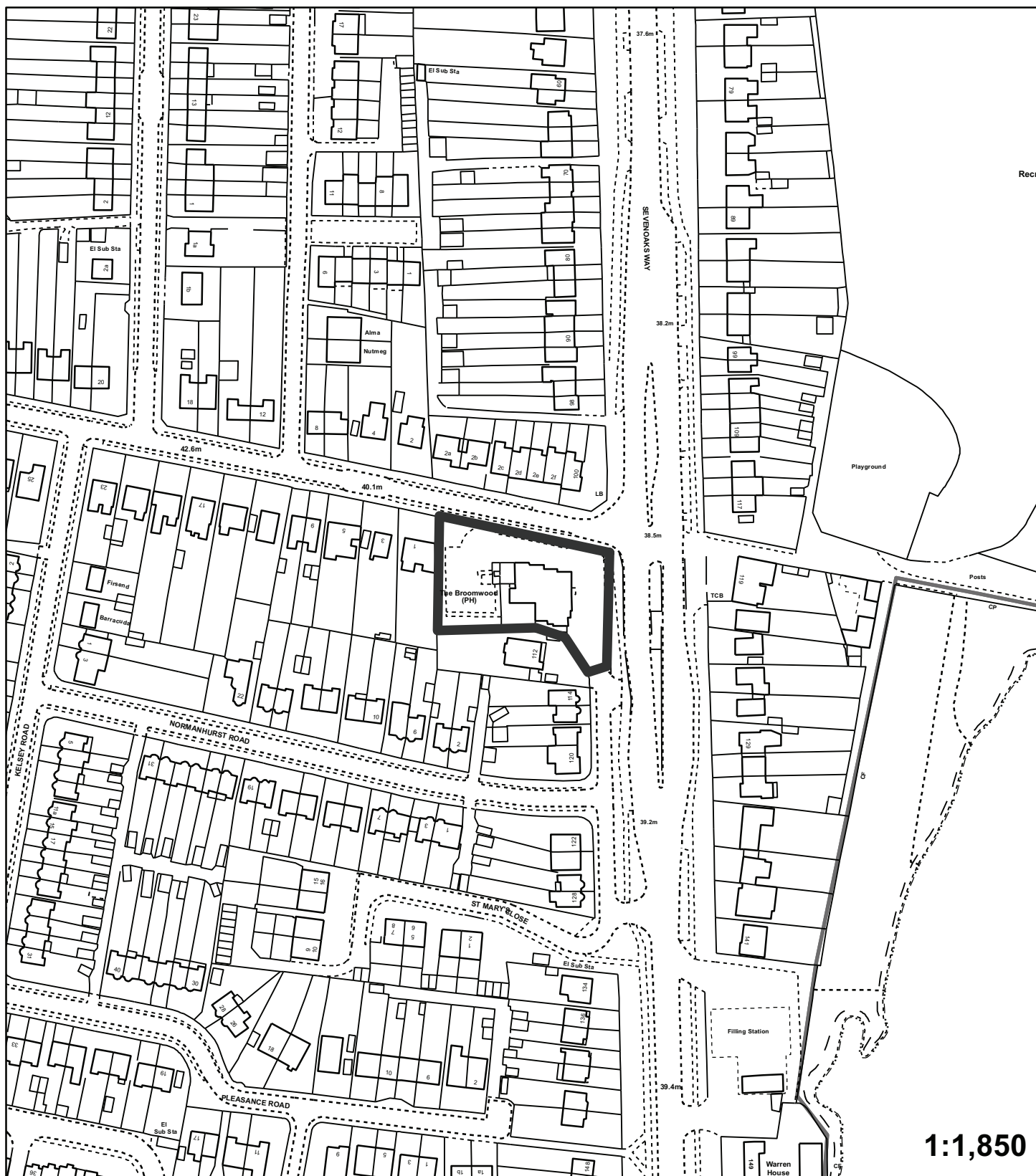
subject to the following conditions:

6	ACF01	Standard 5 year period		
	ACF01R	Reason F01		
7	ACF02	Rest. of luminance-(s) (2 in)	internally illuminated signs	
	600			
	ACF02R	Reason F02		
8	ACF04	Hours of use for illum. sign(s) (2 in)	06:00	23:00
	ACF04R	Reason F04		

Application:12/01117/ADV

Address: The Broomwood Sevenoaks Way Orpington BR5 3AE

Proposal: 4 Internally illuminated freestanding signs adjacent to drive-through lane



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

This application was originally reported to Members of Plans Sub-Committee No. 1 at the meeting held on 5th July 2012. Members deferred the application to seek an increase in side space to achieve a 1m separation to the flank boundary for the entire length of the development. In response, amended plans have been submitted (received 19th July 2012) which indicate that the existing flank wall of the garage, together with the flank wall of the extension, will be re-positioned to provide the minimum 1m side space required, for the entire height and length of the development.

The original report is repeated below, updated as necessary.

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 northern flank wall of the garage will be repositioned to provide a minimum separation of 1m to the flank boundary. The proposed extension will also be positioned 1m 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 will 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 following the receipt of amended plans the proposal will involve the re-positioning of the northern flank wall to ensure that the proposed extension will comply with the Council's normal requirement for a minimum side space of 1m to be maintained between the flank wall and boundary, for the entire height and depth of the development. There will, as a result of the development, be a slight increase in side space within the street scene and accordingly it is considered that the spatial standards of the area would be improved.

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 and the amended plans received, 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 : 12/01425/FULL6

Ward:
Penge And Cator

Address : 5 Wiverton Road Sydenham London
SE26 5JA

OS Grid Ref: E: 535384 N: 170880

Applicant : Mrs S Starkin

Objections : YES

Description of Development:

Single storey side extension.

Key designations:

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

This application was originally reported to Members of Plans Sub Committee No. 3 at the meeting held on 2nd August 2012. Members deferred the application to seek a reduction in the size and scale of the extension. In response, amended plans have been submitted which show the removal of the proposed roof extensions from the development.

The original report is repeated below, updated as necessary.

Proposal

Planning permission is sought for a single storey side extension. The extension will be positioned at the rear of the dwelling, and have a depth of 5.85m and a width of 2.2m.

Location

The application property is a semi-detached dwelling which is located on the western side of Wiverton Road.

Comments from Local Residents

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

- dormer would not be subservient to main roof
- proposed extension to party wall would result in visual impact and be visible from the street
- overlooking
- chimney stack forms part of character of property and should be retained

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:

BE1 Design of New Development
H8 Residential Extensions

Planning History

There is no recent planning history in relation to the application site.

Conclusions

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

The proposed single storey side extension would project no further to the side or rear of the existing dwelling and in view of its height would not result in a significantly greater impact to the neighbouring property at No. 7 than would already arise from the existing two storey rear projection to which the extension would be added.

Having regard to the above Members may agree 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, and that on balance planning permission ought to be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/04505 and 12/01425, excluding exempt information.

as amended by documents received on 18.07.2012 13.08.2012

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 |

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

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

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

and having regard to all other matters raised.

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

Application No : 12/01624/FULL6

Ward:
Chislehurst

Address : 52A Elmstead Lane Chislehurst BR7
5EL

OS Grid Ref: E: 542506 N: 171008

Applicant : Mr Jamie Thompson

Objections : YES

Description of Development:

Redevelopment to provide a first floor extension with balcony area to master bedroom and elevational alterations

Key designations:

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

Proposal

The proposal involves the formation of first floor accommodation above the entire ground floor. The extension will occupy the area above the existing ground floor and rise to a maximum height of approximately 6.7m (as measured from the lowest part of ground level). It will be externally clad in timber and will incorporate a flat roof.

Location

The site is located at the junction of Elmstead Lane and Walden Road with the dwelling fronting Walden Road. The western site boundary (fronting Elmstead Lane) is bounded by a timber fence behind which are situated a number of trees which obscure the dwelling.

The dwelling is of modernist white-painted design, which may be considered uncharacteristic of its immediate surroundings. The northern side of the building adjoins a neighbouring garage relating to No 52. According to the Design and Access Statement the building was originally built as a doctors' surgery.

Comments from Local Residents

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

- proposed flat roof and timber cladding represents an improvement on the previous scheme which involves a mansard roof. However, the provision of a flat roof will result in a bulky and dominating structure.
- forward and corner position of the dwelling may make it difficult to extend
- proposal will be overbearing
- overlooking
- proposal is similar to previously refused application
- incongruous form of development
- existing single storey dwelling is relatively inconspicuous
- drawings do not represent scheme in context of immediate surroundings

Comments from Consultees

Not applicable

Planning Considerations

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

Planning History

Under ref. 11/01878, an application for a first floor extension with new accommodation provided within a mansard roof was refused on the following ground:

The proposed mansard roof is of poor design, bulky in appearance, out of character with surrounding development and harmful to the appearance of the host dwelling, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

Conclusions

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

In comparison to the 2011 application which involved the provision of a mansard roof above the existing structure, it is considered that this scheme, incorporating a flat roof, will appear less dominant and obtrusive. The proposal, involving as it does the provision of a flat roof extension, will help to reduce the overall bulk of the structure, whilst the utilisation of external timber cladding will make for a softer finish. Although the enlarged dwelling will appear more prominent in relation to the existing structure, on balance it is considered that this will not undermine the

character of the surrounding area given its siting and relationship to surrounding houses which are two storeys in height.

Objections have been raised in relation to the impact of the development on the amenities of the adjacent dwelling at No 52 – situated immediately to the north of the site – on the basis that this will result in overlooking and loss of light. Given the orientation and layout of the dwellings and their relationship to one another it is not considered that its amenities will be so adversely affected as to warrant refusal. A similar assessment was made in relation to the 2011 proposal which incorporated a similar floor layout, and this issue was not a ground for refusal in that case.

Background papers referred to during production of this report comprise all correspondence on files refs 11/01878 and 12/01624, excluding exempt information.

RECOMMENDATION: PERMISSION

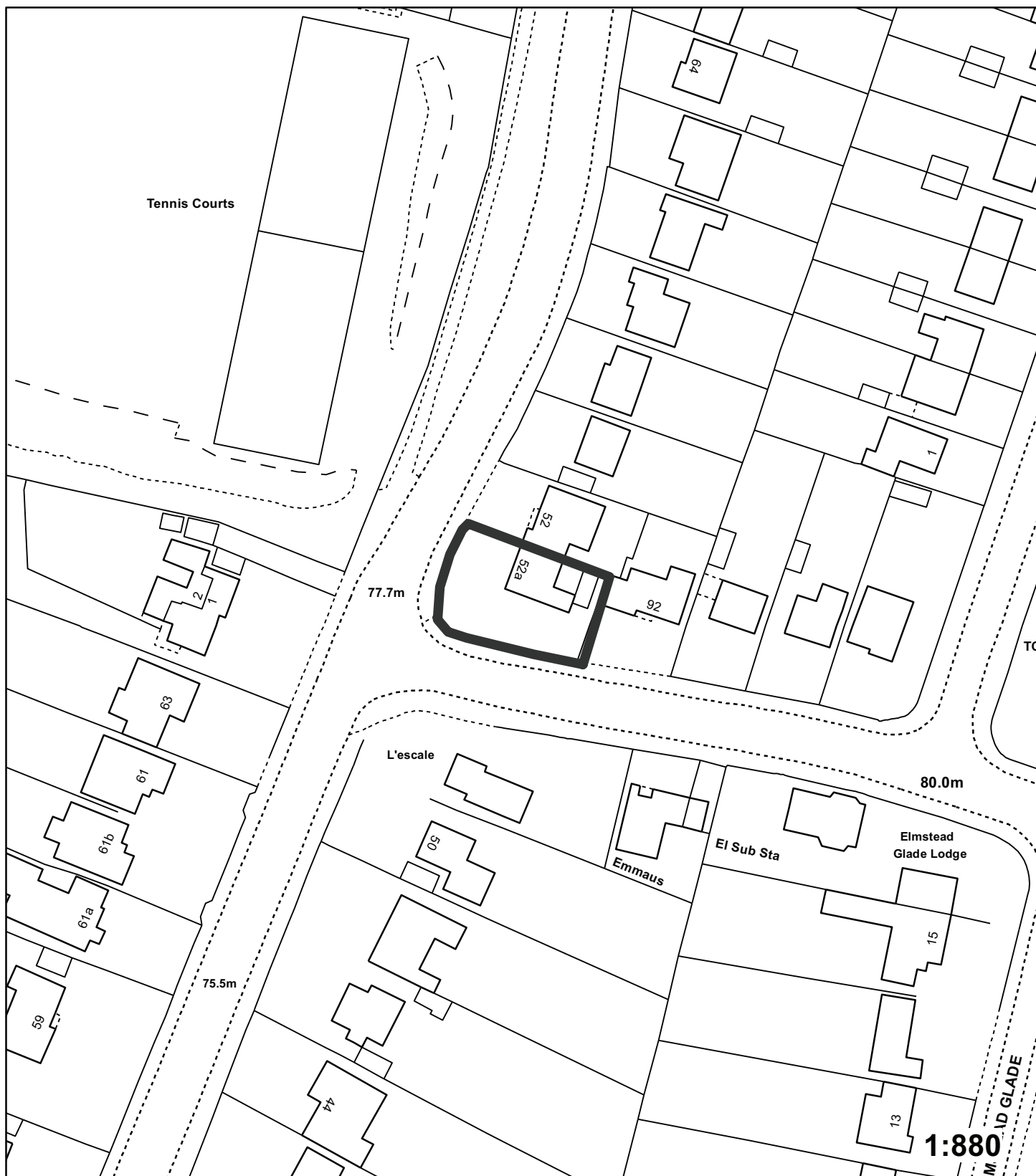
Subject to the following conditions:

- 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 ACI17 No additional windows (2 inserts) side and rear first floor
 extension
 ACI17R I17 reason (1 insert) BE1
 - 4 ACK01 Compliance with submitted plan
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area, and in the interest of the amenities of the adjacent properties.
- 5 AJ01B Justification GENERIC reason FULL6 apps

Application:12/01624/FULL6

Address: 52A Elmstead Lane Chislehurst BR7 5EL

Proposal: Redevelopment to provide a first floor extension with balcony area to master bedroom and elevational alterations



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

Application No : 12/01645/FULL6

Ward:
Cray Valley West

Address : 15 Spring Shaw Road Orpington BR5
2RH

OS Grid Ref: E: 546267 N: 169716

Applicant : Mr Steven Reeve

Objections : YES

Description of Development:

Single storey side and rear extensions

Key designations:

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

Proposal

The proposal comprises two elements:

- single storey side extension situated behind of an existing detached garage and incorporating a pitched roof rising to maximum height of 4.45m. It will be set a minimum 1.0m off the western boundary
- single storey rear extension with pitched roof and rising to maximum height of 3.6m

Location

The application property is situated within the northern half of Spring Shaw Road which forms part of modern housing estate occupying the site of the former Walsingham School.

Comments from Local Residents

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

- specific concerns relating to side extension, rear extension is acceptable

- previous proposal to extend to the side has been refused and dismissed at appeal
- side extensions is effectively two storey development
- loss of outlook and harm to neighbouring amenities

Comments from Consultees

Not applicable

Planning Considerations

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

Planning History

Planning permission has previously been refused for development involving two storey side extensions under refs. 05/01548 and 09/03478. Under the latter reference a two storey extension was proposed which would have been situated within 1.0m of the western boundary. That was refused by the Council on the basis that it would result in an overdominant feature seriously prejudicial to the visual amenities and prospect of the adjacent properties. That opinion was subsequently endorsed by a Planning Inspector.

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.

Objections have been raised specifically in relation to the proposed single storey side extension on the basis of its perceived dominance from surrounding properties. In comparison to previous schemes its height has been reduced to one storey and given its siting and relationship relative to the adjoining property at No 13 it is not considered that the amenities of that property will be adversely affected. Furthermore, the lower part of the extension would largely be obscured. The roof also slopes away from the common boundary further reducing its prominence. Accordingly, no objection is raised in relation to this element.

With regard to its impact on local character both extensions would largely be screened from the frontage and surrounding streetscene. The side extension would be situated behind the existing detached garage. The extensions are considered proportionate in relation to the plot and surrounding estate. Accordingly it is considered that the character of the area will be maintained.

Background papers referred to during production of this report comprise all correspondence on files refs. 05/01548, 09/03478 and 12/01645, excluding exempt information.

as amended by documents received on 10.08.2012

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 | ACK01 | Compliance with submitted plan |
| | ACC02R | Reason C02 |

Reasons for permission:

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

- | | |
|-----|---------------------------|
| BE1 | Design of New Development |
| H8 | Residential Extensions |

The development is considered satisfactory in relation to the following:

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

Application:12/01645/FULL6

Address: 15 Spring Shaw Road Orpington BR5 2RH

Proposal: Single storey side and rear extensions



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

Application No : 12/01706/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : Brackley The Hillside Orpington BR6
7SD

OS Grid Ref: E: 546566 N: 162944

Applicant : Mr Peter Darwin

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of a two storey five bedroom detached house with integral double garage and accommodation in roofspace.

Key designations:

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

Proposal

This proposal is for the demolition of existing dwelling and erection of a two storey five bedroom detached house with integral double garage and accommodation in roofspace.

Location

The property is a detached bungalow with accommodation in the roofspace located to the east of The Hillside and is adjacent to the Green Belt. Properties in the area are predominately detached bungalows and two storey dwellings set within sizeable plots.

Comments from Local Residents

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

- application is an improvement on previous approval 11/02322 as slight reduction of 0.5m in height and less impact on streetscene.
- request to preserve privacy and protect visual amenity condition be attached to retain trees as outlined on drawing 3808-PD-06 (particularly T5

Whitebeam tree within hedgerow of Uplands and valuable part of streetscene, softening impact of new higher dwelling). Boundary hedges marked on drawing should also be retained.

- concerns as arboricultural report does not indicate whether T5 has any structural implications on existing or new dwelling.
- no objections were raised from Fairlands as proposal is in keeping with existing buildings and proposal will not result in overdevelopment.

Comments from Consultees

The Council's Highways Division state the development would utilise the existing vehicular crossover leading to the integral double garage which is satisfactory. As such no objections are raised subject to conditions.

The Highways Drainage Division were consulted who state that subject to the applicants answer to question 15(b)(i) there is no public surface water sewer near to the site and as such surface water will have to be drained to soakaways. The site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water, as such no objections are raised subject to conditions.

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

From a trees perspective the application is accompanied by an arboricultural method statement and the Council concurs with its findings. No objections are raised subject to conditions.

Thames Water raise no objections with regard to sewerage and water infrastructure.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Sidespace
- G6 Land Adjoining Green Belt of Metropolitan Open Land
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

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

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

Planning History

In 1994 under planning ref. 94/00188, permission was refused for a two storey side extension and enlargement of roof incorporating 3 front and 3 rear dormers.

In 1994 under planning ref. 94/00858, permission was granted for a two storey side extension and enlargement of roof incorporating 3 front and 3 rear dormers.

In 2002 under planning ref. 02/00767, permission was granted for a first floor over bungalow and new roof to create two storey dwellinghouse.

In 2011 under planning ref. 11/02322, permission was granted for the creation of first floor to form two storey dwellinghouse with accommodation in roofspace and rear dormer window extensions. Single storey rear extension and steps to rear. Elevational alterations.

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.

A number of neighbouring properties are two storeys in height and due to the sloping nature of Hillside there is no uniformity in terms of roof heights in the streetscene at present. While the proposal would result in a property which would be significantly different in appearance than the existing property it is considered to be in keeping with the character of the area at present and would not appear incongruous in the streetscene.

The principle of constructing a two storey dwelling at the application site has previously been established under planning ref. 11/02322 granted for the creation of a first floor to form a two storey dwellinghouse. This approved application proposed a maximum height of 9.35m to the ridge on the front elevation (the existing dwelling is a maximum of 7.2m in height on the front elevation) while the current proposal would have a maximum of 9.5m in height to the ridge on the front elevation and as such is not considered to appear incongruous in the streetscene.

The proposal would result in an increased separation from 1m to 1.8m on the northern flank boundary with Uplands but would result in an increase in bulk towards the boundary with Agricola, reducing the side space from approximately 4m to a minimum of 1.1m, although this still satisfies the requirements of Policy H9.

The proposal would result in a significant increase in bulk towards the southern boundary and would result in a sizeable dwelling which covers a significant proportion of the site's width. However, the development proposed towards the southern boundary would be significantly lower in height than the main dwellinghouse resulting in a subservient appearance. Therefore, on balance it is

considered that the proposal would not result in an overdevelopment of the site or appear incongruous in the streetscene.

Agricola is located to the south of the application site and as such the impact in terms of loss of light for this property is anticipated to be minimal. With the exception of the bay windows which would be located 6m distance from the flank boundary no windows at first floor level or above are proposed to be located in the southern flank elevation and as such the potential loss of privacy or sense of overlooking for Agricola is anticipated to be minimal. The principal elevation of Uplands is located a minimum of 15m from the application site on a higher ground level, and as such the impact on the residential amenities of this property is anticipated to be minimal.

In 2010 under planning ref. 10/00695, Agricola was granted planning permission for a partial demolition and construction of two storey front, side and rear extensions incorporating two storey glazed element at rear, creation of basement and raised terrace at rear which has now been constructed. As previously stated while the current proposal would result in an increase in bulk towards the boundary with Agricola, the majority of the proposal would not project beyond the front or rear elevation of this property. In addition, while Agricola is located on a lower ground level than the application site, the hipped roof profile of the dwelling closest to southern boundary lessens the visual impact of the dwelling on Agricola thereby diminishing the dominance of the proposed dwelling.

The proposal is not anticipated to be detrimental to the visual amenity, character or nature conservation value of the adjacent Green Belt and as such is considered to be in line with Policy G6.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01706 and 11/02322, 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 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 |
| 4 | ACB02
ACB02R | Trees - protective fencing
Reason B02 |
| 5 | ACB03
ACB03R | Trees - no bonfires
Reason B03 |

- 6 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 7 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 8 ACC03 Details of windows
ACC03R Reason C03
- 9 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 10 ACH32 Highway Drainage
ADH32R Reason H32
- 11 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 12 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.

- 13 ACI11 Obscure glaz'g/details of opening (1 in) in the first floor
northern flank elevations

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

- 14 ACI17 No additional windows (2 inserts) first floor flank dwelling
ACI17R I17 reason (1 insert) BE1

- 15 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.

- 16 The vehicle hardstanding(s) / access drive(s) hereby permitted shall be formed of permeable paving in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include proposals for the regular maintenance of the paving, which shall be maintained in accordance with the approved details.

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

Reasons for permission:

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Sidespace
- G6 Land Adjoining Green Belt of Metropolitan Open Land
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

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

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

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

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

- (a) the impact of the development on the open nature of the adjoining Green Belt.
- (b) the appearance of the development in the street scene;
- (c) the relationship of the development to adjacent properties;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

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

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

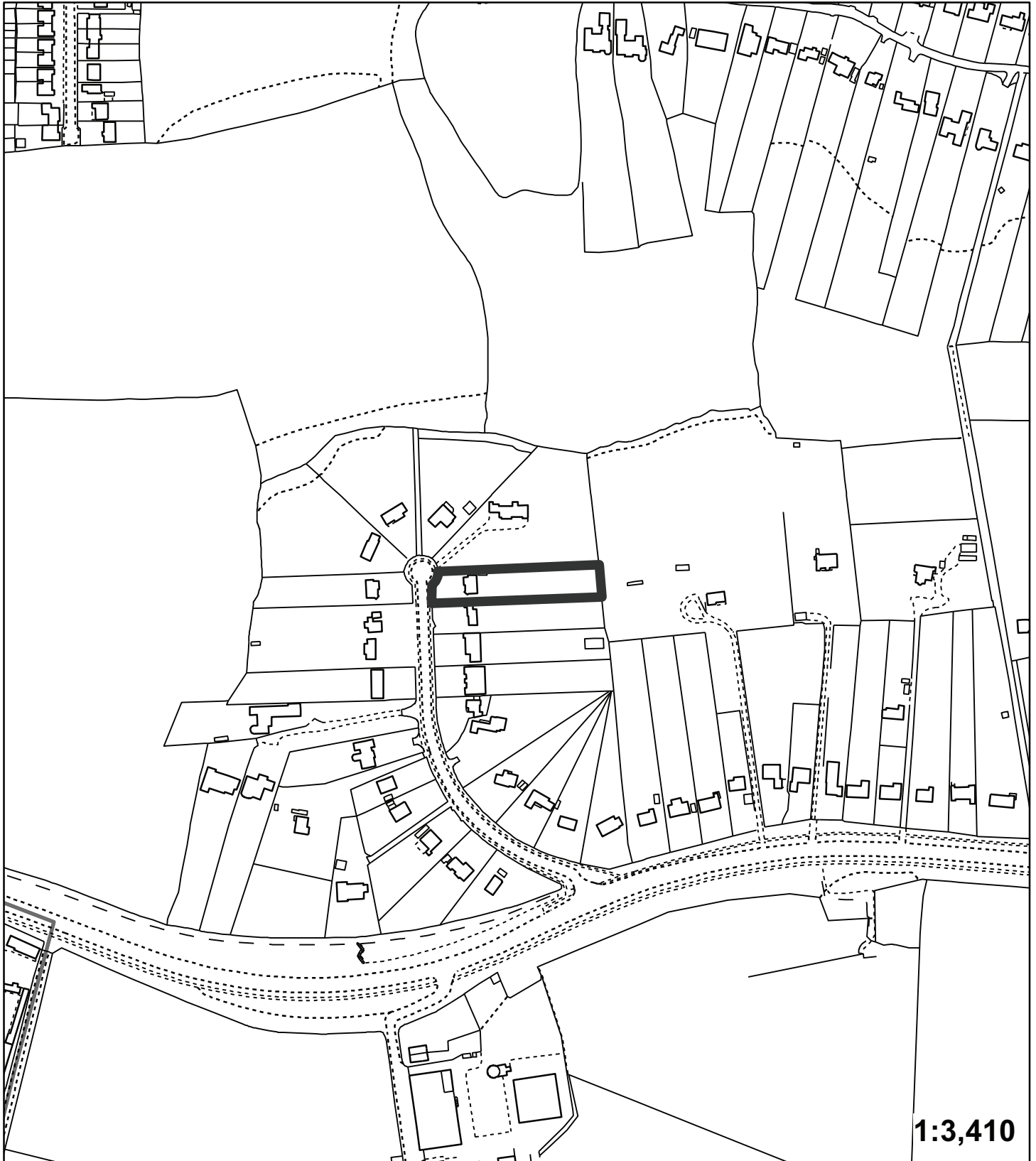
- 3 If during works on site suspected contamination is encountered, Environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

- 4 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

Application:12/01706/FULL1

Address: Brackley The Hillside Orpington BR6 7SD

Proposal: Demolition of existing dwelling and erection of a two storey five bedroom detached house with integral double garage and accommodation in roofspace.



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

Application No : 12/01827/PLUD

Ward:
Farnborough And Crofton

Address : 9 Nutfield Way Orpington BR6 8EU

OS Grid Ref: E: 543504 N: 165686

Applicant : Mr S Theverajah

Objections : YES

Description of Development:

Two storey rear extension, single storey side extension and alterations to roof to incorporate rear dormer. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Flood Zone 2
Historic Flooding

Proposal

To be considered jointly with application ref. 12/02235.

A Certificate of Lawfulness for a Proposed Development is sought in relation to the following works:

- single storey side extension;
- two storey rear extension; and
- alterations to the existing roof to incorporate a rear dormer

Location

The site is situated along the north western side of Nutfield Way which comprises of one- and two-storey detached houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following comments were received:

- proposed roof extension is out of character with surroundings

- site is on a prominent bend and third floor will dwarf neighbouring properties, and also result in overlooking and loss of privacy in respect on neighbouring properties
- loss of light
- overshadowing
- proposal will accentuate drainage problems
- oversized development, of character with surroundings
- numerous applications have been submitted for this property
- proposal will accentuate parking demand in the area
- adverse impact on adjoining Conservation Area
- disturbance will result from building works

However, it should be noted that only comments relating to the legal merits of the application can be considered and this is made clear in the notification letters.

Comments from Consultees

Not applicable

Planning Considerations

Classes A, B and C of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 (as amended)

Planning History

Planning applications for extensions have previously been refused under refs. 07/00912, 08/02670. More recently, applications for Certificates of Lawfulness have been submitted under refs. 12/00713 and 12/02235. The latter application is considered alongside this one in this committee agenda, whilst the former is the subject of an appeal.

Conclusions

The application requires that the Council formally consider whether the proposed works constitute lawful development under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) [GPDO]. Accordingly, the planning merits of the proposal cannot be considered, including any public comments.

With regard to the restrictions set out in the GPDO, the proposed side extension would not have a width greater than half the width of the original dwellinghouse. In addition, the height of the extension would not exceed 4 metres; and the extension eaves would not exceed the height of the eaves of the existing dwelling, or exceed 3.0m in height.

With regard to the two storey rear extension this would extend 3.0m in depth and would not be within 7.0m of the boundary of the curtilage of the dwellinghouse opposite its rear wall. Furthermore, it would maintain a minimum separation of

2.6m from either flank boundary, and the combined footprint of the side and rear extensions would not exceed 50% of the total area of the curtilage of the dwellinghouse (other than the original dwellinghouse).

With regard to the roof additions (including the rear dormer and roof above the two storey extension) these are considered Permitted Development on the basis that their cumulative volume will not exceed 50 cubic metres. In respect of other provisions of the GPDO no part of the proposal exceeds the highest part of the existing roof, and the roof will not extend beyond the plane of the existing principal roof slope. Both side dormer windows will be obscure glazed and fixed shut. The front rooflights are considered to constitute Class C development on the basis that these would not protrude more than 150mm above the roof slope.

In summary, the Certificate of Lawfulness should be granted as the proposals comply with Classes A, B and C of the GPDO.

Background papers referred to during production of this report comprise all correspondence on files refs 07/00912, 08/02670, 12/00713, 12/01827 and 12/02235, excluding exempt information.

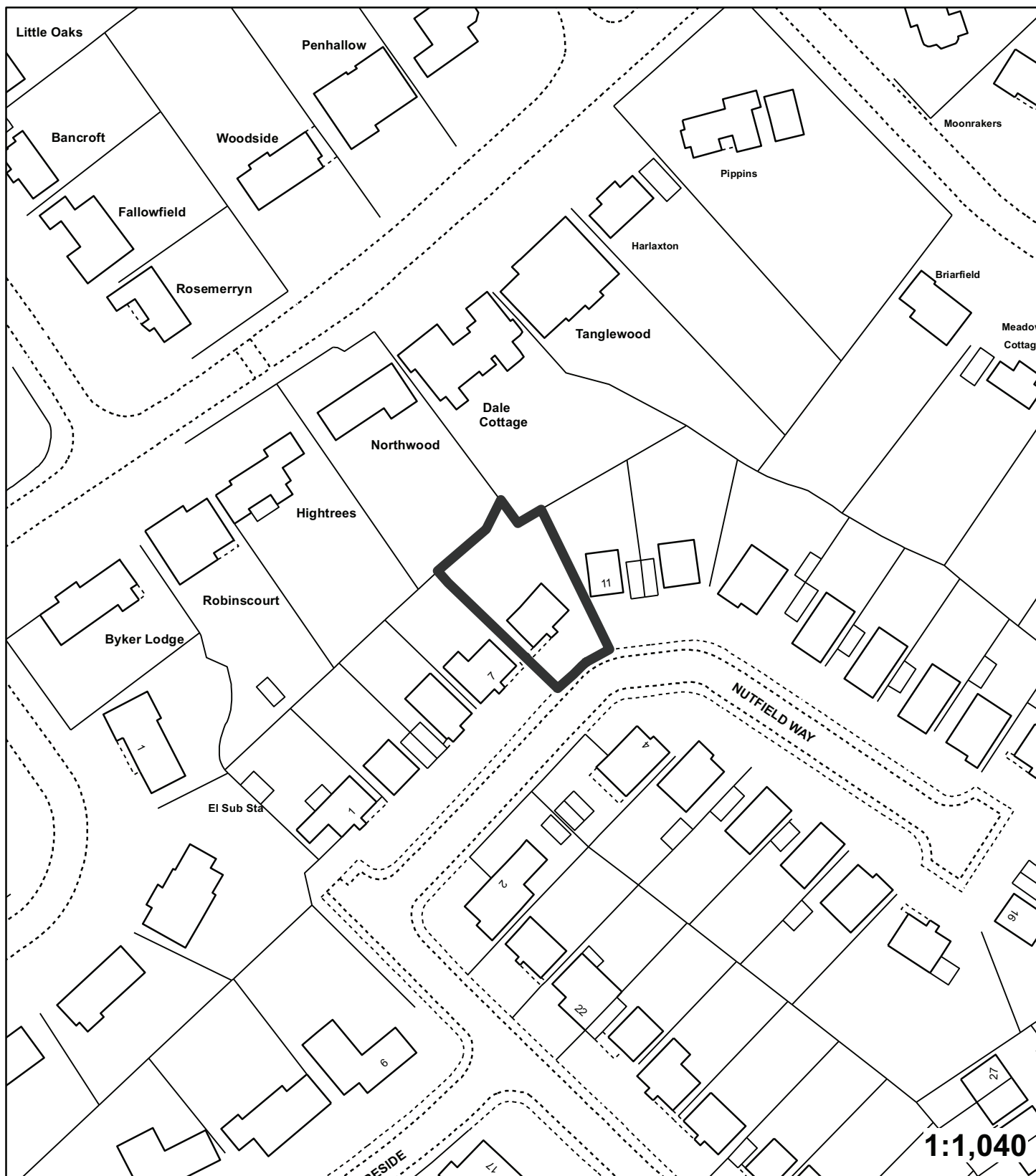
RECOMMENDATION: CERTIFICATE BE GRANTED

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

Application:12/01827/PLUD

Address: 9 Nutfield Way Orpington BR6 8EU

Proposal: Two storey rear extension, single storey side extension and alterations to roof to incorporate rear dormer. **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT**



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

Application No : 12/01845/FULL1

Ward:
Hayes And Coney Hall

Address : 56 Bourne Way Hayes Bromley BR2 7EY

OS Grid Ref: E: 539717 N: 166069

Applicant : Blackheath & Bromley Harriers AC

Objections : YES

Description of Development:

Single storey/two storey extensions; cladding and elevational alterations; external first floor access provision; resurfacing and laying out of parking area.

Proposal

Single storey and two storey extensions are proposed by this application as well as cladding and elevational alterations, external first floor access provision and the resurfacing and laying out of the parking area.

The proposed extensions are single storey with a flat roof with rooflights design. The second storey element will facilitate the lift facility and is kept to a minimum of built development. The revised access to the first floor accommodation is along part of the new flat roof development. Some replacement windows and cladding are proposed along with a new club sign as part of the elevational alterations.

Location

The site is accessed from the north side of Bourne Way. Residential lies to the west, south and east of the site and the railway line to the north.

Single storey and two storey extensions are proposed by this application as well as cladding and elevational alterations, external first floor access provision and the resurfacing and laying out of the parking area.

Comments from Local Residents

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

- potential concerns of how the development may impact in terms of noise and sunlight with full comments held pending sight of the plans.
- detrimental visual impact
- noise concerns
- concerns with increased number of users

- will bring development closer to garden
- existing buildings unsightly with flue and security lighting which creates light pollution

Comments from Consultees

No significant trees would be affected by this proposal.

Highways Drainage advise that surface water will have to be drained to soakaways and suggest planning conditions and an informative in the event of a planning permission.

No technical objections are raised by Thames Water in respect of the proposal and informatives are suggested in the event of a planning permission.

Highways Planning comments note the formalisation and porous surface material of the parking area, the marking out of bays and provision of a turning area to be a marked improvement on the existing situation. Subject to the provision of cycle parking and suggested conditions in the event of a planning permission no highway objection is raised.

No objections are raised from an Environmental Health point of view and informatives are suggested in the event of a planning permission.

No technical objections are raised in respect of cleansing.

Planning Considerations

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

BE1 Design of New Development
 T3 Parking
 L9 Indoor Recreation and Leisure
 SPG1

Planning History

The planning history includes a number of previous permissions: ref. 08/00410 - Two storey side extension to provide office and kitchen and storage and toilet for sports club, and more recently in 2008/09 a planning refusal for the demolition of the coach house and erection of 3 storey building comprising ladies changing room on ground floor and 2 two bedroom flats on upper floors followed by a permission ref. 09/01163 for a revised similar scheme.

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 use of the site is well established (since 1926) for use by the athletics club and currently has a membership in the region of 850. The planning application form suggests the hours of opening for the proposed non-residential use are 9am-9pm Monday-Friday, 10am - 5pm Saturdays and 10am – 2pm Sundays although the supporting statement does reference the club are looking to increase the number of private bookings.

The supporting statement submitted with the application states that the proposals will improve facilities as well as make all parts of the site fully accessible for less able bodied athletes. By having enhanced facilities they hope to expand current female numbers and users of other groups such as Pilates and Run England. As well as hoping to attract a larger number of athletes it is hoped the improved facilities will enhance prospects for social/private hire functions. The supporting statement sets out the current levels of use (including private functions) and states that this will largely remain unchanged although it is planned to increase the numbers of private bookings. It should be noted the size of the function room remains unchanged.

Planning policy recognises the importance of the role that leisure and recreation can play in the life of the Borough and is equally concerned that there is no detrimental impact on nearby residential amenity.

There have been a number of previous planning proposals but the agent highlights that the club have allowed planning permission ref. 09/01163 to lapse in order not to have a detrimental impact on current considerations.

The site sits behind residential properties and is set at a slightly lower level. It has a general feel of substantial and mature natural screening; the railway embankment to the north is at a much higher level. Neighbour concerns have been raised in relation to the visual impact of the extension. As noted it is of a flat roof design and the site sits at a lower level than the neighbours to the south and west. The proposed development will be at angles to the site boundaries and will, at its closest, be approximately 7m rising to 14m away from the southern boundary and 4.5m rising to 7.5m from the western boundary. Given also the maturity of natural screening it may be considered that although the development will be visible from the nearby dwellings the visual impacts arising therefrom would not be sufficient to warrant a planning refusal. Whilst the design is of a flat roof it does not appear to sit uncomfortably with the host building. Equally a new external material is to be introduced by the way of an element of cedar cladding. This will sit comfortably alongside the existing brick finish.

Neighbour concerns are also raised in respect of the noise and increased comings and goings. The planning history of the site indicates the acceptance of increased development at the site. There is no record with Environmental Health that suggests the site raises any neighbour nuisance. The intention seems to be to make the facilities more attractive to a wider membership base and to enhance the booking attraction of the existing function room. There do not seem to be any existing planning restrictions from this point of view and this element of the use could be safeguarded by Environmental Health legislation.

The proposed formalisation and porous surface material of the parking area, the marking out of bays and provision of a turning area are considered, from a highways point of view, to be a marked improvement on the existing situation.

A CIL form has been completed and it appears that the proposed development may be liable to a payment under the Mayoral CIL. An informative is suggested in the event of a planning permission.

Having had regard to the above Members may consider given the planning history, the Environmental Health history, the lower levels of the site and the low level design approach that, on balance, the scheme may not result in a significant loss of amenity to local residents nor cause such harm to the character of the area as to warrant a planning refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01845 and 09/01163, excluding exempt information.

as amended by documents received on 24.07.2012

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 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 4 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 5 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 6 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided (for 20 cycles) at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.
 ACH22R Reason H22
- 7 ACH29 Construction Management Plan
 ACH29R Reason H29
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 AJ02B Justification UNIQUE reason OTHER apps

Policy (UDP)
BE1 Design of New Development

INFORMATIVE(S)

- 1 In order to check that the proposed storm water system meets our requirements the Local Planning Authority require that 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 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.
- 2 Before the use commences the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during works on site any suspected contamination is encountered Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 3 Surface Water Drainage - 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.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 5 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:12/01845/FULL1

Address: 56 Bourne Way Hayes Bromley BR2 7EY

Proposal: Single storey/two storey extensions; cladding and elevational alterations; external first floor access provision; resurfacing and laying out of parking area.



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

Application No : 12/01849/FULL1

Ward:
Crystal Palace

Address : 39 Selby Road Penge London SE20 8ST

OS Grid Ref: E: 534398 N: 169123

Applicant : Mr Jeremy Farrow

Objections : YES

Description of Development:

Removal of unauthorised rear extensions, replacement single storey rear extension and conversion into 1 one bedroom and 2 two bedroom flats.

Proposal

Planning permission was granted under ref. 10/01094/FULL1 for the removal of the unauthorised rear extensions to the property, a replacement single storey rear extension of 3.5m in depth and the conversion of the building into 1 one bedroom and 2 two bedroom flats. Planning permission is now sought for a very similar proposal, to increase the depth of the single storey rear extension from the previously permitted 3.5m to 4.1m.

The development would comprise the following:

- single storey rear extension with a maximum depth of 4.1m and a flat roof measuring approximately 2.8m high across the full width of the host building;
- conversion of ground floor to form 1 one bedroom and 1 two bedroom flats;
- conversion of first floor to provide 1 two bedroom flat;
- rear amenity area with communal access for all flats.

Works have progressed on site to remove the unauthorised extensions (comprising a rear dormer and two storey rear extension). At present, only the external walls of the two storey extension remain at ground floor level.

Location

The application site has an area of 0.0274 hectares and is located on the western side of Selby Road, Penge. It comprises a linked semi-detached property which was previously in use as 5 separate flats with a large two storey rear extension. Neither the conversion nor the extension has had the benefit of planning permission.

The immediate surrounding area comprises a mix of single dwelling houses and flatted accommodation, including properties which have been converted to form flats. Some of the properties in the vicinity of No.39 have single storey rear extensions.

Comments from Local Residents

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

- agree to removal of unauthorised rear extensions
- conversion will have adverse effect on immediate area including lack of parking, litter, rubbish and unkempt properties
- the application property was originally designed as a 4 bedroom house – only a handful of these remain and in order to address this imbalance the property should be reinstated to its original design intent
- the previous conversion of No. 39 has caused particular problems, such as parking, extensive litter and vermin
- proposed conversion to three dwellings is an extreme change in what is already a densely populated road of terraced houses
- domestic waste should be appropriately and securely stored
- landscaping must be sympathetic to existing surrounding properties
- conversion will cause more parking and noise problems

Comments from Consultees

Highways raise no objection to the proposal, subject to standard conditions.

Cleansing advise that refuse and recycling should be left at the edge of the curtilage for collection.

The Council's in-house drainage advisor made no comment on the application.

Environmental Health (housing) advise the following:

- means of escape from both bedrooms on the ground floor right flat is via the high risk kitchen/lounge area. This might be acceptable if bedroom windows are designated Fire Escape windows under Building Regulation approval
- bedroom 2 in the first floor flat is, at 5.6 sqm too small to be considered for use as a bedroom. Minimum size for a bedroom under guidance relating to Housing Act 2004 is 6.5 sqm
- development should meet or exceed all other building regulations in respect of fire separation between units, other means of escape in case of fire, sound insulation and improved thermal efficiency.

Planning Considerations

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

BE1 Design of New Development
H1 Housing Supply
H7 Housing Density and Design
H8 Residential Extensions
H11 Residential Conversions
T7 Cyclists
T18 Road Safety

Planning History

There is extensive planning history relating to this site.

The building was converted into 5 flats with the addition of a two storey rear extension, all without the benefit of planning permission. Planning permission was sought retrospectively for the extension; however, this was refused under ref. 07/03964.

The Council issued enforcement notices requiring the building to be converted back into a single dwelling house and the two storey rear extension be removed.

An appeal against the refusal to grant planning permission for the rear extension and the enforcement notice was dismissed. The Inspector concluded that the conversion had resulted in “an over intensive use of the property that has led to an increase in comings and goings and on-street parking” and furthermore that this had resulted in “an unacceptable impact upon the living conditions of the occupiers of surrounding properties, in particular the adjoining properties and highway safety”.

Under ref. 10/01094, planning permission was granted for the removal of unauthorised rear extensions, replacement single storey rear extension and conversion into 1 one bedroom and 2 two bedroom flats.

Works have progressed on site to remove the unauthorised extensions.

Conclusions

As the principle of the conversion of the building to form 1 one bedroom and 2 two bedroom flats was accepted under ref. 10/01094/FULL1, the main issue for consideration in this case will be the acceptability of the proposed increase in the depth of the single storey rear extension.

As previously approved, the single storey rear extension would project with a depth of 3.5m. It is now proposed to extend this to 4.1m. Whilst the property is semi-detached, the adjoining property at No. 40 benefits from a single storey rear extension (3.5m in depth), and it is not considered that the additional depth proposed would give rise to a significant impact on the amenities of this neighbouring property. Whilst there would be a degree of additional impact to the adjacent property at No. 38 as a result of the increased depth, the height of the extension is relatively modest at 2.8m and it is not considered that any additional impact would be so significant to warrant the refusal of planning permission.

Members will note the comments made from Environmental Health (housing) regarding the size of the second bedroom in the first floor flat, however the size of the bedroom is similar to that approved under ref. 10/01094.

On balance, Members may agree that the proposed development is acceptable and planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/03964, 10/01094 and 12/01849, 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 | ACA04 | Landscaping Scheme - full app no details | | | |
| | ACA04R | Reason A04 | | | |
| 4 | ACH18 | Refuse storage - no details submitted | | | |
| | ACH18R | Reason H18 | | | |
| 5 | ACH22 | Bicycle Parking | | | |
| | ACH22R | Reason H22 | | | |
| 6 | ACI13 | No windows (2 inserts) | north-west | or | south-east |
| | | extension | | | |
| | ACI13R | I13 reason (1 insert) | BE1 | and | H7 |

Reasons for granting permission:

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H8 Residential Extensions
- H11 Residential Conversions
- T7 Cyclists
- T18 Road Safety

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

- (a) the density of the proposed development
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the proposed parking provision and the impact to conditions of road safety

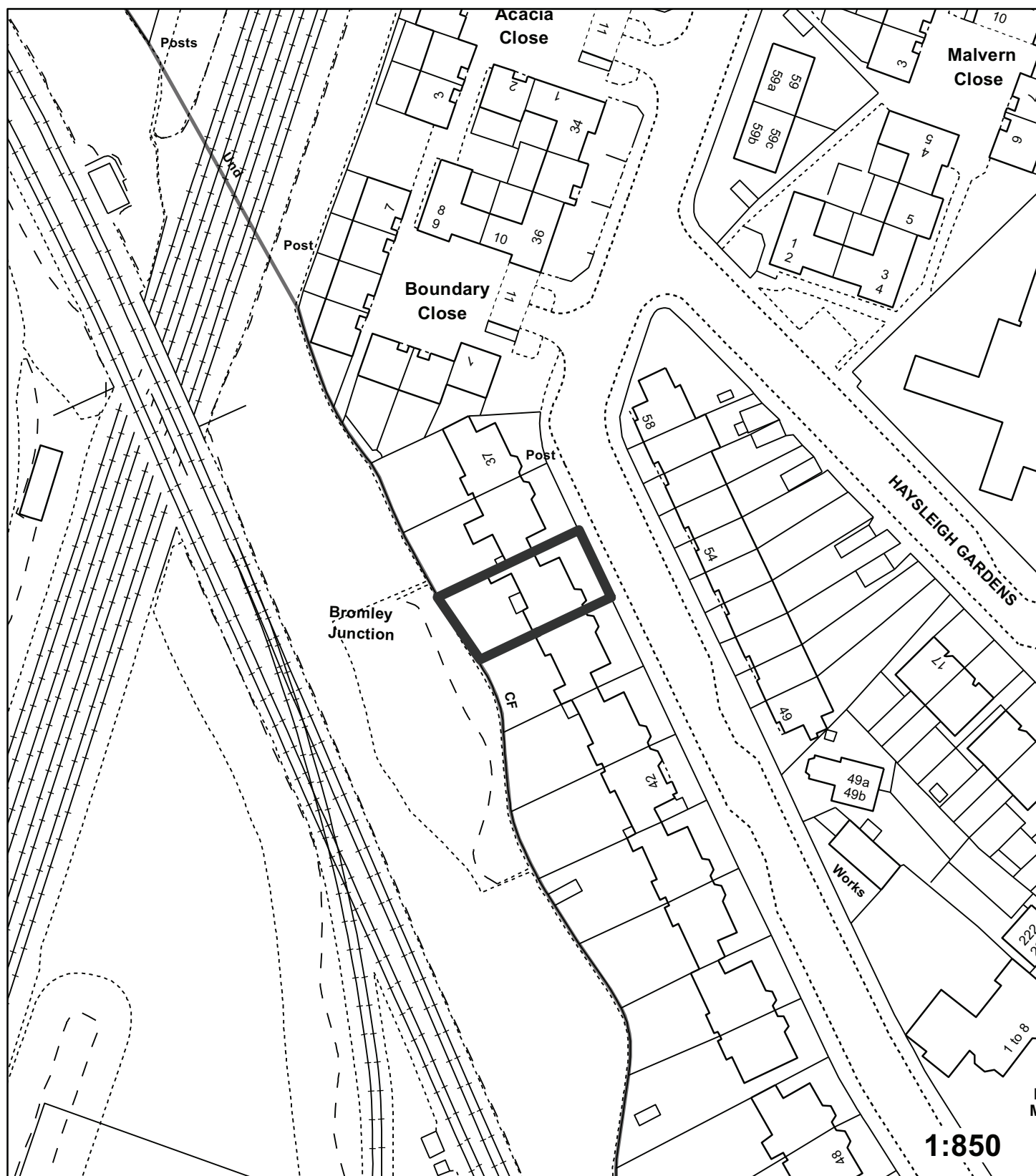
- (f) the housing policies of the Unitary Development Plan
- (g) the transport policies of the Unitary Development Plan
- (h) the conservation policies of the Unitary Development Plan
- (i) the provision of amenity space for future occupiers of the proposed flats

and having regard to all other matters raised.

Application:12/01849/FULL1

Address: 39 Selby Road Penge London SE20 8ST

Proposal: Removal of unauthorised rear extensions, replacement single storey rear extension and conversion into 1 one bedroom and 2 two bedroom flats.



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

Application No : 12/01859/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 8 Edith Road Orpington BR6 6JQ

OS Grid Ref: E: 546361 N: 164382

Applicant : Mr Nick Pearcey

Objections : NO

Description of Development:

Single and first floor rear extensions

Key designations:

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

Proposal

This application seeks permission for single and first floor rear extensions to a terraced dwelling.

The proposed single storey rear extension will infill the rear corner of the dwelling and will have a width of 3.1m and a rear projection of 3.8m. The roof will be sloped with a maximum height of 3.7m and an eaves height of 3.0m.

The first floor rear extension will have a rear projection of 3.8m and a width of 2.7m, and will be sited above the existing ground floor section of the house which projects into the rear garden. The roof will be sloped with a total height of 6.9m and a eaves height of 5.6m.

Location

The application site is located in a residential area of Orpington and is part of a terrace of dwellings.

Comments from Local Residents

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

- clarification of plans requested.

Comments from Consultees

There are no comments.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

The Council's adopted SPG guidance is also a consideration.

The London Plan 2011 and National Planning Policy Framework 2012 are also a consideration.

Planning History

This property has no relevant planning history

Conclusions

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

The proposed single storey side extension would project no further to the rear of the existing dwelling, and in view of the existence of a single storey rear extension adjacent to the boundary at No. 6, the impact on the amenities of this neighbouring property would not be excessively harmful.

Regarding the proposed first floor extension, this would extend beyond the main roofslope and onto the roof of the existing single storey rear projection. Given the existence of a similar roof extension in the vicinity, it is not considered that the development would appear out of character with the area. Whilst the proposal would involve an increase in the height of the flank wall shared with No. 10, this is not considered to be excessive and the first floor window at No. 10 is sited some distance from this boundary. It is therefore considered that the proposal would not be likely to result in a significant loss of amenity, whilst in view of the separation to No. 6 it is unlikely that any detrimental impact would arise to this property as a result of the bulk of the built development. A condition can be imposed preventing any flank windows from being inserted in the interest of the privacy of the neighbouring properties. It is also noted that similar applications for first floor rear extensions were granted at No. 6 in 1983 and at No. 12A in 2004.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI13 No windows (2 inserts) flank extensions
 ACI13R I13 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

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

Policies (UDP)

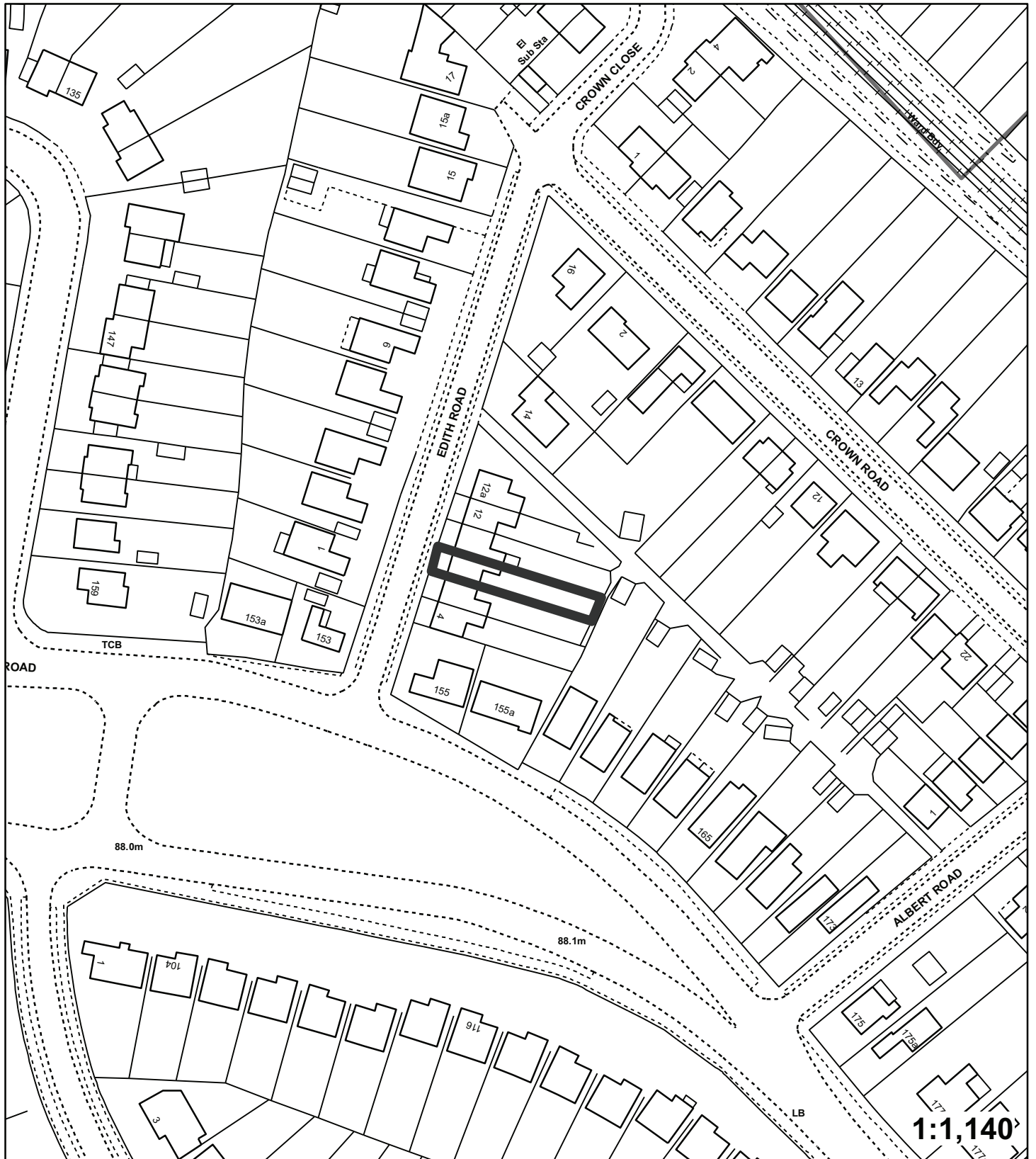
- BE1 Design of New Development
- H8 Residential Extensions

The Council's adopted SPG guidance.

Application:12/01859/FULL6

Address: 8 Edith Road Orpington BR6 6JQ

Proposal: Single and first floor rear extensions



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

Application No : 12/01971/FULL3

Ward:
Penge And Cator

Address : 2 - 4 Raleigh Road Penge London SE20
7JB

OS Grid Ref: E: 535594 N: 170188

Applicant : Mr Daniel Jackson

Objections : NO

Description of Development:

Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.

Key designations:

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

Proposal

The proposal seeks permission for the conversion of the first and second floors of the building from a snooker club to form 6 two bedroom flats. To facilitate this conversion, a three storey side extension is to be constructed adjacent to the boundary with 1 Green Lane within what was formerly the police station yard. The extension will accommodate a new entrance hall and staircase which would be accessed from the yard. Elevational alterations are proposed (including alterations to fenestration), and a communal roof terrace is proposed to provide amenity space for the occupiers of the flats, with a pergola and lily pool.

Although the building fronts Raleigh Road, pedestrian and vehicular access is via an existing crossover from Green Lane. The crossover provides a shared access to the old stables located to the rear of the existing redundant police station. The old stable block is subject to a separate planning application for conversion into a residential dwelling.

To address concerns raised over parking in the previous proposal an additional parking space has now been provided to accommodate off street car parking for 5

vehicles located adjacent to the existing boundary wall of the rear garden of 1 Green Lane.

Location

The existing building is some three storeys in height. The ground floor is currently occupied by an electrical goods wholesaler accessed from Raleigh Road and this use is to remain as existing. The upper floors of the building were previously used as a snooker club and only had pedestrian access from a narrow alleyway off Penge High Street located adjacent to the old police station.

The police station building is Locally Listed and was constructed in the mid 19th Century. The site is bounded to the south by Green Lane. There is an alleyway to the west bounded by the rear of commercial and retail premises fronting Penge High Street. To the north the site abuts the rear gardens of terraced housing fronting Raleigh Road.

Comments from Local Residents

To date no comments have been received.

Comments from Consultees

With regards to highway planning issues, no technical objections are raised, subject to appropriately worded planning conditions on any approval to ensure acceptable highway and pedestrian safety.

With regards to the standard of accommodation proposed, natural ventilation should be provided to bathrooms, fire doors should be provided and balustrades may be required to the void area serving flats 2 and 5. These matters can however be resolved through the Building Regulations application and from an environmental health housing perspective the standard of accommodation provided is acceptable. A planning condition is suggested on any approval in relation to air quality management.

In terms of refuse collection, access through the gates must be available without the use of keys or a code to ensure acceptable collection of refuse.

In terms of Designing Out Crime no technical objections are raised from the Metropolitan Police.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use

- T1 Transport Demand
- T3 Parking
- T18 Road Safety

SPG

- No1 General Design Principles
- No2 Residential Design Guidance

London Plan

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

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account.

Planning History

Under planning application ref. 10/00994, planning permission was refused and dismissed at appeal for elevational alterations and conversion of first and second floors from a snooker club to form 8 one bedroom flats together with communal roof terrace and pergola. The appeal inspector concluded that the living and dining room windows to some of the flats would not provide reasonable levels of natural light and outlook and would be harmful to the living conditions of prospective occupiers. It was therefore concluded by the Inspector that as such the proposal would not provide a high quality residential environment and would be contrary to Policies BE1 and H12. The Inspector also concluded that the pedestrian access to the flats from a narrow alleyway off the High Street would not amount to an attractive residential setting and would also fail to be safe and convenient conflicting with Policies BE1, T6 and T18.

Under planning application ref. 11/03600, planning permission was refused for a three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola. The proposal was considered to be an overdevelopment of the site, out of character with the locality, thereby detrimental to its visual amenities and character, and contrary to Policies H7 and BE1 of the Unitary Development Plan, PPS 3: Housing, and Policy 3.5 of the London Plan. The proposal was also considered to lack adequate on-site car parking and likely to lead to increased demand for on-street car parking in the surrounding area detrimental to the amenities of nearby residents and prejudicial to the free flow of traffic and conditions of general safety along the highway, thereby contrary to Policy T18 of the Unitary Development

Plan. An appeal has been submitted against this refusal and this is pending consideration.

Conclusions

The main issues relating to the application are whether the current development proposals address the issues raised in the previous refusal and appeal decision and whether the development is acceptable in terms of character and impact on the amenities of proposed and neighbouring residents.

To address the reason for refusal concerning car parking provision, the site area has been increased in size towards the south to accommodate an additional parking space adjacent to the rear boundary with the Old Stables which is subject to a separate planning application for a change of use to residential.

With regards to the reason for refusal concerning an overdevelopment of the site, out of character with the locality, the applicant has not proposed any changes to the scheme to address this. However, in the previous proposal dismissed at appeal (ref.10/00994) the development proposed was for 8 one bedroom flats and the Inspector did not raise any concerns regarding the number of units and the impact on the character of the locality.

The development proposed appears to be accommodated satisfactorily within the street scene. The proposed extension is of a sympathetic design and scale, subservient to the host building and is considered on balance to respect the existing character and appearance of the area, street scene and surroundings. The design of the scheme is considered to provide an appropriate solution to reuse an existing redundant building.

In terms of car parking, the development is within an area of high public transport accessibility in a town centre location. To address the reason for refusal concerning car parking provision, the site layout has been changed and now includes more of the land located to the rear of the old stable block and this allows for the provision of an additional parking space. Five off street car parking spaces are provided and the proposal would therefore on balance not result in any significant harm to the area in terms of on street parking demand or highway and pedestrian safety, compliant to Policies T3, and T18.

With regards to the communal amenity space located on the roof and gated access, further landscaping, boundary enclosure details and screening to the roof area could be requested through an appropriately worded condition to ensure highway and pedestrian safety along with residential amenity is maintained if Members are minded to approve the application.

The National Planning Policy Framework and London Planning Advisory Committee (LPAC) advice suggest that buildings formerly in non residential uses can be a potential important source of extra housing. Policy H12 of the Unitary Development Plan states that the Council will normally permit the conversion of genuinely redundant office buildings and other non residential buildings to other uses subject to achieving a satisfactory quality of accommodation and amenity for

future occupiers. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider whether the provision of additional residential accommodation in the manner proposed is acceptable in this case given the previously dismissed appeal decision and the recently refused application.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00994, 11/03525, 11/03600, and 12/01971, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|---|------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA08 | Boundary enclosures - implementation | |
| | ACA08R | Reason A08 | |
| 4 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 6 | ACC04 | Matching materials | |
| | ACC04R | Reason C04 | |
| 7 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 8 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3 x 2.4 x 3.3m |
| | | 1m | |

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

- | | | | |
|----|--------|--|--|
| 9 | ACH18 | Refuse storage - no details submitted | |
| | ACH18R | Reason H18 | |
| 10 | ACH22 | Bicycle Parking | |
| | ACH22R | Reason H22 | |
| 11 | ACH23 | Lighting scheme for access/parking | |
| | ACH23R | Reason H23 | |
| 12 | ACH29 | Construction Management Plan | |
| | ACH29R | Reason H29 | |
| 13 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 14 | | No loose materials shall be used for the surfacing of the parking and turning area hereby permitted. | |

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

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
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- T1 Transport Demand
- 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 adjacent property
- (c) the character of the development in the surrounding area and the impact on existing buildings
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

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.

- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.

Application:12/01971/FULL3

Address: 2 - 4 Raleigh Road Penge London SE20 7JB

Proposal: Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.



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

Application No : 12/01973/FULL1

Ward:
Penge And Cator

Address : Penge Police Station 175 High Street
Penge London SE20 7DS

OS Grid Ref: E: 535602 N: 170149

Applicant : Mr Daniel Jackson

Objections : NO

Description of Development:

Elevational alterations and conversion of former stable block to 1 one bedroom dwelling with associated garden and car parking space and new entrance gates and wall.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building

Proposal

The application is an amendment to the previously approved scheme and reduces the extent of the site area to enable an additional car parking space to be provided on the adjacent site at 2 – 4 Raleigh Road which is the subject of a separate planning application. The application seeks permission to convert the existing former stable building located within the courtyard area into a one bedroom residential property. A new window will be positioned into the south east elevation to provide light into the living / dining room and a door with glazed side panels will be introduced on to the North West elevation. The new door would provide access to an enclosed private garden area. The existing first floor will be opened up to provide a bedroom with an en-suite bathroom and study with rooflights provided to the rear roof slope for natural light and ventilation.

The existing outbuildings and portacabins are to be removed. The existing vehicle access located off Green Lane is to be retained with the boundary wall reduced in height, the access widened and new vision splays provided along with new gates to improve pedestrian and vehicular safety. This vehicle access is to be shared with the occupiers of the property located at 2-4 Raleigh Road for which a separate planning application has been submitted for a change of use in to residential flats.

Location

The application site is located to the rear of the former police station building which fronts Penge High Street and is at the junction with Green Lane. The police station building is Locally Listed and was constructed in the mid 19th Century. The stable block was initially used as stables for police horses and later for storage purposes.

Comments from Local Residents

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

Comments from Consultees

From a highway planning perspective, no technical objections are raised.

With regards to the standard of accommodation proposed no objections are raised from an environmental health perspective.

From a heritage and urban design perspective no objections are raised subject to planning conditions on any approval concerning the details of appropriate materials.

From a highways drainage perspective no technical objections are raised but the access road and parking areas should be constructed of permeable materials.

From an environmental health perspective, the site is located within an Air Quality Management Area and a condition is suggested on any approval to minimise the impact of the development on local air quality. An informative is also suggested on any permission to ensure compliance with the Control Of Pollution Act 1974 and / or the Environmental Protection Act 1990.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- T1 Transport demand
- T3 Parking
- T18 Road Safety

SPG

- No1 General Design Principles
- No2 Residential Design Guidance

London Plan

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

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account.

Planning History

Under planning application ref. 11/03525, planning permission was granted for elevational alterations and conversion of former stable block to 1 two bedroom dwelling with associated car parking space and new entrance gates and wall.

Under planning application ref. 11/03600, planning permission was refused at 2-4 Raleigh Road for a three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola. An appeal has been submitted against this refusal and this is pending consideration.

Under planning application ref. 12/01971, a planning application is pending consideration at 2- 4 Raleigh Road for a three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola. An appeal has been submitted against this refusal and this is pending consideration.

Conclusions

This development has previously been permitted and the only change now proposed is an adjustment in the associated amenity area to enable an additional parking space for the adjoining development.

The proposal is considered compliant to Policies BE1 and BE10 as the scale and form of the proposed alterations to the building are considered to be in keeping with the character and appearance of the area and the special local interest of the existing building. There are no highways objections in terms of parking and access and the standard of accommodation is considered to be acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03600, 11/03525 and 12/01973, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|------------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA08 | Boundary enclosures - implementation | |
| | ACA08R | Reason A08 | |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 5 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 6 | ACC04 | Matching materials | |
| | ACC04R | Reason C04 | |
| 7 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 8 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3 x 2.4 x 3.3m |
| | | 1m | |

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

- | | | | |
|----|--------|--|--|
| 9 | ACH32 | Highway Drainage | |
| | ADH32R | Reason H32 | |
| 10 | ACI02 | Rest of "pd" Rights - Class A, B,C and E | |

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

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

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

Reasons for granting permission:

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community Facilities
- T1 Transport Demand
- 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 adjacent property
- (c) the character of the development in the surrounding area and the impact on existing buildings
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

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.

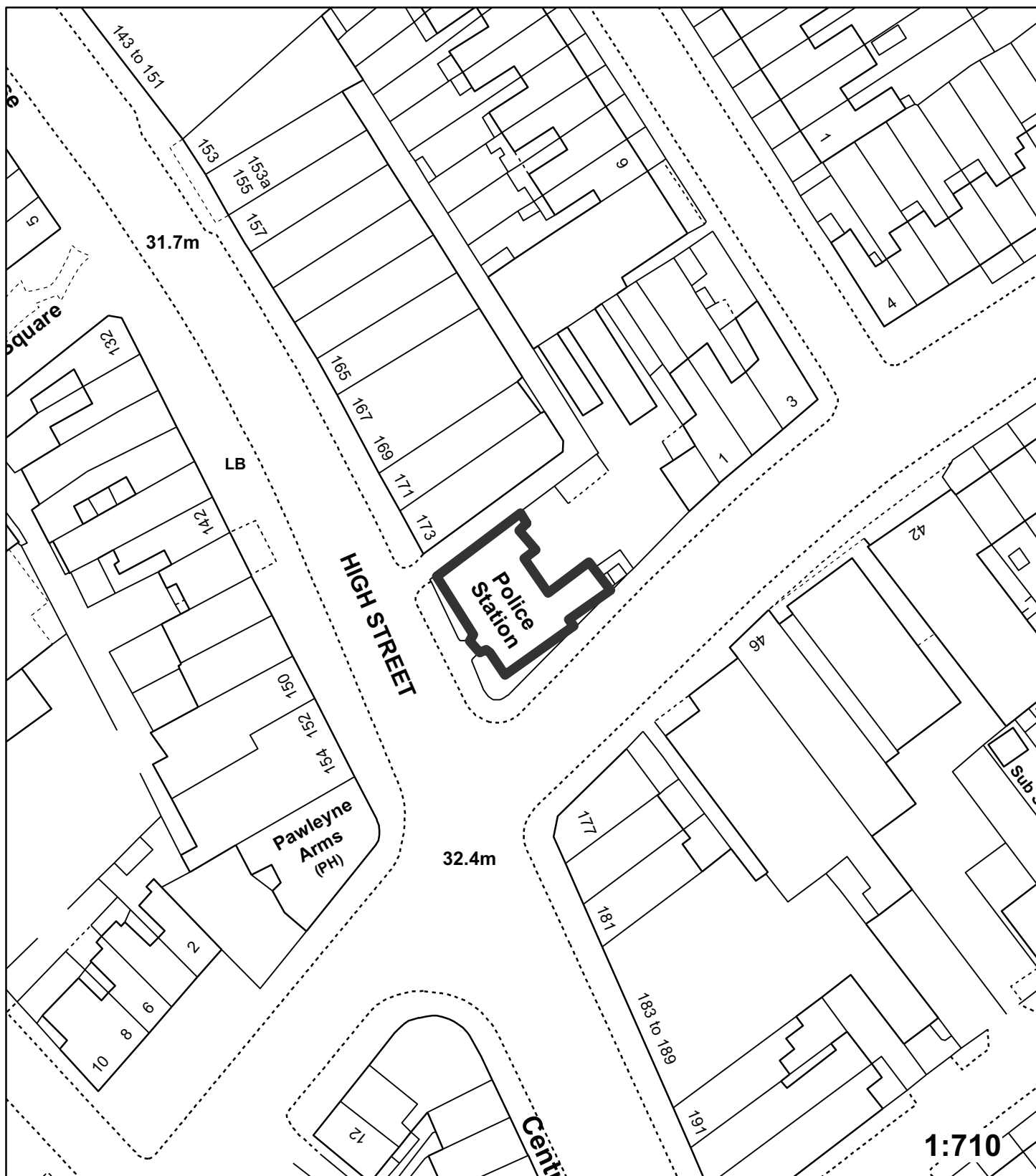
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.

Application:12/01973/FULL1

Address: Penge Police Station 175 High Street Penge London SE20 7DS

Proposal: Elevational alterations and conversion of former stable block to 1 one bedroom dwelling with associated garden and car parking space and new entrance gates and wall.



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

Application No : 12/01998/FULL1

Ward:
Bickley

Address : Jasmin Chislehurst Road Bromley BR1
2NJ

OS Grid Ref: E: 542277 N: 169527

Applicant : Mr And Mrs Mirant Parikh

Objections : NO

Description of Development:

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

Key designations:

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

Proposal

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

The proposed dwelling will have a hipped roof with a maximum height of 8.0m. The width of the dwelling will be 17.8m and will occupy the majority of the width of the site. The house will have a length of 21.6m, including the single storey front and rear aspects.

Location

The application site is on the north western side of Chislehurst Road. The properties on Chislehurst Road are predominantly detached dwellings set within spacious plots. The architectural style of the road is characteristically mixed.

Comments from Local Residents

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

Comments from Consultees

No Thames Water objections are raised subject to an informative.

Technical drainage comments have been received requesting details of surface water drainage and a foul water drainage condition is suggested.

No technical highways objections are raised as no alterations to the access and parking arrangements are proposed. A construction management plan is suggested as the neighbouring house may be redeveloped at a similar time.

No comments have been received from the Council's Tree Officer.

Planning Considerations

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

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

Planning History

Planning permission was refused under ref. 09/01382 for single storey front and rear extensions first floor side and rear extensions and detached single storey garage at front. The refusal grounds were as follows:

'The proposed detached garage, by reason of its prominent siting, would be an incongruous feature unduly intrusive in the street scene and would result in an adverse impact on the character and appearance of the area, and would therefore be contrary to Policy BE1 of the Unitary Development Plan.'

Planning permission was granted under ref. 09/03193 for a single storey front and rear extensions, part one/two storey front/side and rear extensions and two rear dormers.

Planning permission was refused under ref. 11/03868 for demolition of existing dwelling and erection of a detached two storey six bedroom dwelling with accommodation in roof space. The refusal grounds were as follows:

'The proposed replacement dwelling, by reason of its excessive bulk and height, would result in a dwelling that is out of character with the surrounding area and would be detrimental to the appearance of the local area, contrary to Policies BE1 and H7 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 proposed replacement dwelling will be 8.0m in height and this is a reduction from the 8.8m previously refused. It will not be taller than the previously permitted roof extension (which was also 8.0m tall), and will not be significantly taller than the buildings either side (it is noted that a replacement dwelling has recently been permitted at Caragh House under ref. 12/00108, however this is not yet under construction and is a limited consideration). The first floor has also been reduced in width compared to the refused scheme, in order to create a larger first floor side space adjacent to Richmond. The width of the dwelling at first floor has been reduced by approximately 1.4m. This creates a larger 3m wide open area to one side of the house at first floor level and when considered together, the reductions are considered to reduce the bulk of the dwelling

It is not considered that the bulk and scale proposed would result in a detrimental impact on the street scene or a cramped form of development. The dwellings either side are 7.5m and 8m in height and it is considered that an 8.0m tall dwelling would be in context with this local character. The proposal would not harm the spacious qualities of the area and although the ground floor would be adjacent to the flank boundary, the proposal would not lead to unrelated terracing or a harmful impact on the spatial standards of the area, given the large first floor separation.

In respect to the amenities of neighbouring residential properties, the footprint of the proposal would be similar to that previously granted permission, and the addition of the day room to the rear would not impact seriously on the outlook from the rear windows of Richmond. The increase in height will not impact seriously on the neighbouring properties, and the separation between houses would not create unsuitable relationships.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significantly detrimental impact on the character of the area or on the amenities of neighbouring residential properties, and it is recommended that permission be granted.

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 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 5 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |

- 6 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 9 ACH29 Construction Management Plan
ACH29R Reason H29
- 10 Before the development hereby permitted is first occupied, the proposed window(s) in the first and second floor flank elevations excluding the master bedroom window shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
ACI12R I12 reason (1 insert) BE1
- 11 ACI14 No balcony (1 insert) dwelling
ACI14R I14 reason (1 insert) BE1
- 12 ACI17 No additional windows (2 inserts) first and second floor flank dwelling
ACI17R I17 reason (1 insert) BE1
- 13 ACK01 Compliance with submitted plan
- Reason:** In order to comply with Policies BE1, BE11 and H7 of the Unitary Development Plan and in the interest of the visual amenities of the Farnborough Park Conservation Area and the amenities of nearby residential properties.
- 14 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 15 AJ02B Justification UNIQUE reason OTHER apps

Policies UDP

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

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.

- 2 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
- 3 In order to check that the proposed storm water system meets the Council's requirements, 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.

Application:12/01998/FULL1

Address: Jasmin Chislehurst Road Bromley BR1 2NJ

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



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

Application No : 12/02013/FULL6

Ward:
Penge And Cator

Address : 43 Reddons Road Beckenham BR3 1LY

OS Grid Ref: E: 536167 N: 170382

Applicant : Mr Tony Boyle

Objections : NO

Description of Development:

Part one/two storey rear extension and alterations to existing side/rear element and elevational alterations and pitch roof over existing first floor flat roof extension.

Key designations:

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

Proposal

This application proposes a part one/two storey rear extension and alterations to existing side/rear element and elevational alterations. A pitched roof is proposed to an existing flat roof first floor extension. The two storey element to the south elevation proposes two storey development to the boundary with a 1.35m projection beyond the rear building line at first floor level.

Location

The site is located on the west side of Reddons Road and is a two storey semi-detached dwelling house.

Consultations

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

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
SPG 1
SPG 2

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 proposes a pitch roof over an existing flat roof first floor extension which although set back from the front of the house is visible from the street scene. It is set c 900mm from the boundary and proposes a significantly subservient pitch to the main roof.

The ground floor element of the extension is nominal and does not project beyond the wall of the neighbouring extension. The first floor element is to the boundary and projects c 1.35m beyond the rear wall of the adjoining semi-detached dwelling. The nearest edge of the neighbouring window will be 0.8m from this extended wall.

The addition of the pitch roof with the design proposed may be considered to have a positive impact on the street scene. The proposals overall are relatively small scale but the proximity of the first floor element to the southern boundary and the impact on neighbouring amenity will require careful consideration.

Given the adjoined dwelling is to the south of the application site and the projection beyond the rear wall is 1.35m, whilst there will be some visual impact, it may not be considered to be great as to warrant a planning refusal.

Having had regard to the above Members may consider 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. 12/02013, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | AJ01B | Justification GENERIC reason FULL6 apps |

Application:12/02013/FULL6

Address: 43 Reddons Road Beckenham BR3 1LY

Proposal: Part one/two storey rear extension and alterations to existing side/rear element and elevational alterations and pitch roof over existing first floor flat roof extension.



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

Application No : 12/02235/PLUD

Ward:
Farnborough And Crofton

Address : 9 Nutfield Way Orpington BR6 8EU

OS Grid Ref: E: 543504 N: 165686

Applicant : Mr S Thevarajan

Objections : YES

Description of Development:

Two storey rear and single storey side extensions. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

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

Proposal

To be considered jointly with application ref. 12/01827

A Certificate of Lawfulness for a Proposed Development is sought in relation to the following works:

- single storey side extension; and
- two storey rear extension with gable roof above

Location

The site is situated along the north western side of Nutfield Way which comprises of one- and two-storey detached houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following comments were received:

- loss of light
- overshadowing

- numerous applications have been submitted for this property

However, it should be noted that only comments relating to the legal merits of the application can be considered and this is made clear in the notification letters.

Comments from Consultees

Not applicable

Planning Considerations

Classes A and B of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 (as amended)

Planning History

Planning applications for extensions have previously been refused under refs. 07/00912, 08/02670. More recently, applications for Certificates of Lawfulness have been submitted under refs. 12/00713 and 12/01827. The latter application is considered alongside this one in this committee agenda, whilst the former is the subject of an appeal.

Conclusions

The application requires that the Council formally consider whether the proposed works constitute lawful development under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) [GPDO]. Accordingly, the planning merits of the proposal cannot be considered, including any public comments.

The proposed side extension would not have a width greater than half the width of the original dwellinghouse. In addition, the height of the extension would not exceed 4 metres; and the extension eaves would not exceed the height of the eaves of the existing dwelling, or exceed 3.0m in height.

With regard to the restrictions set out in the GPDO, the two storey rear extension this would extend 3.0m in depth and would not be within 7.0m of the boundary of the curtilage of the dwellinghouse opposite its rear wall. Furthermore, it would maintain a minimum separation of 2.6m from either flank boundary, and the combined footprint of the side and rear extensions would not exceed 50% of the total area of the curtilage of the dwellinghouse (other than the original dwellinghouse).

With regard to the roof addition (to be situated atop the two storey extension) this are considered Permitted Development on the basis that its volume will not exceed 50 cubic metres. In respect of other provisions of the GPDO no part of the proposal exceeds the highest part of the existing roof, and the roof will not extend beyond the plane of the existing principal roof slope.

In summary, the Certificate of Lawfulness should be granted as the proposals comply with Classes A and B of the GPDO.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/00912, 08/02670, 12/00713, 12/01827 and 12/02235, excluding exempt information.

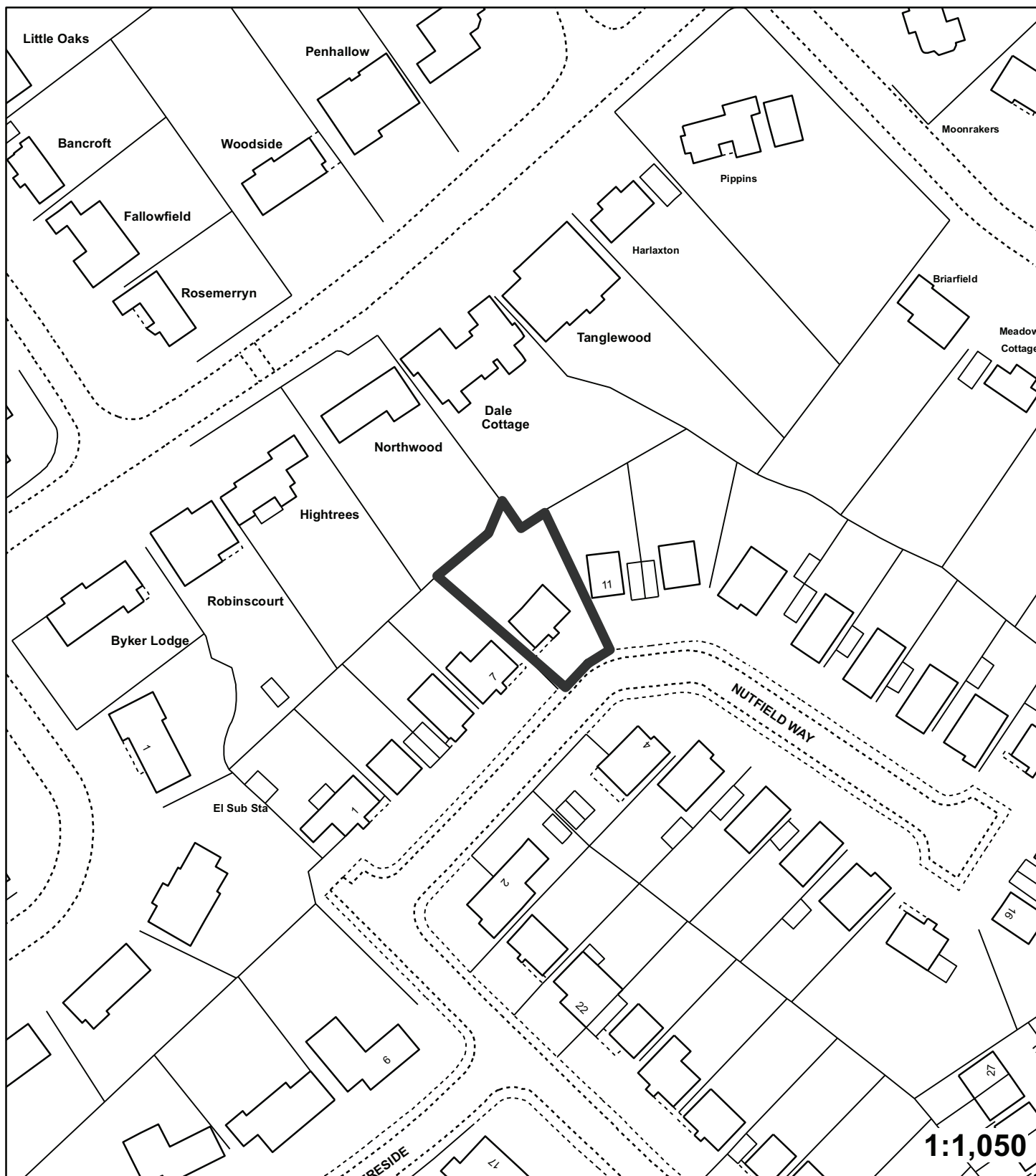
RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposal constitutes permitted development under Classes A and B of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Application:12/02235/PLUD

Address: 9 Nutfield Way Orpington BR6 8EU

Proposal: Two storey rear and single storey side extensions.
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



Report No.
DRR12/102

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 1

Date: Thursday 30 August 2012

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

Title: 97 EMPRESS DRIVE CHISLEHURST BR7 5BG

Contact Officer: Tim Horsman, Deputy Development Control Manager (East)
Tel: 020 8313 4956 E-mail: Tim.Horsman@bromley.gov.uk

Chief Officer: Director of Renewal & Recreation

Ward: Chislehurst;

1. Reason for report

Planning permission was granted on 20th July 2012 under application reference 12/01589 for a single storey front and side extension and the addition of a first floor to form a two storey dwelling. A number of pre-commencement conditions were attached, none of which have been complied with by the applicant and the dwelling has now been substantially demolished. As a result of this demolition the extant permission can no longer be implemented and no permission is in place for the rebuilding of the dwelling.

2. **RECOMMENDATION(S)**

Officers have requested a planning application for a replacement dwelling within 21 days of 14th August 2012. Members are asked to authorise enforcement action in respect of the unauthorised development taking place should no application be received by 4th September 2012 .

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Children and Young People Excellent Council Quality Environment Safer Bromley Supporting Independence Vibrant, Thriving Town Centres Not Applicable: Further Details
-

Financial

1. Cost of proposal: No Cost
 2. Ongoing costs: Recurring Cost Non-Recurring Cost Not Applicable: Further Details
 3. Budget head/performance centre:
 4. Total current budget for this head: £
 5. Source of funding:
-

Staff

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

Legal

1. Legal Requirement: Statutory Requirement Non-Statutory - Government Guidance None: Further Details
 2. Call-in: Applicable Not Applicable: Further Details
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

- 3.1 The site is located to the eastern edge of Empress Drive to the south-east of the entrance to the Chislehurst Recreation ground. To the south Empress Drive runs to Willow Grove, while to the northern boundary of the site the highways turns east, creating a northern and southern section of Empress Drive. The site formerly featured a single storey detached dwelling.
- 3.2 Following reports from residents at the start of the week commencing 6th August 2012 that works had begun on site consisting of the removal of trees and shrubs that the Council sought to retain under Condition 3 of the permission, the demolition of the existing conservatory, and the removal of roof tiles, an officer investigated and confirmed that such activities were underway. It was considered that such activities constituted the commencement of development and the implementation of the permission granted.
- 3.3 The applicant was informed on site and his agent advised by phone, that all works should cease immediately and the details of the pre-commencement conditions (namely conditions 2 (landscaping), 5 (external materials) and 7 (a survey of the road condition)) should be submitted as a matter of urgency. Despite a brief period of cessation on 8th August, works continued as witnessed by the Council's enforcement officer.
- 3.4 As a result of the ongoing works and the non-submission of details to discharge the relevant conditions, a Breach of Condition Notice was authorised on 9th August and issued on 10th August. A letter dated 9th August was also hand delivered to the applicant on site on 10th August and a copy sent to his agent that day; this letter requesting the required details and what actions were required. It was considered that the planting to be retained under condition 3 could be dealt with under the details submitted under condition 2.
- 3.5 Details of conditions 2 and 5 were submitted by letter and marked as received 13th August. As no fee was enclosed this did not constitute a valid submission and as such these conditions cannot be dealt with. No details of condition 7 have been submitted, although the Council's enforcement officer has made a photo record of the condition of the highway which is on file.
- 3.6 The substantial demolition of the property was recorded by way of a site visit on 14th August, with the ground floor southern flank wall all that is remaining. Photos are on file. A letter was sent to the applicant and his agent the same day stating that the rebuilding taking place required the submission of a new application.
- 3.7 As a result of the almost complete demolition of the existing dwelling, it is considered that the planning permission for extensions to the now demolished dwelling previously granted can no longer be implemented. The rebuilding of the dwelling constitutes development for which the applicant does not have the benefit of planning permission. An application is required in order that the Council can assess and consult upon the development of a new building at this site, and consider the imposition of conditions on any permission granted.

Non-Applicable Sections:	Policy, Financial, Legal and Personal implications
Background Documents: (Access via Contact Officer)	Enforcement files containing exempt information as defined by the Freedom of Information Act are not available for public inspection

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Report No.
DRR12/00095

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 1

Date: 30th August 2012

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

Title: 14 MORLAND ROAD, PENGE, SE20 7NB

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

Chief Officer: Chief Planner

Ward: Penge and Cator

1. Reason for report

Following a planning application (reference DC/09/01248) being granted at Appeal for three storey block comprising 2 two bedroom flats and 1 one bedroom flat with cycle store at rear, a local resident raised concerns relating to the development in general, the unauthorised roof terrace, the building line, the materials used, the bin store, the cycle store and the roof ridge.

2. **RECOMMENDATION(S)**

No further action be taken

3. COMMENTARY

- 3.1 The site originally hosted three derelict outbuildings which varied between single storey and two storey structures, located on the western side of Morland Road, almost opposite the junction with Somerville Road. The site is situated between a two storey semi detached pair of properties to the north, and a two storey semi detached property which hosts two flats in either half of the semi detached pair. The rear property boundary of the application site adjoins the rear gardens of properties along Victor Road.
- 3.2 Whilst a number of local residents disagree with many of the Appeal Inspector's conclusions in deciding to overrule the Council's decision and grant planning permission, it is nevertheless the case that the applicant is now able to pursue that development and nothing can be done to alter this position.
- 3.3 As the development was being completed, a member of the public lodged a complaint that the roof area was being utilised as a terrace. An investigation was carried out, and in response the developer submitted a formal application in an attempt to rectify the situation prior to any enforcement proceedings from being instigated. Although the formal planning application (reference 12/00551) was refused, an appeal has been lodged with The Inspectorate, and this has not yet been determined. Until the Appeal has been determined, the Council is not able to insist on the removal of that which does not have permission. The fact that the developer has seemingly carried out more work to the terrace area is done so entirely at their own risk.
- 3.4 Should the Appeal be dismissed, the Council will proceed with enforcement action to ensure that the unauthorised roof terrace area, and any other unauthorised development associated with it, is removed from the site. This is on the basis that when the original application (DC/09/01248) was granted at Appeal, a condition was imposed by the Inspector stating in effect that the roof areas of the building shall not be used as a balcony, roof garden or similar amenity area unless otherwise agreed in writing by the Local Planning Authority.
- 3.5 In terms of the building line, this was investigated. Measurements were taken of the site, the resulting building and the neighbouring property of 48/50 Tennyson Road. Whilst the applicants plans approved at Appeal under planning reference DC/09/01248 indicate that the front of the building would be more or less in-line with the front of properties along Tennyson Road, it would appear that the position of 48/50 Tennyson Road on Plan Number 122-09-002-A may have been illustrative rather than definitive. The front elevation of the new building, according to the plans, is 1.8 metres further forward than the front elevation of 12 Morland Road. When the distance was measured, it was found that the physical difference on site between the front of 14 Morland Road and the front of 12 Morland Road was 1.8 metres. As such, the building as constructed is in the position shown on the approved plans.
- 3.6 The materials for the building have been agreed pursuant to Condition 5 of the Appeal decision. The information provided stated that yellow stock brickwork would be used at ground floor level, red brickwork coursing would be used at the base of the rendered panel, rendered finish would be provided at first floor level and above, and the dormers to front and rear would be lead-lined, with grey sheeting to the front and rear mansard roof slopes.
- 3.7 Since the rear elevation of the property in particular does not accord with the agreed details, it is considered necessary for Members to determine whether it would be expedient to take action regarding this matter. Members may consider that whilst the materials that have been used along the rear elevation are not in complete accord with the agreed details, as the entire rear elevation has been rendered and painted to match the upper part of the side and front elevations of the property, this alteration is not considered to be of significant impact to warrant further action.

- 3.8 In terms of the bicycle store and refuse store, a minor amendment application was submitted in order to change the original location of these features of the development; however this application was withdrawn prior to it being determined. The locations of both of these features have now reverted back to the approved layout of the bicycle and refuse stores as originally approved by the Inspector.
- 3.9 The issue of the boundary wall has also been discussed with the developer. The boundary enclosure between the site and the adjacent property at 48/50 Tennyson Road did not initially comply with the boundary treatment details which were agreed by the Council pursuant to Condition 4 of the original grant of permission for the development under ref. 09/01248. Specifically, whilst the approved details show 1.8m high timber fencing to the whole length of this boundary, a short length previously comprised a section of one of the previous buildings on the site. This matter has now been addressed and a close-boarded fence has been installed, in accordance with the details approved under Condition 4 of application 09/01248.
- 3.10 Members will therefore agree that the outstanding matters of the boundary fencing, the cycle store and the refuse store have therefore been dealt with accordingly.
- 3.11 Finally, since the development was completed, an additional roof vent has been added to the top of the building, which has been installed to provide an air vent within the permitted building. Since the complaint was lodged relating to the roof vent, a number of visits to the site have been carried out. On gaining access to the roof on 16th July 2012, it was discovered that the roof vent protrudes 0.7 metres from the flat roof at the rear and 0.32 metres from the roof at the front, and the structure protrudes approximately 0.3 metres above the line of the parapet walls.
- 3.12 Whilst it is noted that the additional roof vent is visible from certain points in the surrounding area, when adjacent to the property the structure is not visible. Whilst the situation should be regularised by a formal process Members may consider that the roof vent has no material impact upon the overall development.
- 3.13 As a result, Members may consider that given the overall size of the approved development has not altered, the roof vent is not visible from the pavement outside the host property and the top of the roof vent is visible only from certain vantage points in the surrounding area, it therefore does not detract from the street scene. In conclusion this alteration may be considered acceptable and it is not expedient to take any further action.

Non-Applicable Sections:	Policy, Financial, Legal and Personnel implications
Background Documents: (Access via Contact Officer)	DC/09/01248

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Report No.
DRR12/103

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 1

Date: Thursday 30 August 2012

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

Title: **OBJECTIONS TO TREE PRESERVATION ORDER 2474 AT
29 ROLLESTON AVENUE, PETTS WOOD**

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

Chief Officer: Chief Planner

Ward: Petts Wood and Knoll;

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 Rolleston Avenue 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 16th March 2012 and relates to one ash tree in the back garden of 29 Rolleston Avenue, Petts Wood. Objections were made on behalf of the owner and also owners of 27 and 31. These comments were considered by Plans Sub Committee 3 at their meeting 2nd August. Consideration was deferred because the owner submitted a report from an engineer.
- 3.2. The previous report stated The main concerns of the owner of 27 Rolleston Avenue are the shading of her garden, proximity of the tree to her property, risks of the tree falling in a high wind, the amount of leaves that have to be cleared from the garden in the autumn and the possibility of subsidence damage to her property.
- In respect of loss of light to the garden – the tree is to the south east of the back garden but it is a reasonable distance from the back of the house. It is accepted that there will be some shading during the summer months but the problem is not considered to be so extensive as to warrant the removal of the tree. The removal of some of the lowest branches of the tree would allow more light into the property from below the canopy. However such work would need to be discussed with the tree owner who remains responsible for the maintenance of the tree.
 - In respect of the distance of the tree from the property and risks of the tree falling in a high wind – the tree is approximately 18 metres from the rear of the house and this is considered to be a reasonable separation. Whilst there is never a guarantee that a tree will not fall in a high wind, provided it is in reasonable condition, it is not usually considered to be a high risk.
 - The amount of leaves that have to be cleared from the garden in the autumn – it is appreciated that this can be an inconvenience for a short time each year, by increasing workload. However the limited nature of this problem would not normally be sufficient to preclude the confirmation of a Preservation Order.
 - Turning to the possibility of future damage to the property, it is important to point 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 I think 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.
 - In considering the confirmation of the Order, Councillors will have to weigh up the severity of the inconvenience experienced by you, with the public amenity value of the trees.

3.3. The main concern of the owner of 31 Rolleston Avenue is the risks of subsidence damage to the property. She has been advised 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. To enable the Council to consider any application to fell or prune trees which are implicated in subsidence an applicant is required to provide sufficient evidence to support their case. If there are concerns that a tree is implicated

in subsidence this would need to be reported this to insurers. When an application is made to the Council for tree work it will require a report from a structural engineer or a chartered surveyor and also be supported by technical analysis from other experts e.g. for root and soil analysis. The reports must include the following information: a description of the property, including a description of the damage and crack pattern, the date that the damage first occurred, details of any previous underpinning or building work, the geological strata for the site, details of vegetation in the vicinity and its management since discovery of the damage, measurement of the extent and distribution of vertical movement using level monitoring. Where level monitoring is not possible, state why and provide crack monitoring data. This data must be sufficient to show a pattern of movement consistent with the presence of the implicated tree. A profile of a trial/borehole dug to identify foundation type and depth and soil characteristics, sub soil characteristics including soil type on which the foundations rest, liquid limit, plastic limit and plasticity index, location and identification of roots found. Where identification is inconclusive, DNA testing should be carried out. Proposals and estimated costs of options to repair the damage

3.4. The concerns raised on behalf of the owner of 29 Rolleston Avenue are cracking and movement of numbers 27, 29 and 331 Rolleston Avenue. She has stated that extensive repairs have been carried out and that at various times of the year the owner is not able to lock her back door. The owner has lived at the property for 42 years and is a keen gardener and she is concerned about the impact of such a large tree on her garden. She is also concerned about loss of light to her garden and neighbouring properties. The soil is clay and cracks when dry. The ash tree in the garden of 29 and the oak tree in the back garden of 31 will be contributing to movement of the properties.

3.5. In response to these concerns:

- Risks of the tree contributing to subsidence – as set out in paragraph 3.2 above
- Impact of the tree on the garden - Matters such as leaf drop and honeydew are seasonal problems, with honeydew production being dependent on the fluctuations in aphid populations during the summer months, so in some years the effect will be more noticeable than other. It is appreciated that this is an inconvenience, which is exacerbated by the fact that the garden is less than 20 metres deep. However these problems are limited in severity, and are unlikely to be sufficient reason to prevent the confirmation of the Order.
- Loss of light to the garden – The tree is to the east of the back garden but it is a reasonable distance from the back of the house. It is accepted that there will be some shading during the mornings in the summer months but the problem is not considered to be so extensive as to warrant the removal of the tree. The removal of some of the lowest branches of the tree would allow more light into the property below the canopy.
- Events prior to the making of this Order were explained - the Council receives thousands of queries about the status of trees each year and it is not possible to inspect each tree prior to letting people know the status of their trees. It is therefore normal practice for the making of TPOs to be considered if the Council is made aware of threats to trees, and your tree has not been singled out in any way. The primary criterion for making TPOs is one of public amenity, and the ash tree together with the oak tree in the adjoining garden are an attractive feature when seen from Rolleston Avenue.

3.5. Additional comments have been made on behalf of the owner of 29 Rolleston Avenue - the felling of the tree was proposed as a preventative measure, rather than having the continuing potential risks that the tree could contribute to subsidence. This has been covered above. She has also commented that the owner has limited finances and is worried about the additional costs

of insurance. Her final comment was that ash is a common species and grows abundantly. It is growing very close to the oak and the removal of the ash would allow the oak to grow unhindered. It was pointed out that the oak and ash are a similar size and have grown up a pair of trees which together form one canopy. The loss of one or the other would make the remaining tree more vulnerable to wind damage.

3.6. The engineers report that has been submitted is dated September 2006 and relates to 31 Rolleston Avenue. It describes the property – a semi detached three bedroom bungalow built around 1930. It is traditionally built of brick with a tiled roof. There is a loft conversion dating from 1988. The report was in response to concerns raised by the property owner that structural movement may have taken place. At the time the report was written the property was reported to have a sand cement rendered finish in fair condition with some minor vertical and diagonal cracking, due to its age. The worst of the diagonal cracking at the corners of windows and door openings was indicative of some minor settlement cracking. Internally it was noted that the walls were of a plaster finish with several cracks in the majority of the rooms. Some cracks were attributable to shrinkage but the location of the majority was an indication that minor settlement had taken place. The report concluded that “whilst some of the settlement may be due to the additional loading imposed by the roof space conversion on the bungalows foundations, the slight movement to the rear elevation is more than likely due to the presence of vegetation including mature trees in close proximity to the abode, i.e. within one tree height and since the house is founded on shrinkable clay there seems little doubt that the structural integrity of the residence has been affected by the presence of this vegetation.” The report then refers to an oak in the garden of 31 and a similar sized tree in the neighbouring garden (this is the ash at 29). This report does not include any indication that evidence was gathered to support the contentions made. There were no trial holes dug, no evidence about the type of sub soil and no indication that roots are under the building and no evidence to indicate whether the movement was attributable to either the oak or ash or both trees. The report does not add any weight to the contention that the ash tree should not be the subject of a TPO.

4. POLICY IMPLICATIONS

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

5. LEGAL IMPLICATIONS

If not confirmed the order will expire on 16th September 2012.

Non-Applicable Sections:	Financial and Personnel implications
Background Documents: (Access via Contact Officer)	

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