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THE LONDON BOROUGH
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To: Members of the
PLANS SUB-COMMITTEE NO. 2

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean, Simon Fawthrop,
Alexa Michael, Gordon Norrie and Tom Papworth

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on
THURSDAY 7 MARCH 2013 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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

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

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

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

A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 JANUARY 2013**
(Pages 1 - 8)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Bromley Town Conservation Area	9 - 14	(13/00089/FULL1) - Land Adjacent 48 East Street, Bromley.
4.2	Cray Valley East	15 - 18	(13/00134/FULL1) - St Pauls Cray C.E. Primary School, Buttermere Road, Orpington.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.3	Darwin	19 - 26	(12/03191/FULL1) - Silverstead, Silverstead Lane, Westerham.
4.4	Chislehurst Conservation Area	27 - 34	(12/03306/RECON) - Silver Birches, Manor Park, Chislehurst.
4.5	Darwin	35 - 40	(12/03761/FULL6) - Poppyfield Cottage, 63 Cudham Lane North, Orpington.
4.6	Bromley Common and Keston	41 - 46	(12/03815/FULL1) - Terrace House, 151 Hastings Road, Bromley.
4.7	Penge and Cator	47 - 52	(12/03837/FULL2) - 57 High Street, Penge.
4.8	Farnborough and Crofton	53 - 58	(12/03918/FULL6) - 5 Fieldside Close, Orpington.

4.9	Copers Cope	59 - 64	(12/03940/FULL1) - 10 Copers Cope Road, Beckenham.
4.10	Bickley Conservation Area	65 - 70	(12/03995/FULL1) - 12 Pines Road, Bickley.
4.11	Bickley Conservation Area	71 - 74	(12/03996/CAC) - 12 Pines Road, Bickley.

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

Report No.	Ward	Page No.	Application Number and Address
4.12	Orpington	75 - 78	(12/03638/FULL6) - 22 Woodley Road, Orpington.
4.13	Bromley Town	79 - 84	(13/00028/FULL6) - 2 Beadon Road, Bromley.
4.14	Hayes and Coney Hall	85 - 92	(13/00228/FULL1) - 53 Kechill Gardens, Hayes.

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

Report No.	Ward	Page No.	Application Number and Address
4.15	Chislehurst Conservation Area	93 - 98	(12/03466/FULL1) - The Crest, Raggleswood, Chislehurst.
4.16	Chislehurst Conservation Area	99 - 102	(12/03467/CAC) - The Crest, Raggleswood, Chislehurst.

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

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

NO REPORT

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 10 January 2013

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean,
Simon Fawthrop, Alexa Michael, Gordon Norrie and Tom Papworth

23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

24 DECLARATIONS OF INTEREST

No declarations of interest were received.

25 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 NOVEMBER 2012

RESOLVED that the Minutes of the meeting held on 8 November 2012 be confirmed and signed as a correct record.

26 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

26.1 KELSEY AND EDEN PARK

(12/01585/FULL1) - Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham.

Description of application - Erection of a single storey extension to existing pavilion/clubhouse.

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

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

26.2 KELSEY AND EDEN PARK

(12/01586/FULL1) - Langley Park Sports and Social Club, Hawksbrook Lane, Beckenham.

Description of application - Detached single storey building for changing room and acoustic fencing on western boundary.

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

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

Comments from the Environment Agency were reported at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of condition 1 and the addition of 4 further conditions to read:-

"1 The acoustic fence shall be positioned a minimum of 8 metres, or such distance as may be agreed by the Local Planning Authority, from the top of the bank of the River Beck.

Reason: To allow the Environment Agency to access the watercourse should emergency maintenance be necessary and to protect wildlife habitat.

2 The use of the building hereby permitted as a changing room shall cease three years from the date of its first use.

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

3 The membership of the Langley Park Sports and Social Club shall not exceed 2000 members during the three years following the first use of the building.

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

4 Langley Park Sports and Social Club shall host no more than four external events each calendar year.

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

26.3 BROMLEY TOWN

(12/02006/FULL3) - 6 Blyth Road, Bromley.

Description of application - Change of use from office use (Use Class B1) to nursery (Use Class D1) on the ground floor and 2 one bedroom flats on the first floor and 1 bedsit on the second floor. Construction of part 1/2 storey rear extension and elevational alterations together with the formation of play areas and a car park area at the rear.

Comments from the Crime Prevention Officer were reported at the meeting.

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

1 The proposed car parking area to the rear of the building would result in an excessive amount of the rear garden area being covered in hardstanding and increased noise and disturbance due to vehicle movements close to adjacent gardens, harmful to the amenities of the occupants of adjacent residential properties thereby contrary to Policy BE1 of the Unitary Development Plan.

2 The proposed change of use is contrary to Policy EMP3 of the Unitary Development Plan as it has not been demonstrated that there is no local shortage of office floorspace and no evidence has been submitted of long term vacancy despite marketing of the premises.

**26.4
PLAISTOW AND
SUNDRIDGE**

(12/02742/FULL1) - 124 College Road, Bromley.

Description of application - Alterations to the existing carport to create a new kitchen facility.

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

**26.5
BIGGIN HILL**

(12/03229/FULL1) - 30 Aperfield Road, Biggin Hill.

Description of application - Demolition of existing dwelling and erection of 2 two storey three bedroom semi-detached houses.

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

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

**26.6
PETTS WOOD AND KNOLL
CONVERSATION AREA**

(12/03442/FULL6) - 261 Chislehurst Road, Orpington.

Description of application - Formation of vehicular access.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following condition:-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: Seciton 91 of the Town and Country Planning Act 1990.

SECTION 3

(Applications recommended for permission, approval or consent)

26.7 ORPINGTON

(12/01978/FULL1) - Goddington Manor, Court Road, Orpington.

Description of application - Single storey extension, alterations to roof to incorporate dormers and rooflights, elevational alterations and creation of 3 additional apartments, together with provision of entrance gates.

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

It was reported that the application had been amended by documents received on 7 January 2013. Comments from the Tree Officer were reported at the meeting.

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

1 The proposed development, by reason of the unsympathetic design of the dormer windows and the bulk and mass of the single storey extension, would constitute a harmful overdevelopment, detrimental to the character and appearance of the Grade II listed host building thereby contrary to Policies BE1 and BE8 of the Unitary development Plan.

26.8 ORPINGTON

(12/01979/LBC) - Goddington Manor, Court Road, Orpington.

Description of application - single storey extension, alteration to roof to incorporate dormers and rooflights, elevational and internal alterations to enable creation of 3 additional apartments LISTED BUILDING CONSENT.

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

It was reported that the application had been amended by documents received on 7 January 2013. Comments from the Tree Officer were reported at the meeting.

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

1 The proposed development, by reason of the unsympathetic design of the dormer windows and the bulk and mass of the single storey extension, would constitute a harmful overdevelopment, detrimental to the character and appearance of the Grade II listed host building thereby contrary to Policies BE1 and BE8 of the Unitary development Plan.

**26.9
CRAY VALLEY EAST**

**(12/02713/FULL1) - The Vicarage, Main Road,
St Pauls Cray.**

Description of application - Detached two storey 5 bedroom dwelling with accommodation in roofspace and integral garage and relocation of vehicular access on land adjacent to the Vicarage.

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

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

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

**26.10
PLAISTOW AND
SUNDRIDGE**

**(12/03294/FULL1) - Allum House, 92 Plaistow
Lane, Bromley.**

Description of application - Demolition of existing building and erection of three storey block to provide

12 one bedroom flats with 6 forecourt car parking spaces.

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

1 The proposal would be an overdevelopment of the site with inadequate car parking which would also result in the loss of two trees and would therefore be harmful to the character and appearance of the area, thereby contrary to Policy BE1 of the Unitary Development Plan.

**26.11
HAYES AND CONEY HALL**

(12/03353/FULL1) - 53 Kechill Gardens, Hayes.

Description of application - two storey detached dwelling house.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections to the application had been received. Comments from the Highways Division were reported at the meeting.

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

1 The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan.

Councillor Dean's vote against refusal was noted.

**26.12
KELSEY AND EDEN PARK**

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

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

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek increased car parking (up to 2 spaces per unit), reduce the height of the building and address the impact of the building on No. 45 Wickham Road resulting from the flank windows.

27 CONTRAVENTIONS AND OTHER ISSUES

- 27.1** (DRR13/008) - 119 Worlds End Lane, Orpington.
CHELSEFIELD AND PRATTS
BOTTOM
- Oral representations against enforcement action being taken were received at the meeting.
Members having considered the report and representations, **RESOLVED that NO FURTHER ACTION BE TAKEN.**

28 TREE PRESERVATION ORDERS

- 28.1** (DRR/13/001) - Objections to Tree Preservation Order 2497 at 10 Barnmead Road, Beckenham.
PENGE AND CATOR
- Members having considered the report and objections **RESOLVED that TREE PRESERVATION ORDER NO. 2497** relating to one ash tree **BE CONFIRMED** as recommended in the report of the Chief Planner.
- 28.2** (DRR/13/003) - Objections to Tree Preservation Order 2507 at High Oak, Leafy Grove, Keston.
BROMLEY COMMON AND KESTON
- Members having considered the report and objections, **RESOLVED that TREE PRESERVATION ORDER NO. 2507** relating to one oak tree **BE CONFIRMED** as recommended in the report of the Chief Planner.

The Meeting ended at 8.15 pm

Chairman

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Agenda Item 4.1

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

Application No : 13/00089/FULL1

Ward:
Bromley Town

Address : Land Adjacent 48 East Street Bromley

OS Grid Ref: E: 540366 N: 169554

Applicant : London Borough Of Bromley

Objections : YES

Description of Development:

Retention of a shipping container for use as an occasional art gallery space

Key designations:

Conservation Area: Bromley Town Centre

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Bromley Town Centre Area

Local Cycle Network

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal Sites

Proposal

Temporary planning permission is sought for the retention of a shipping container for use as an occasional art gallery space.

The container sits at an angle to the highways and has a floorspace of approximately 14.42qm, measuring 6.1 metres in length, 2.6 metres in height and 2.4 metres in depth. One of the elevations of the container has been glazed in order to create visual interest.

The intention is to use the container on Weekdays and Saturdays between the hours of 9:00 and 17:00 and on Sundays between 10:00 and 16:00. No more than 10 people would be allowed access at any time.

Location

The application site is an open land situated on the corner of East Street and Tweedy Road, within the boundaries of the Bromley Town Centre Conservation Area and opposite the Railway Hotel which is a locally listed building. The site also falls within Tweedy Road/South Street Proposal Site which is designated to provide office accommodation for small businesses under the UDP.

Comments from Local Residents

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

- the external appearance of the container is interesting but creates too stark a contrast to its surroundings.

Comments from Consultees

Highways – no objections;

Heritage – no objections;

APCA – no objections.

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

C1 Community Facilities

T18 Road Safety

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

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision;

The National Planning Policy Framework 2012.

Planning History

There is no planning history available for the application site.

Conclusions

The main issues Members wish to consider are the acceptability of the design of the structure and its impact on the special character and appearance of the Bromley Town Centre Conservation Area.

The NPPF recognises the arts and culture as main town centre uses. London Plan Policy 4.6 (d) asserts that boroughs should promote and develop existing and new cultural and visitor attractions especially in outer London and where they can contribute to regeneration and town centre renewal.

Policy C1 requires proposals for community facilities to be accessible by modes of transport other than the car and accessible to the members of the community it is intended to serve.

In this instance the application site lies within the boundaries of the Bromley Town Centre and achieves high Public Transport Accessibility Level of 6a. This location is considered to successfully lend itself to the proposed use, thereby satisfying the above requirement.

With regard to the design aspect of the proposal, officers acknowledge that the structure, due to its appearance would not be supported on a permanent basis. However, given its temporary nature, the proposal is considered acceptable. There would be no long-term adverse impact on the visual amenity of the area as the container would be removed and the land made good at the end of the period of the permission. To this end, Members may agree that the proposal is not contrary to the requirements of Policies BE1 and BE11 of the UDP.

Given the nature of the development, there are no amenity issues pertaining to the application.

With regard to transport, the proposal would not have a significant impact on the parking and highway safety within the local road network. Therefore no objection is raised to the proposal in that respect.

Having had regard to the above Members may consider that the development in the manner proposed is acceptable in that it would satisfy the requirements of the relevant policies. Members are therefore requested to determine that the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00089, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 This permission shall be for a limited period only, expiring 3 years after the date of this decision notice. On or before that date the use hereby permitted shall be discontinued and any structures approved under this permission shall be removed and the land re-instated to its original condition, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: The type of the structure is not such as the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and appearance of the structure proposed and, in the interests of visual amenity (Policies BE1 and BE11 of the Unitary Development Plan).

- 2 The use hereby permitted shall not take place other than between the hours of 9:00 and 17:00 Mondays to Saturdays and between 10:00 and 16:00 on Sundays and Bank Holidays.

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

- 3 There shall be no amplified sound, speech or music which is audible outside the premises.

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

4 The permission hereby granted shall be for an art gallery and for no other use whether falling in Class D1 of the Town and Country Planning (Use Classes) Order 1987 or any other Class of that Order (or any Order revoking and re-enacting that Order with or without modification).

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

5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

C1 Community Facilities

T18 Road Safety

London Plan:

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision;

The National Planning Policy Framework 2012.

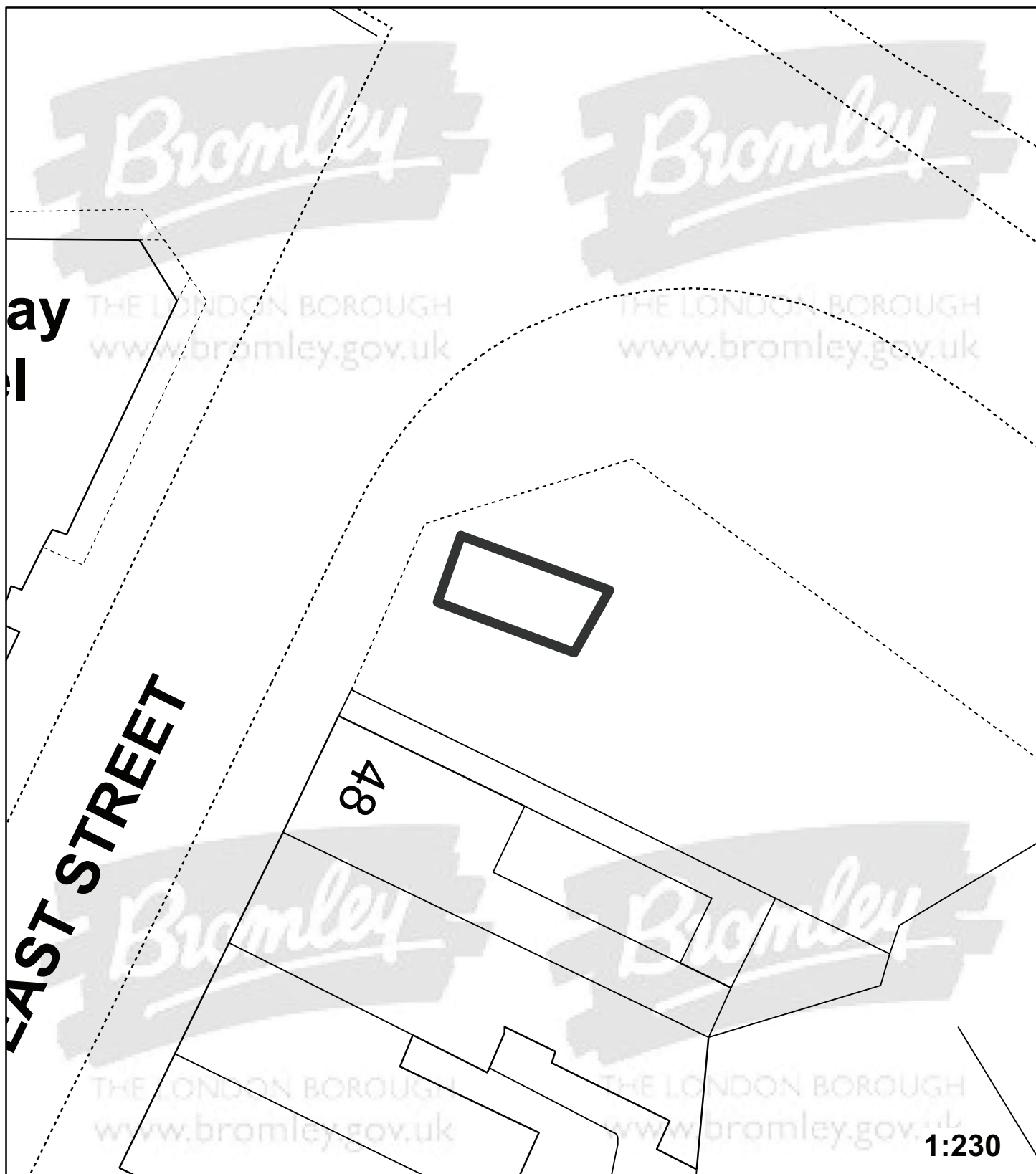
INFORMATIVE(S)

1 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding the licence for the use of the highway.

Application:13/00089/FULL1

Address: Land Adjacent 48 East Street Bromley

Proposal: Retention of a shipping container for use as an occasional art gallery space



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

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Agenda Item 4.2

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

Application No : 13/00134/FULL1

Ward:
Cray Valley East

Address : St Pauls Cray Church Of England
Primary School Buttermere Road
Orpington BR5 3WD

OS Grid Ref: E: 547653 N: 168586

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood Road.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Urban Open Space

Proposal

Permission is sought to replace a 3m-wide section of a palisade fence with a 2.7m-high chain link enclosure.

The purpose of the application is to increase the height of the fence at the entrance to the old pedestrian alleyway (no longer in use) which is prone to fly-tipping. The increased height should help to reduce this.

Location

The section of fence to be replaced is situated to the north of the main school site, adjacent to a footpath connecting Millwood Road and Francis Road. The proposed fence would be situated approximately 10m to the east of the turning circle at Millwood Road. It fronts a former alleyway which provided direct access to the school grounds.

Comments from Local Residents

No comments were received from local residents at the time that this report was compiled.

Comments from Consultees

No technical highways objections have been raised, but it is advised that that the contractor installing the fence is made aware of the right of way and the need not to obstruct or damage it as a result of the works.

Planning Considerations

Relevant Unitary Development Plan Policies are BE1 (Design of New Development) and BE7 (Railings, Boundary Walls and Other Means of Enclosure).

Planning History

There is no planning history relevant to this application.

Conclusions

The main issue relating to the application is the effect that it would have on the character and appearance area.

Policy BE7 advises that the Council will seek to ensure the retention of railings, walls, plantings and hedgerows of native species and other means of enclosure where they form an important feature of the streetscape; and resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

In this case the existing enclosure which it is sought to replace is bounded at either end by timber fencing with that to the left-hand-side resting on a 1m-high brick wall. The existing palisade enclosure is of industrial appearance and, as a result of its limited height and gaps between its posts, enables waste to be discarded behind it. The proposed chain link fence will rise to a height not dissimilar to the fencing to its left. As a result of its design and materials it is not considered that it will appear any more dominant than the existing boundary enclosure. Furthermore, this proposal should help to restrict fly-tipping to its rear which will benefit the visual amenities of the area.

Background papers referred to during production of this report comprise all correspondence on file ref, 13/00134, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |

3 ACC03R Reason C03
AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

INFORMATIVE(S)

1 The contractor installing the fence is to be made aware of the adjoining right of way and the need not to obstruct or damage it from the works.

Application:13/00134/FULL1

Address: St Pauls Cray Church Of England Primary School Buttermere Road Orpington BR5 3WD

Proposal: Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood Road.



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

SECTION '2' – Applications meriting special consideration

Application No : 12/03191/FULL1

Ward:
Darwin

Address : Silverstead Annexe Silverstead Lane
Westerham TN16 2HY

OS Grid Ref: E: 545218 N: 156999

Applicant : Mr And Mrs Mark Winsper

Objections : NO

Description of Development:

Demolition of annexe and outbuildings and erection of a single storey three bedroom detached dwelling and store outbuilding

Key designations:

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

Proposal

- The proposal seeks to remove all existing structures including the annexe and associated outbuildings.
- The replacement three bedroom building will have a height of 4.2m and will be single storey.
- The building will have an overall length of 20.5m and a width of 11.5m.
- The existing structure has a height of approximately 3.3m and a length of approximately 14m.
- A small hardstanding to the front will be provided with the existing access onto Silverstead Lane.

Location

Silverstead is located on the southern side of Silverstead Lane and is isolated within an area of open countryside which falls within the Green Belt. The land is also within the North Kent Downs Area of Outstanding Natural Beauty.

The site contains a single storey detached annexe building which is in the garden of the main house at Silverstead.

Comments from Local Residents

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

Comments from Consultees

Technical drainage comments have been received suggesting conditions.

The Environment Agency has not commented on the application.

No Thames Water objections are raised subject to an informative.

Technical highways comments have been received stating that due to the nature of the lanes leading to the site there is the need to condition routes/types of vehicle to be used etc during the demolition and construction phase. It is not clear if the access is suitable for use by construction vehicles and any changes need to be included in the Construction Management Plan. Conditions are suggested.

Waste Services has advised that refuse and recycling should be left at edge of curtilage.

Environmental Health (Housing) comments have been received stating that there must be an area of unobstructed window/door glazing (natural lighting) to a habitable room (i.e. bedroom or dining room) equivalent to at least 1/10th of the room's floor area to achieve the requirement for natural light. There must also be an area of openable window equivalent to 1/20th of the floor area to the room to achieve the natural ventilation requirement. The plans indicate a number of habitable rooms have external glazed doors providing part or all of the rooms natural light and ventilation provision. External doors are not included when calculating the natural ventilation provision for a room. Unlike an external window an external door can not be left open to provide natural ventilation without compromising the security of a property and in winter time allowing excessive heat loss. Part of the living space and kitchen area in the proposed property is combined which is not desirable due to the risk of accidents associated with areas used for food preparation and recreation.

Environmental Health (Pollution) has commented suggesting informatives.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), H7 (Housing Density And Design), G1 (Green Belt), G5 (Dwellings In The Green Belt Or On Metropolitan Open Land), NE2 (Development And Nature Conservation Sites), NE7 (Development And Trees) and NE11 (North Kent Downs Area Of Outstanding Natural Beauty (AONB)).

London Plan Policy 3.4 Optimising Housing Potential

London Plan Policy 3.5 Quality and Design of Housing Developments

London Plan Policy 7.16 Green Belt

The National Planning Policy Framework and the Council's adopted SPG guidance are also considerations.

Planning History

A Certificate of Lawfulness application was granted under ref. 03/04524 to certify the annex to separate dwellinghouse, however no residential curtilage was established.

Conclusions

The main issues relating to the application are the effect that it would have on the rural character and openness of the Green Belt, the impact on the nearby Area of Outstanding Natural Beauty (AONB), the impact on highway safety and the impact on nearby residential amenities. The impact on trees is also a consideration.

Silverstead Annexe benefits from a certificate of lawfulness under 03/04524 which was granted for "Convert annex to separate dwellinghouse CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE". However there is no established separate residential curtilage for the Annexe which stands in the residential curtilage of the main dwelling without physical separation. The existing dwelling is a simple flat roof building approximately 3m high which has a floorspace of approximately 100sqm. There are additionally two sheds and a garage which have a total floorspace of 57sqm and are also a maximum of 3m high as shown on the submitted plans. The total amount of built development at the application site (to be demolished) is therefore 162sqm.

The proposal includes the formation of a residential curtilage and construction of a new dwelling. The new dwelling features two single pitch sloping roof elements and the building rises to just over 4m high on one side and slopes down to an eaves around 2.6m, with some other flat roof areas around 3m high. The new dwelling has a floorspace of approximately 175sqm. The Council must consider whether the proposed development is materially larger than what it replaces and the resulting impact on the openness of the Green Belt. The replacement building will be around 6m wider than the existing structure.

The NPPF (para 89) states that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces, can constitute appropriate development in the Green Belt. It also states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development can also be appropriate development. Should a proposal be inappropriate in the Green Belt, very special circumstances must be demonstrated to outweigh any harm caused. The current Bromley Unitary Development Plan defines a material increase as 10% in Policies G4 and G5.

The redevelopment of this site will result in a replacement dwelling that would not be materially larger than the one that currently exists, with the overall built development increasing the floor area by under 10% from 162 square metres to 175 square metres. The maximum height of the development at the site will increase by approximately 1m. The proposal includes the formation of a new residential curtilage, however it is considered that the proposal will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The replacement building will also not be materially larger than the one it replaces. The proposal is therefore considered to be appropriate development in the Green Belt.

The site is close to the North Kent Downs Area of Outstanding Natural Beauty. The proposal would provide a simple design incorporating a low roof and it would appear only slightly bulkier than the current structure when viewed from the nearby AONB. On balance, it is considered that the proposal would not harm views from the nearby AONB and would detract from its natural beauty.

The Annexe building is currently sited a significant distance from neighbouring properties and the proposal is therefore not considered to be harmful to nearby residential amenities.

The proposal will utilise an existing access onto Silverstead Lane and it is considered that the use of this access would not be detrimental to highway safety as a dwelling already exists at the annexe.

This is a balanced case with regard to guidance in the NPPF, however it is considered that the proposal would not impact harmfully on the openness and rural character of the Green Belt and AONB. It is therefore recommended that Members grant planning permission.

Amended documents have been received dated 21/02/13 indicating the removal of the originally proposed car port and store building, and an increase in the living room size. The wing walls and paved terraces have also been reduced.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03191, excluding exempt information.

as amended by documents received on 21.02.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
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 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 8 ACH29 Construction Management Plan
- ACH29R Reason H29
- 9 ACI01 Restriction of all "pd" rights

Reason: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interests of the visual amenities of the Green Belt.

- 10 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the conservation area and the amenities of the nearby residential properties.

- 11 A woodland management plan, including tree and shrub planting, habitat enhancement, long term design objectives, management responsibilities and maintenance schedules for screening the development from views in from the AONB shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The plan shall include arrangements and timetable for its implementation and shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy NE11 of the Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities and special character of the North Kent Downs Area of Outstanding Natural Beauty.

Reasons for granting permission:

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

- BE1 Design of New Development
- H7 Housing Density and Design
- G1 Green Belt
- G5 Dwellings in the Green Belt or on Metropolitan Open Land
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- NE11 North Kent Downs Area Of Outstanding Natural Beauty (AONB).

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

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the impact of the development on the openness and rural character of the Green Belt

- (e) the impact of the development on the Area of Outstanding Natural Beauty (AONB)
- (f) the impact of the development on the Site of Importance for Nature Conservation (SINC)
- (g) the impact on trees

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2 If during works on site suspected contamination is encountered, Public Protection 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.
Before the use commences, the applicant is advised to contact the Pollution Team of Public Protection regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.
- 3 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

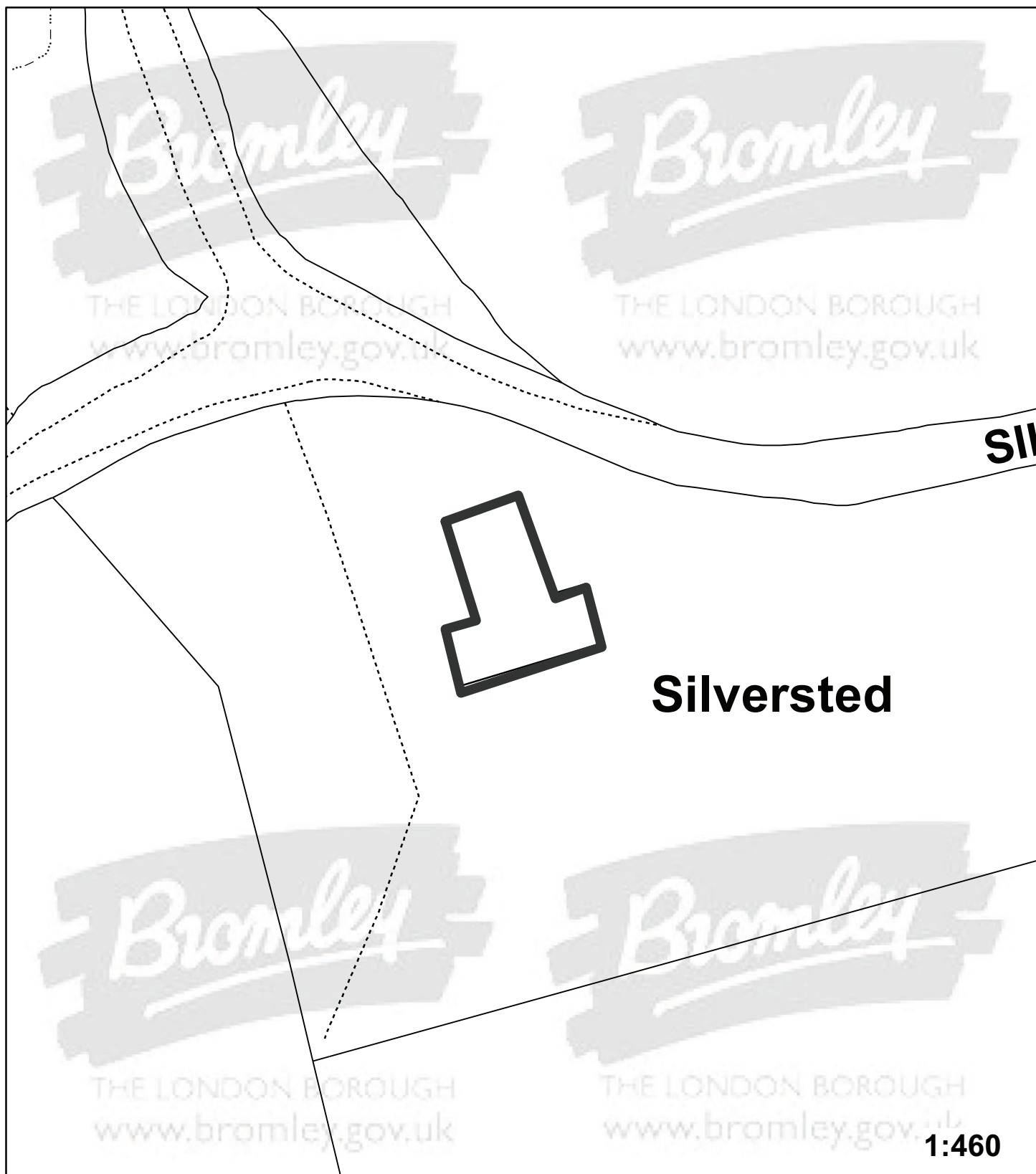
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:12/03191/FULL1

Address: Silverstead Annexe Silverstead Lane Westerham TN16 2HY

Proposal: Demolition of annexe and outbuildings and erection of a single storey three bedroom detached dwelling and store outbuilding



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

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SECTION '2' – Applications meriting special consideration

Application No : 12/03306/RECON

Ward:
Chislehurst

Address : Silver Birches Manor Park Chislehurst
BR7 5QE

OS Grid Ref: E: 544651 N: 169519

Applicant : Mr And Mrs C Katchoff

Objections : YES

Description of Development:

Variation of condition 10 of planning permission 12/01152 (granted for demolition of existing dwelling and erection of two storey 5 bedroom detached dwelling with detached sunken garage and associated landscaping) to vary restriction requiring first floor flank windows to be obscure glazed

Key designations:

Conservation Area: Chislehurst

Proposal

This proposal is for the variation of condition 10 of planning permission 12/01152 (granted for demolition of existing dwelling and erection of two storey 5 bedroom detached dwelling with detached sunken garage and associated landscaping) to remove restriction requiring first floor flank windows to be obscure glazed. On 13th January 2013 a section drawing was received which demonstrated the rooflight on the north elevation (facing Walpole House) would be sited a minimum of 2.1m above finished floor level. Concerns remained as to the potential impact for Harley Bank were the four windows on southern elevation to be clear glazed and on 3rd February 2013 additional information was received which proposed that two windows in the southern elevation (servicing en-suites) would be obscure glazed, with one window (providing sole fenestration for a bedroom) obscure glazed and fixed shut to a height of 1.7m above finished floor level with another window (a secondary window for the master bedroom) to be clear glazed.

Location

The property is located to the west of Manor Park and is a detached bungalow with accommodation in the roofspace and integral garage, located within the Chislehurst Conservation Area. The SPG for the Chislehurst Conservation Area describes Manor Park (Sub Unit 12) as characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place,

along with a lodge house and gates), providing important reminders of the earlier forms of settlement.

Comments from Local Residents

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

- residents of Walpole House concerned original planning permission was granted creating a larger multi-floored house in place of a smaller bungalow within a conservation area.
- with current permission granted all 5 flats in Walpole House will have detrimental impact in terms of views, light and arguably prospect as the building is over 3m higher and very close for scale of excavation/works around the party wall line of 6m.
- all 5 flats and gardens will now be overlooked by extra floor of new property.
- 1st floor of flats in Walpole House will now look directly at 1st floor of Silver Birches with material impact on quality of life, privacy for all flats which was purchased for views, light and to avoid overlooking.
- windows being obscure glazed was a key consideration in granting of planning permission which does not seem overly onerous.
- should this condition be removed would represent a highly material concession on what is an imposing new build in the area.
- development is having an impact on Walpole House due to site clearance and ongoing building works with need to undertake site surveys given scale of excavation in close proximity.
- no tree screen in place at boundary with Walpole House should there be plans to introduce one at Silver Birches would impact on light in Walpole House.

Comments from Consultees

No statutory consultations were deemed necessary 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

Planning History

In 2011, under planning ref. 11/03317 permission was granted for the addition of first floor to form 2 storey dwellinghouse, two storey front and side extensions, steps to front and detached, single storey sunken garage and elevational alterations. Alterations to front drive and access.

In 2012, under planning ref.12/01152, permission was granted for the demolition of existing dwelling and erection of two storey 5 bedroom detached dwelling with detached sunken garage and associated landscaping.

In 2012, under planning ref. 12/01153, Conservation Area Consent was granted for the demolition of existing detached bungalow.

Conclusions

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

In granting planning permission for the demolition of the existing dwelling and erection of two storey 5 bedroom detached dwelling with detached sunken garage and associated landscaping, a condition was attached which stated:

Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

The reason for attaching this condition was in order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties. The applicant now seeks to vary this condition as it is felt this "condition is unnecessary as flank window causes no overlooking problems due to distance from nearest house and the presence of the tree screen between the plots, and therefore the condition requiring obscure glazing will have no purpose".

In granting permission for 12/01152 the delegated report stated "rooflights are proposed to be located in the northern flank elevation and from the plans submitted do not appear to service a habitable room. If permission were to be granted a condition could be attached to ensure this is obscure glazed which would mitigate against potential loss of privacy or sense of overlooking for the occupants of Walpole House.

4 windows are proposed to be inserted in the first floor flank elevation on the southern elevation. However, there is a considerable degree of planting on the boundary of Harley Bank and no windows are located in the first floor flank elevation of this property. No windows are proposed to be inserted in the rearmost 5.9m of the flank elevation which could potentially overlook the rear garden of Harley Bank and as such the impact in terms of loss of privacy or sense of overlooking is not anticipated to be of such an extent as to warrant refusal. In addition, were permission to be granted a condition could be attached requiring windows in the first floor flank elevation be obscure glazed".

As such it may be considered that the ensuring these windows were obscure glazed was a key factor in the granting of planning permission for this application. Conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants. Conditions should only be imposed where they satisfy all of the following six tests – necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Although not indicated on the proposed first floor plan the rooflights on the northern flank elevation appear to service a staircase and hallway as opposed to a habitable room. On 13th January 2013 a section was provided in support of the application which indicates the rooflight would be a minimum of 2.1m (approximately 6 ft 8 inches) above first floor finished floor level as such this would not afford direct views onto the flank elevation of Walpole House. Although there are a number of windows located in the flank elevation of Walpole House, it is not considered to result in a significant loss of privacy for this property. As such on the basis of the revised information received it is not considered that is necessary for the rooflights in the northern flank elevation to be obscure glazed given that this would be above head height and would have solely vertical views.

Four windows are proposed to be located in the first floor southern flank elevation, two of which would service en-suites, with another window providing secondary fenestration for bedroom 1 while another window provides the sole form of fenestration for bedroom 5. The additional information provided on 3rd February 2013 states that only the secondary window for bedroom 1 would be clear glazed, with the others remaining obscure glazed and fixed shut to a height of 1.7m.

The first floor flank elevation of the main dwellinghouse at Harley Bank would be sited approximately 13m from the first floor flank elevation of Silver Birches at an elevated level, with a single storey attached double garage located within approximately 8m of Silver Birches flank elevation. The adjoining property at Harley Bank has no windows located in the first floor flank elevation and has a considerable degree of coniferous planting on the latter 16m of its flank boundary, and as the secondary window for bedroom 1 would be unlikely to afford views into the rear garden of Harley Bank given its position towards the front of the site. The property frontage of Harley Bank closest to the application site is hardstanding which provides access into the lower ground floor garage and as such this area is unlikely to intensively utilised for recreational purposes. The previous property at Silver Birches had an existing side dormer window servicing an 'attic room' which faced onto Harley Bank, although the window of bedroom 1 would be situated in closer proximity to flank boundary with Harley Bank on balance it is not considered to give rise to a significant additional degree of overlooking for this property. Given the considerable separation between the flank elevation of Silver Birches and the flank elevation of Harley Bank separated by an access road to Harley, it is considered acceptable for Condition 10 of planning ref. 12/01152 to be relaxed in respect of bedroom 1.

Having had regard to the above and in light of the revised plans received on 13th January 2013 and additional information received on 3rd February 2013 it was considered that the development in the manner proposed is acceptable in that it

would not result in a loss of amenity to local residents and the variation to Condition 10 of planning permission ref. 12/01152 is acceptable in this instance, subject to conditions regarding obscure glazing for the windows as set out above, and no additional windows in the flank elevation other than those previously approved.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03306, 12/01152 and 11/03317, excluding exempt information.

As amended by documents received on 13.01.13 and 03.02.13

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'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 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH26 Repair to damaged roads
ACH26R Reason H26
- 9 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.

- 10 The rooflight to be inserted in the northern flank elevation shall be clear glazed, as indicated in the approved plan Drawing No. MP-506-PD-040 the windows on the first floor southern flank elevation servicing two en-suites and bedroom 5 on approved plan Drawing No. MP-506-PD-040 shall be obscure glazed to a minimum level 4 obscurity and fixed shut to a minimum height of 1.7m above the finished floor level of the room in which they are to be located; the first floor southern flank window servicing bedroom 1 shall be clear glazed.

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

- 11 ACI17 No additional windows (2 inserts) first floor flank
development
- ACI17R I17 reason (1 insert) BE1
- 12 ACK01 Compliance with submitted plan

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

13 ACK05 Slab levels - no details submitted
 ACK05R K05 reason

Reasons for granting permission:

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

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

and having regard to all other matters raised.

Application:12/03306/RECON

Address: Silver Birches Manor Park Chislehurst BR7 5QE

Proposal: Variation of condition 10 of planning permission 12/01152 (granted for demolition of existing dwelling and erection of two storey 5 bedroom detached dwelling with detached sunken garage and associated landscaping) to vary restriction requiring first floor flank windows to be



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

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Section '2' - Applications meriting special consideration

Application No : 12/03761/FULL6

Ward:
Darwin

Address : Poppyfield Cottage 63 Cudham Lane
North Orpington BR6 6BX

OS Grid Ref: E: 545243 N: 163046

Applicant : Mr Lenny Ponder

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

Retrospective permission is sought for the erected single storey rear extension which has a depth of 4 metres, a width of 7.9 metres and a height of between 2.5 metres and 3.65 metres. The extension features a hipped roof and is set to the western part of the rear elevation, a gap of 5.4 metres is present to the eastern flank elevation of the host dwelling.

Location

The application site is located to the southern edge of Cudham Lane North and features a single storey detached dwelling with accommodation within the roofspace and dormers to the rear. This part of Cudham Lane North is characterised by relatively low level residential development being located to the southern edge with predominately agricultural land to the north. The site is located within the Green Belt.

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 and the London Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- G1 The Green Belt
- G5 Dwellings Within the Green Belt or on Metropolitan Open Land

Supplementary Planning Guidance 1: General Design Principles
Supplementary Planning Guidance 2: Residential Design Guidance

London Plan Policy 7.16: Green Belt

The National Planning Policy Framework

Planning History

Application ref. 92/01123 granted permission for front and side dormers.

Application ref. 04/00129 granted permission for a part one, part two storey side extension with two rear dormers. This has been implemented and completed, with the extension forming the side and rear element to the western edge of the dwelling.

In 2008, a car port to the front of the dwelling was refused on the following grounds:

1. The carport is located in a prominent location in front of the existing dwelling and by virtue of its size, location and design is harmful to the character and visual amenities of the area, contrary to Policy BE1 of the Unitary Development Plan.
2. The car port is inappropriate development within the Green Belt and no very special circumstances have been demonstrated to warrant the setting aside of Green Belt policy and the carport is therefore harmful to the openness and character of the Green Belt, contrary to Policies G1 and G4 of the Unitary Development Plan.

This application was subsequently dismissed at appeal. The Inspector concluded that the car barn was inappropriate development that was harmful to the openness of the Green Belt with no very special circumstances existing to justify the development.

A recent certificate of lawfulness for the rear extension under consideration was refused on the ground that:

The proposed development would extend beyond a rear wall that does not form part of the original dwelling and would extend beyond the original side elevation of the dwelling whilst exceeding half the width of the original dwelling and is there not permitted by virtue of Class A (e) and (h) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

Conclusions

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

The extension of buildings within the Green Belt is considered acceptable under the Council's relevant policies and the National Planning Policy Framework (NPPF). The NPPF states that such extensions are appropriate where they do not result in disproportionate additions over and above the size of the original building provided, with Policy G4 measuring this as being above 10% of the original floor area.

The property has been previously enlarged in 2004 by a part one, part two storey side extension with two rear dormers which added some 48 square metres to the floor area of the original dwelling. The proposal measures 32 square metres in floor area which results in total additions to the original floor area of some 79 square metres. It should be noted that the 2004 enlargement created a 24% increase over the original dwelling and the current proposal adding another 16.4%, with both adding a total of 41% over the original building.

It is not considered that such increases over and above the original dwelling are proportionate as required by paragraph 89 of the NPPF and are well above the 10% threshold stipulated by Policy G4. As such the proposal consists of inappropriate development within the Green Belt and as such very special circumstances must be demonstrated by the applicant to warrant permission being given. These will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Within the Statement submitted it is argued that the extension is aimed at improving the ground floor accommodation; the ground floor bathroom is too small for the family and the size of the dwelling; the living room was too small and poorly accessed and the extension gives much more useable floor space; emergency access is improved at ground floor and first floor level; the extension is designed to limit the impact upon the rear elevation and with little impact upon neighbouring properties.

It is not considered that this position qualifies as very special circumstance that justify the setting aside of established Green Belt policy in this instance. The

circumstances given are not very special in their nature and could be applied throughout the Green Belt, with the justification amounting to a desire to have a bigger property.

Green Belt policy seeks to protect the openness within the Green Belt although this is not specifically defined, but can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site coverage. That is to say its physical effect on the application site rather than any visual or other impact on its surroundings. The proposal seeks a further substantial increase over the original dwelling in addition to previous developments and is considered to result in a detrimental impact upon the openness of the Green Belt for which no very special circumstances have been demonstrated.

Given that the development has been undertaken without the benefit of planning permission and that planning permission has now been refused it is also considered expedient that enforcement action should be authorised in order to secure the removal of this unauthorised structure for the reasons of harm set out above.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03761, excluding exempt information.

as amended by documents received on 05.02.2013

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan and the National Planning Policy Framework.

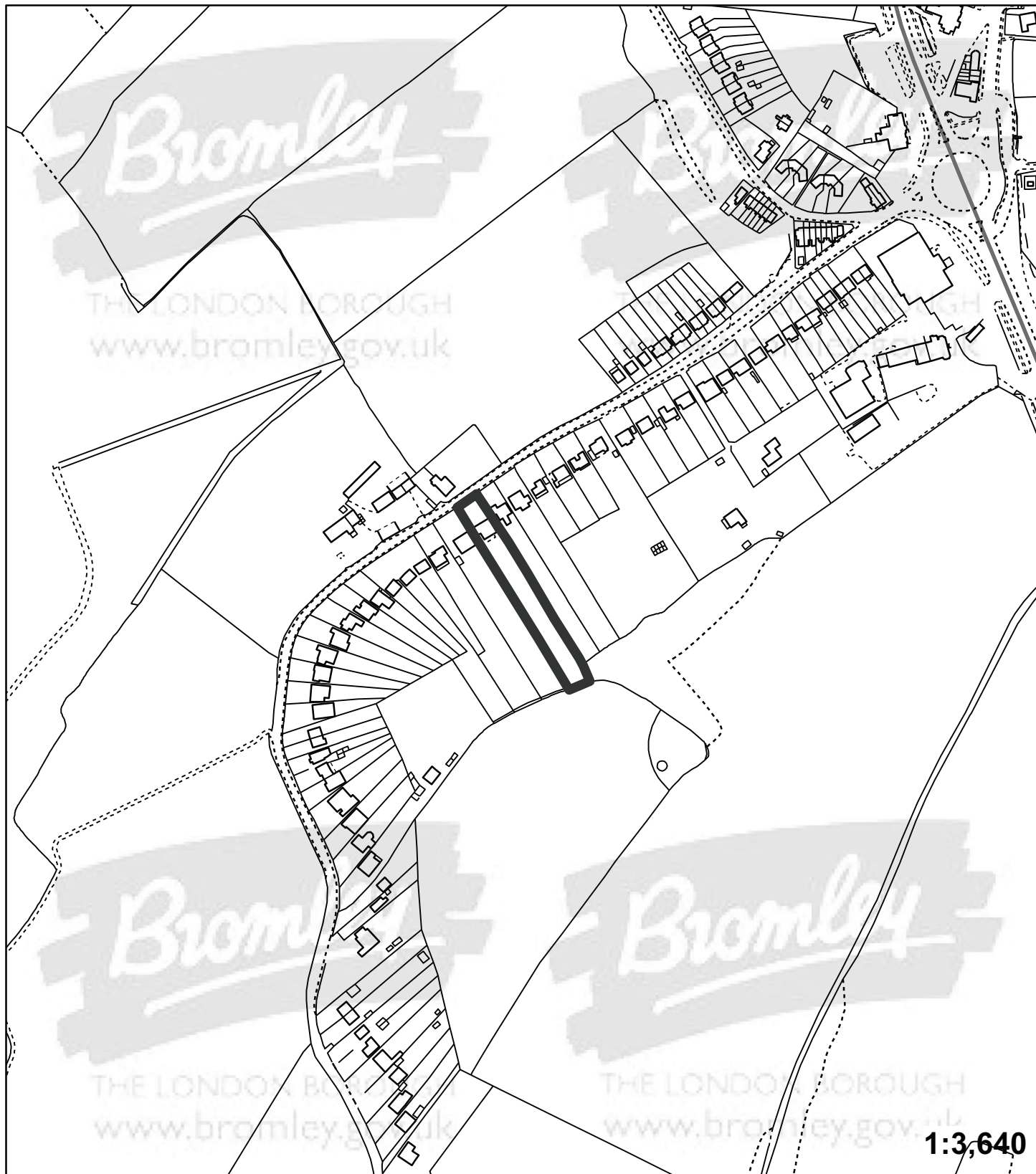
INFORMATIVE(S)

- 1 Further Recommendation: Enforcement action be authorised to secure the submission of a planning application for the development as the works near to completion require the removal of this unauthorised structure.

Application:12/03761/FULL6

Address: Poppyfield Cottage 63 Cudham Lane North Orpington BR6 6BX

Proposal: Single storey rear extension



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

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SECTION '2' – Applications meriting special consideration

Application No : 12/03815/FULL1

Ward:
**Bromley Common And
Keston**

Address : Terrance House 151 Hastings Road
Bromley BR2 8NQ

OS Grid Ref: E: 542463 N: 165893

Applicant : Osman Lettings

Objections : YES

Description of Development:

Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking.

Key designations:

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

Members may recall that this case was presented to the Plans Sub Committee held on the 24th January 2013.

It was resolved that this case should be deferred to seek the removal of the garage block from the proposal.

The applicants have amended the proposal accordingly and a revised plan has been submitted on 20th February 2013.

The previous report is repeated below subject to suitable updates.

Proposal

The proposal seeks permission for elevation alterations to front of building which would result in a more modern appearance. It is proposed to replace the existing windows and tile cladding to the front of the building would be replaced with new aluminium windows and a panel façade to the front, together with aluminium cladding to the front and partly to the side elevations. New signage is also proposed to the ground floor commercial units. It is also proposed to reorganise the front parking areas with associated hard and soft landscaping.

Location

The application site is located on the eastern side of Hastings Road, opposite the junction for Cherry Orchard Road and close to the junction with Knowle Road. The site hosts a three storey commercial building.

Comments from Local Residents

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

- siting of the garages is too close to residential properties;
- security;
- an eyesore;
- maintenance of the fence;
- outlook from garden will be severely hampered;
- there will be a void between fence and proposed garage which could result in people dumping rubbish;
- continual noise from the car park, day and night;

Comments from Consultees

Highways – awaiting comments.

Previously, with regard to the scheme ref. 12/02752/FULL1 (see Planning History) Highways Engineer stated that the front car parking arrangement was too tight, but pragmatically was acceptable. Rear car parking was also satisfactory, and the cycle parking was welcomed.

Environmental Health (Pollution) – no objections

Planning Considerations

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

BE1 Design of New Development
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

National Planning Policy Framework

Planning History

In 2002, permission was refused for detached building for storage at rear under ref. 02/00614 for the following reasons:

1. The proposed building would result in an overdevelopment of the site and be prejudicial to the present car parking servicing area and refuse storage facilities contrary to Policy T.5 of the adopted Unitary Development Plan and Policy T3 of the first deposit draft Unitary Development Plan (March 2001);
2. The proposed building being detached and not associated with any existing use or premises would be capable of severance and is without adequate site area to be adequately served in isolation.

Permission was then granted under ref. 02/01627 for a block of three garages.

Permission was more recently granted under ref. 07/03742 for the conversion of first and second floors into 1 two bedroom and 2 three bedroom flats and creation of 11 car parking spaces at rear, however it is not clear from the Building Regulations history of the site, nor the application documentation, whether this change of use has taken place.

This current scheme is a resubmission of a recently refused application ref. 12/02752 for elevational alterations to front of building. Reorganisation of front and rear car parking areas with associated hard and soft landscaping and new refuse store. Demolition of existing garage and construction of 6 bay garage block at rear of site.

Planning consent was refused on the following ground:

1. The proposed garage block element of this proposal, by reason of its size, scale and design, would be detrimental to the amenities of adjoining residents contrary to Policy BE1 of the Unitary Development Plan.

Conclusions

The current application is a revised/reduced version of the previously refused scheme. It would appear that the reason for refusal was the impact of the proposed garage block element on the amenities of adjoining residents along Knowle Road. As stated above, this element of the scheme has been omitted from the proposal and therefore, the main issues that Members may wish to consider are the acceptability of the design of the proposal and its impact on the character of the surrounding area.

In terms of the proposed elevation alterations to the front and part side elevations of the host dwelling, it is noted that the appearance of the existing building does not benefit from any significant architectural merit and according to the application documentation the existing elevation is a typical 1960s building, unattractive and in poor condition, that is featureless and in need of refurbishment. As such, it is considered that the proposed finish to the front elevation will result in a more modern appearance, bringing the building more up-to-date with current building appearances, making the scheme compliant with the requirements of Policy BE1.

Having had regard to the above Members may consider that the proposed alteration to the front elevation of the host building is acceptable as it would result

in a proposed finish to the building that would appear more modern when compared to the existing appearance of the building. Members are therefore requested to determine that on balance the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03815 and 12/02752, excluding exempt information.

as amended by documents received on 10.01.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 4 | ACH04 | Size of parking bays/garages |
| | ACH04R | Reason H04 |
| 5 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 6 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |

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
- T3 Parking
- T7 Cyclists
- T18 Road Safety

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

National Planning Policy Framework

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

- (a) the appearance of the development in the street scene;
- (b) the Transport policies of the development plan;
- (c) the character of the development in the surrounding areas;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

Application:12/03815/FULL1

Address: Terrance House 151 Hastings Road Bromley BR2 8NQ

Proposal: Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking.



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

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SECTION '2' – Applications meriting special consideration

Application No : 12/03837/FULL2

Ward:
Penge And Cator

Address : 57 High Street Penge London SE20 7HW

OS Grid Ref: E: 535181 N: 170492

Applicant : Mr D Juresh

Objections : YES

Description of Development:

Change of use from shop (Class A1) to restaurant/take-away (Class A3/A5) with ventilation ducting at rear

Proposal

This proposal is for the change of use from shop (Class A1) to restaurant/take-away (Class A5) with ventilation ducting at rear,

Location

The application property is a ground floor shop unit, located within a terraced building on the northern side of High Street Penge. The premises are currently in use as an internet café. The upper floors are in use as flats. The site is not part of a designated shopping frontage.

Comments from Local Residents

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

- over-concentration of food and drink premises
- additional rubbish and waste
- noise and smell nuisance – extract flue will discharge near upper floor flat window
- late night noise and disturbance
- existing use remains viable
- no marketing evidence has been provided
- harmful to amenities of neighbouring residential properties
- would not accord with objectives of national and local planning framework, EMP5, EMP6, S5 and S9
- would result in undesirable parking within the area

Comments from Consultees

Cleansing advised that the refuse storage and collection arrangements should remain as existing.

The Metropolitan Police Crime Prevention Design Advisor (CPDA) made no comment on the application.

Highways raised no objection to the proposal.

Environmental Health (pollution) raised no objection in principle and recommended 2 conditions regarding noise from and details of the kitchen extract system.

Planning Considerations

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

- BE1 Design of New Development
- ER9 Ventilation
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S9 Food and Drink Premises

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

Planning History

The application most relevant to the current proposal is planning ref, 12/01602 for the change of use from shop (Class A1) to restaurant/take-away (Class A3/A5) with ventilation ducting at rear which was refused on the following grounds:

“The proposed use of the premises as a restaurant and hot food takeaway would give rise to an unacceptable loss of amenity to neighbouring residents, with particular regard to noise and disturbance and smell nuisance, contrary to Policies BE1, S9 and ER9 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 (having regard to its shopping function) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposal will involve the change of use of an existing A1 retail unit which is currently in use as an internet café, to a restaurant/hot food takeaway within Classes A3 and A5. Although the site is within Penge, it does not fall within the district centre or a designated shopping frontage as defined within the Unitary Development Plan. In considering the acceptability of the proposed change of use in policy terms, in the absence of any term of vacancy at the premises it is necessary to consider whether the proposed use would contribute to the range of local services or provision local community facilities, and whether it would

contribute to the vitality of the centre by providing a service or attracting visitors during shopping hours (in accordance with Policy S5). The proposed use could be considered to contribute to the range of local services, and would provide a service, potentially attracting visitors during shopping hours, from lunchtimes onwards.

As noted above, whilst the site is not within a designated retail frontage, it is within a defined parade of shops, which runs between Nos. 21 to 81 High Street inclusive. Within this parade, there appear to be a total of 6 existing food and drink outlets in the parade. In view of the length of the parade and the spacing between other food and drink outlets, it is not considered that an over-concentration of similar uses would arise.

With regard to the impact of the proposed use on residential amenities, it is noted that there are a total of 4 flats within the application property, one on the ground floor at the rear and three within the upper floors of the building. The proposed use will operate during daytime hours and during the evening, up until 11pm. The previous application was refused as it was considered that the proposal give rise to an unacceptable degree of noise and disturbance, both within the building while customers are served and as a result of comings and goings through take-away custom.

In terms of the ventilation duct to the rear which would discharge adjacent to the rear dormer window on the rear roofslope it was considered that insufficient detail was provided with regard to the noise output and technical specification for the ventilation system. In the absence of this information it is was not possible to determine whether the ventilation system could operate without giving rise to a loss of amenity to local residents through noise and smell nuisance and in view of the number of residential properties in the vicinity of the site it is not considered that this matter could reasonably be controlled by condition.

In order to overcome previous concerns, the current proposal provides additional information relating to the proposed ventilation duct which would include two silencers and extract system to reduce the effect of cooking smells and fumes. Again no technical objections have been raised by the Council's Environmental Health Division and given further information has been supplied as to the specification of the ventilation duct, this is considered to have overcome previous concerns in relation to the detrimental impact on the residential amenities of adjoining owner/occupiers.

In response to the concerns that the proposal would open until 11pm every day, further information has been supplied by the applicant in relation to the hours of operation of food establishments in the vicinity which the applicant states open until 11pm and in some instances beyond this. In the cases of No. 31-33, No. 73 and No. 75 as quoted by the applicant, no planning history appears to exist relating to the change of use of the ground floor of these properties to A3/A5. In relation to No. 103 although this is located approximately 330m from the application site was permitted to open until 11pm on any day (planning ref. 90/02445).

No. 79 (which has residential accommodation in the upper floors) also cited by the applicant was granted permission from change of use to A3 at appeal under planning ref. 91/00898 with permitted open hours until 11pm. In this instance the Planning Inspector found that the provision of sound insulation could reduce the transmission of noise to the flats on the upper floors of the building, were permission to be granted for the current proposal a similar condition is suggested. The Inspector also found that in terms of disturbance resulting from the movement of customers coming and going from the premises due to the volume of traffic along High Street and to other nearby premises that would be open in the evening this must result in a high ambient level in the area. Accordingly, any additional noise generated by customers was deemed not to be significant. Therefore in light of this hours of operation until 11pm are considered to be acceptable in this instance.

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 loss of amenity to local residents nor impact detrimentally upon the character of the area and has satisfactorily overcome the previous grounds of refusal.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03837 and 12/01602, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACJ04 Provision of window display
 ACJ04R J04 reason
- 3 ACJ09 Restricted hours (restaurant use) (2 in) 11:00 23:00
 ACJ09R J09 reason
- 4 ACJ26 Ventilation system for restaurant/take-a
 ACJ26R J26 reason
- 5 ACK01 Compliance with submitted plan

Reason: In the interests of the residential amenities of the adjoining properties and the visual amenities of the area, in line with Policies BE1 and S9 of the Unitary Development Plan.

- 6 The ceilings and walls between the restaurant/hot food takeaway hereby permitted and the upper floors and rear wall of the premises and the adjacent properties shall be so adapted as to achieve a reasonable resistance to airborne sound and heat transference as far as is practical having regard to existing construction. These works shall be implemented before the use hereby permitted commences in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and shall be permanently retained thereafter.

Reason: In order to comply with Policy S9 of the Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.

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
- ER9 Ventilation
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S9 Food and Drink Premises

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

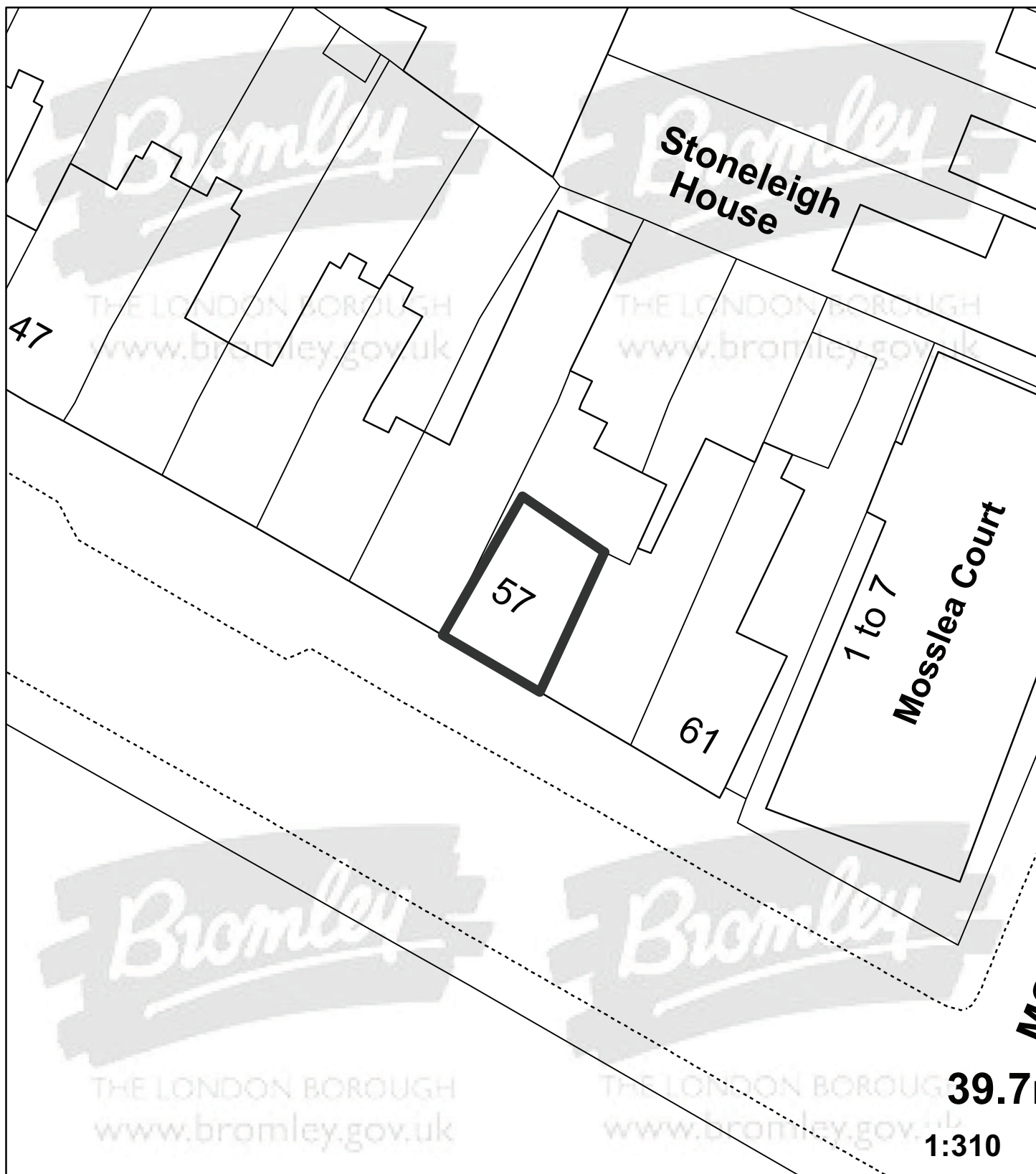
The development is considered to be satisfactory in relation to the following:

- (a) the loss of a retail unit is acceptable in this instance;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area.

Application:12/03837/FULL2

Address: 57 High Street Penge London SE20 7HW

Proposal: Change of use from shop (Class A1) to restaurant/take-away (Class A3/A5) with ventilation ducting at rear



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

SECTION '2' – Applications meriting special consideration

Application No : 12/03918/FULL6

Ward:
Farnborough And Crofton

Address : 5 Fieldside Close Orpington BR6 7TT

OS Grid Ref: E: 544101 N: 164641

Applicant : Mr Andrew Stanford

Objections : YES

Description of Development:

First floor side and rear extension over existing garage and ground floor infill extension

Key designations:

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

This application was originally report to Members of Plans Sub-Committee No. 2 at the meeting held on 7th February 2013. Members deferred the application without prejudice to seek the following:

- Reduction in scale and bulk of the extension in order for the extension to be more in keeping with the area.

In response to the deferral, the applicant has submitted revised drawings (received February 2013) to:

- Reduce the extension be inseting the flank elevation in 1m from the boundary at first floor.

The applicant has submitted further information including letters of support from neighbours, '3D' massing drawings to show the extension in context of the street and additional statements of compliance with policy including the National Planning Policy Framework.

The original report is repeated below, updated as necessary.

Proposal

Planning permission is sought for the following:

- First floor side and rear extension over the existing garage with two front dormer windows.
- Ground floor rear infill extension.

Location

The application site is located to the north west of Fieldside Close and is a detached two storey dwellinghouse with detached garage. The property belongs to a relatively modern development of mainly detached properties, most of which are situated within small plots.

Comments from Local Residents

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

- loss of light

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

London Plan 2011

National Planning Policy Framework 2012

Planning History

Planning permission was granted for the development to which this property belongs in 1983 under ref. 83/01201.

Planning permission was granted for a single storey rear extension in 1997 under ref. 97/00941.

Planning permission was refused for a first floor side and rear extension over existing garage and ground floor infill extension under ref. 11/01012. An appeal was lodged against the refusal, but was out of time.

Planning permission was refused for a first floor side and rear extension over the existing garage and ground floor infill extension under ref. 11/03495. This application was dismissed on appeal.

Conclusions

This application is a resubmission of ref. 11/03495, which was refused for the following reasons:

1. The extension by reason of its overall bulk and proximity to the rear boundary would have a seriously harmful impact on the prospect, visual amenity and privacy currently enjoyed by the neighbouring property to the rear of the site, contrary to Policies BE1 and H8 of the Unitary Development Plan.
2. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.
3. The proposed extension as indicated on the submitted drawings by reason of its design would be out of character with the host dwelling and detrimental to the visual amenities of the area, contrary to Policies BE1 of the Unitary Development Plan.

This was subsequently refused on appeal with the Inspector stating that the “lean-to sloping roof...would be a very unusual feature in the area and would look incongruous on the side of the dwelling”.

This proposal makes the following amendments to the refused and dismissed scheme:

- Change in design from a lean-to roof over the garage to a mansard with two front dormer windows.
- Reduction in height from 6m to 5m.
- Removal of first floor overhang, by constructing a ground floor infill extension.
- Removal of window from first floor rear elevation

The applicant has also submitted a Design Statement and Statement of Mitigation to justify the proposals in relation to addressing the refusal and appeal dismissal, similarity of the extensions to others in the locality, and case for exception to Policy H9.

Further amendments to the scheme to inset the first floor 1m from the flank elevation have been made following the deferral of this application at plans sub committee 7th February 2013.

The link extension to attach the garage to the host dwelling raises no objections. The mansard roof here is considered to appear compatible in form and subservient to the host dwelling. The two front dormer windows are small scale, set below the ridge of the extension and not considered to appear incongruous on the elevation or within the wider streetscene and acceptably addresses the reason for refusal.

The inset of the first floor 1m in from the ground floor elevation is considered to result in a reduction in bulk of the extension and is now finished with a gable end, rather than hipped end to match the host dwelling.

This proposal would therefore still culminate in development set within 1m from the boundary, and therefore contrary to Policy H9. It is noted that within the appeal dismissal, the Inspector noted that with regard to the lean-to roof “the extension would not look cramped alongside the neighbouring properties. I do not consider that a 1m gap as normally required by Policy H9...is critical in this situation”. The revised roof in this instance is considered to appear acceptably integrated with the host dwelling, with a reduction in bulk than previously sought; accordingly, Members may agree that the revised roof form on balance would not result in the loss of spatial standards of the area or appear cramped in the streetscene and therefore warrants an exception to Policy H9.

With regard to amenity, the extension would be predominantly located over the garage, which is located on the boundary shared with no. 2 and 4 Greenacre Close, set to the rear of the site. The revised roof design is now 1m lower at 5m in height. The first floor rear elevation is also now set 0.5m back from the rear of the garage with a hipped roof slope, where previously the roof was proposed with a flat first floor elevation, overhanging the garage below. The amendment to the roof form is considered to appear less bulky and therefore less intrusive to neighbouring occupiers.

An objection has been received with regard to the loss of light that the extension would result in to neighbouring occupiers. It is noted that the Inspector noted on appeal “I do not consider that there would be a significant degree of additional overlooking of neighbouring gardens or rooms within nearby dwellings. Neither do I consider there would be a significant increase in overshadowing or loss of light”. Given that the extension proposed has been reduced in size it is not considered in this instance to result in a loss of light. Given the compact nature of development within the estate, neighbouring occupiers would be able to see the extensions; however, this in itself is not a reason to refuse planning permission.

There is a first floor window in the extended rear elevation; this would overlook the rear garden. Given that it would replace an existing bedroom window this is not considered to result in harmful overlooking or loss of privacy.

It is proposed to create a playroom within the extension, this is annotated on plan as being ‘non habitable’, and is lit by two roof lights on top of the mansard. Given that windows positioned in the rear roof slope in this room would result in direct overlooking, a condition is recommended which restricts the insertion of additional windows in the extension in the future, without prior consent. From a Building Control perspective, this room would be classed as habitable, regardless of the annotation on plan and that in order to achieve the require building standards, mechanical ventilation would be required for this room.

On balance, Members may consider that the proposals result an acceptable form of development which will appear subservient to the host dwelling and would not

result in the loss of spatial standards for the area, nor result in an unacceptable impact on residential amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 83/01201, 97/00941, 11/01012, 11/03495 and 12/03918, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 No new windows or other openings shall be inserted in the extension hereby permitted without the prior approval in writing of the Local Planning Authority.

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

- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

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

Application:12/03918/FULL6

Address: 5 Fieldside Close Orpington BR6 7TT

Proposal: First floor side and rear extension over existing garage and ground floor infill extension



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

SECTION '2' – Applications meriting special consideration

Application No : 12/03940/FULL1

Ward:
Copers Cope

Address : 10 Copers Cope Road Beckenham BR3
1NB

OS Grid Ref: E: 537297 N: 170002

Applicant : Mr Durmus Ergen

Objections : YES

Description of Development:

Erection of single storey building to rear

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Proposal

This proposal is for a single storey building to be located to the rear of No. 10 Copers Cope Road. The proposed building would have a maximum depth of 11.1m and maximum width of 9.8m and would provide a spa and changing room with office and storage which Drawing No. ES12-06 states is ancillary to the existing hotel.

Location

The application site is located towards the eastern end of Copers Cope Road and is an end of terrace four storey hotel building which has now been refurbished extensively.

The application site is within walking distance of Beckenham town centre. The area is predominantly residential in character with a mixture of houses and flats. Towards the eastern boundary is the refurbished residential block of four storey flats known as Regent's Court. Towards the western boundary is the detached four storey block of 1970s flats known as Sinclair Court.

Comments from Local Residents

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

- concerns due to siting, size, loss of sunlight/daylight, intrusion over the outlook surrounding garden of Nos. 16 and 18 Hanley Place.
- concerns as to long-term use of facility in light of previously stated aims for future use of hotel's rear garden.
- a building containing 5 rooms and two fully fitted large bathrooms is not modest or an outbuilding as Design Statement refers.
- positioning of a commercial facility in middle of an area of residential gardens is contrary to planning laws.
- building would be located at furthest point from hotel and consider a commercial facility should be located within the building itself for example in the basement.
- building width is approximately 13m and height is nearly 4m with result that apex of roof is more than 2m higher than the 1.8m timber fence to east of site and 2.3m higher than bottom fence of No. 18 Hanley Place which would be 2m distance from proposed building resulting in claustrophobic overpowering dominance for garden of Nos. 16 and 18.
- considerable difference in ground levels between slopping garden of Nos. 16 and 18 and proposed building aggravating loss of light for south facing garden at Nos. 16 and 18.
- no details regarding provision of services particularly foul water disposal provided. Proposed floor level and distance of bathrooms from Copers Cope Road concerns as to whether a free fall self cleansing foul discharge line can be laid to existing foul water main in Copers Cope Road without this floor levels of building would need to be raised thus increasing height of roof apex to an even more unacceptable level.
- no information concerning lighting and weather protection for 40m long access pathway to hotel.
- no traffic access for construction plant and delivery of building materials other than through private grounds for Sinclair Court.
- Goodwood Hotel has a history of planning applications including successful application for wine and spirits licence.
- concerns relating to use of using amenity area for functions such as garden parties and wedding receptions.
- concerns building would be used for games and entertainment facility for hotel's guests.
- precedence for small bed and breakfast at No. 10 Copers Cope.
- privately sponsored commercial development with area will lead to destruction of peace and tranquillity of surrounding gardens and grounds the residents highly value as their personal and private space.
- request planning committee refused proposed development and prohibit construction of or provision of any amenity structure or facilities in the future.

- area is very quiet and residential new building will result in noise from garden of No. 10 from staff and guests using building and from guests using patio in summer months.
- concerns no thought appears to have been given to opening hours of space and office.
- No. 27 Park Road has previously suffered loss of light due to overshadowing by trees to rear of Regency Court, concerns 3.9m structure sited mere 2m from boundary will result in detrimental impact in terms of loss of light exacerbated by fact properties on Park Road are set well below level of gardens in Copers Cope Road.
- there are opening windows to bathroom facilities located in rear of proposed development and large storage area which could generate unsuitable noise and activity.
- disagree with Design and Access Statement as Beckenham already provides facilities within outlets elsewhere in the town will have a greater negative impact upon No. 27 Park Road than positive impact on hotel's trading ability.
- proposed development not in keeping with residential area.
- uncertainty as to use of proposed facility.
- concerns in terms of security for neighbouring gardens, garages and properties.
- bedroom windows of No. 29 Park Road are approximately level with boundary fence.
- trees at No. 10 and boundary fence were removed which formed a screen from back windows of No. 10 giving privacy for bedrooms of No. 29 were required to install new fence on boundary.
- proposal would overshadow garden of No. 29, be unsightly, result in loss of light and reduce view of horizon. Will be an eyesore when viewed from bedroom windows and will remove view of sky from ground floor rooms.
- query as to why applicant does not proceed with single storey rear extension (ref: 09/01269) which would be less intrusive for neighbouring properties.

The full text of comments received is available on the file.

Comments from Consultees

No statutory consultations were deemed necessary 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

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

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

Planning History

In 2008, under planning ref. 08/02528, an application was submitted for a four storey rear extension and conversion into 2 one bedroom flats and 6 two bedroom flats with 4 parking spaces at front and new access through to 4 parking spaces at rear which was subsequently withdrawn.

In 2008, under planning ref. 08/03787, permission was refused for part three/four storey rear extension formation of ancillary bar, dining and lounge facilities and 14 en-suite bedrooms.

In 2009, under planning ref. 09/01269, permission was granted for a single storey rear extension comprising 2 bedrooms, disabled access ramp, car parking area at front and external ventilation/ducting at side, 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.

In terms of the impact upon residential amenity Nos. 29 Park Road and No. 18 Hanley Place and to a lesser degree No. 27 Park Road would be most affected by the proposal. These properties have rear gardens of approximately 11m in depth and are sited at a lower ground level than the application site with the result that the first floor windows in the rear elevations of these properties project marginally above the existing 1.8m high boundary fence. Two windows are proposed to be located in the rear elevation of the building, however, these are annotated as being obscure glazed which could be controlled by way of a condition and as such this is not considered to give rise to an unacceptable loss of privacy or sense of overlooking.

Nos. 29 Park Road and No. 18 Hanley Place are located to the north of the application site and given these properties are located on a lower ground level the eaves of the proposed structure would be above that of these properties. It is considered that that the construction of a 3.9m high building, which would be 2.1m higher than the existing boundary fence, covering a significant proportion of the plot's width within 2m of the rear boundary would be overly dominant and imposing when viewed from these properties particularly No. 29 which has limited planting along its rear boundary. Although attempts have been made to minimise the detrimental impact upon these properties through the inclusion of a hipped roof which would project away from the rear boundary, given the sloping nature of the rear gardens of these properties it is likely the building would result in an overshadowing and loss of light for the rear gardens of these properties.

Concerns have been raised in terms of the concentration of commercial activities at the rear on the site and given that this would be within 2m of the rear boundary

with Nos. 29 Park Road and No. 18 Hanley Place, with a total separation of approximately 13m between the rear elevations of these buildings it is considered that the provision of a commercial use at this location is unacceptable in this instance and is likely to impact detrimentally upon the residential amenities of No. 29 Park Road and No. 18 Hanley Place.

In summation, the construction of a single storey building, given its height and scale and proximity to the rear boundary with Nos. 29 Park Road and No. 18 Hanley Place is likely to result in an unacceptable detrimental impact upon the residential amenities of these properties which are on a significantly lower ground level than the application site.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03940, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

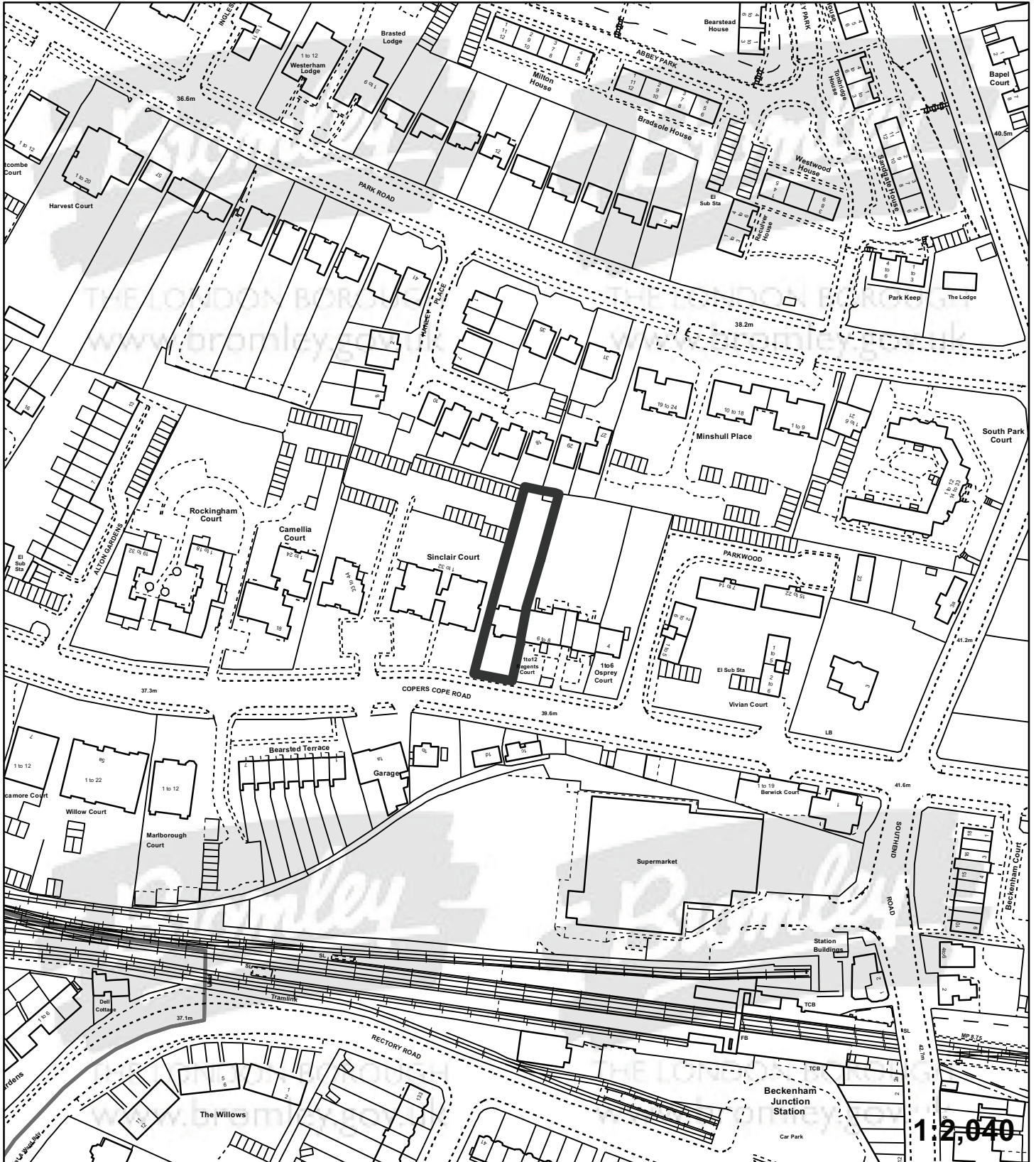
The reasons for refusal are:

- 1 The proposed single storey building, by reason of its height, scale and relationship with neighbouring properties, is considered to result in an unacceptable detrimental impact upon the residential amenities of No. 29 Park Road and No. 18 Hanley Place, contrary to Policy BE1 of the Unitary Development Plan.

Application:12/03940/FULL1

Address: 10 Copers Cope Road Beckenham BR3 1NB

Proposal: Erection of single storey building to rear



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

SECTION '2' – Applications meriting special consideration

Application No : 12/03995/FULL1

Ward:
Bickley

Address : 12 Pines Road Bickley Bromley BR1
2AA

OS Grid Ref: E: 542247 N: 169132

Applicant : Mr And Mrs Robert Sargent

Objections : YES

Description of Development:

Demolition of existing two storey dwelling and construction of new three storey dwelling

Key designations:

Conservation Area: Bickley Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The proposal relates to the demolition of existing two storey dwelling and construction of new three storey dwelling. The proposed dwelling would be 9.9m to ridge, approximately 20m deep and 17.5m wide.

Location

The site relates to a two storey chalet style property located on the eastern side of Pines Road. The property is hardly visible from the streetscene given the dense and high boundary treatment. The area is characterised by large detached properties of varying design and is a designated Bickley Park Conservation Area.

Comments from Local Residents

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

- too large for the site, out of scale and character with the area.
- impact on the privacy and outlook of Savannah, Spignal and Lakedale to the north of the site.
- bulk and depth would impact on light to Lakedale and Spignalls.

- detracts from layout, character and appearance of the area.
- cramped appearance and fails to respect the density of Woodlands Road.
- would result in the destruction of a number of trees.

Comments from Consultees

Conservation Officer – would have objection to the principle of a replacement house but considers that the proposal leaves very limited side space and is generally bulky and dominant in its appearance which could lead to a retrograde lowering of spatial standards in the conservation area.

Environmental Health – no objection but recommend informatives should permission be granted.

Thames Water – no objections with regards to sewerage or water infrastructure.

Highways – note the crossover to the property is narrow and applicant should contact Area Management in the event of upgrade.

Tree Officer – concurs with arboricultural report in that no significant trees would be affected. Recommends conditions should permission be granted.

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
 H9 Side Space
 BE11 Conservation Areas

London Plan:

3.5 Quality and Design of Housing Developments
 3.8 Housing Choice
 6.13 Parking

National Planning Policy Framework – 2012

Planning History

In 1988, a detached garage was refused under ref. 88/02328.

In 1997, a single storey side extension was permitted under ref. 97/01789.

In 1999, a single storey front extension, bay window to side, enlargement of rear dormer together with a detached double garage to the front under ref. 99/01473.

In 2000, a pitched roof to rear dormer extension flat roof (Revision to scheme permitted under ref. 99/01473 for single storey front extension, bay window to side, enlargement of rear dormer together with a detached double garage to front) was permitted under ref. 00/03186.

Conclusions

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

The proposed dwelling would be a dramatic increase in size, scale and volume on the existing property. The existing two storey chalet style property is low key and relatively hidden from public view given the trees and vegetation to the front boundary. However it would be replaced with a three storey building of entirely different character and one which at 1.7m higher would be more visible. The property would maintain a minimum 1.3-1.8m side space to each side but with an eaves height of 5.9m and 9.9m high ridge line, is considered to represent a cramped form of development in the context of the site. A minimum of 2m sidespace is normally required in Conservations Areas and this concern has be echoed in comments from the Conservation Officer.

Whilst other large detached dwellings in the area are noted, they occupy larger sites. In addition, this proposal would sit next to 10 Pines, a two storey property and therefore dominate this building. There appears to be no compromise in the design in terms of the size and bulk. It is therefore considered that the sheer mass, bulk and size proposed would fail to respect the character, layout and form of surrounding properties, to the detriment of the conservation area.

The applicant has argued in the design and access statement that replacement dwellings in the area have set a precedent for this scheme. However each scheme is site specific and assessed on its own merits.

With regards to residential amenity, the proposed dwelling would extend 2.1m deeper at two storey level than the rearmost wall of 10 Pines Road and be within 3m this property. Trees currently provide screening along this boundary but would be lost. The proposal would have an impact on this property given the 2.1m rear projection and scale of the proposal. To the north, Spignalls and Little Weald back onto the side of 12 Pines Road. At the moment they are presented with a modest property but the proposed dwelling, by virtue of its increase in height, depth and overall bulk would have a visual impact on these properties. It is questionable whether the extent of this visual impact warrants refusal in terms of loss of outlook in its own right given there would be approximately 30-35m between these properties. For the reason of this distance also, there is not considered to be undue loss of light, despite its siting to the south.

In term of overlooking the first floor side windows all serve bathroom/ dressing rooms and could be conditioned obscured glazed and fixed. There would however be significant and unacceptable overlooking from the first floor rear balcony into the rear garden of Spignalls and Little Weald to the north and 10 Pines Road to the

south. There would also be an increased degree of overlooking from the second floor rear windows, however these would only directly overlook towards the rearmost part of The Pines rear garden which given its distance is not considered undue in its own right.

Note: the existing and proposed site plans incorrectly site 10 Pines Road. It is actually set further back into the site as shown on the OS map.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03995 and 12/03996, excluding exempt information.

as amended by documents received on 24.12.2012

RECOMMENDATION: PERMISSION BE REFUSED

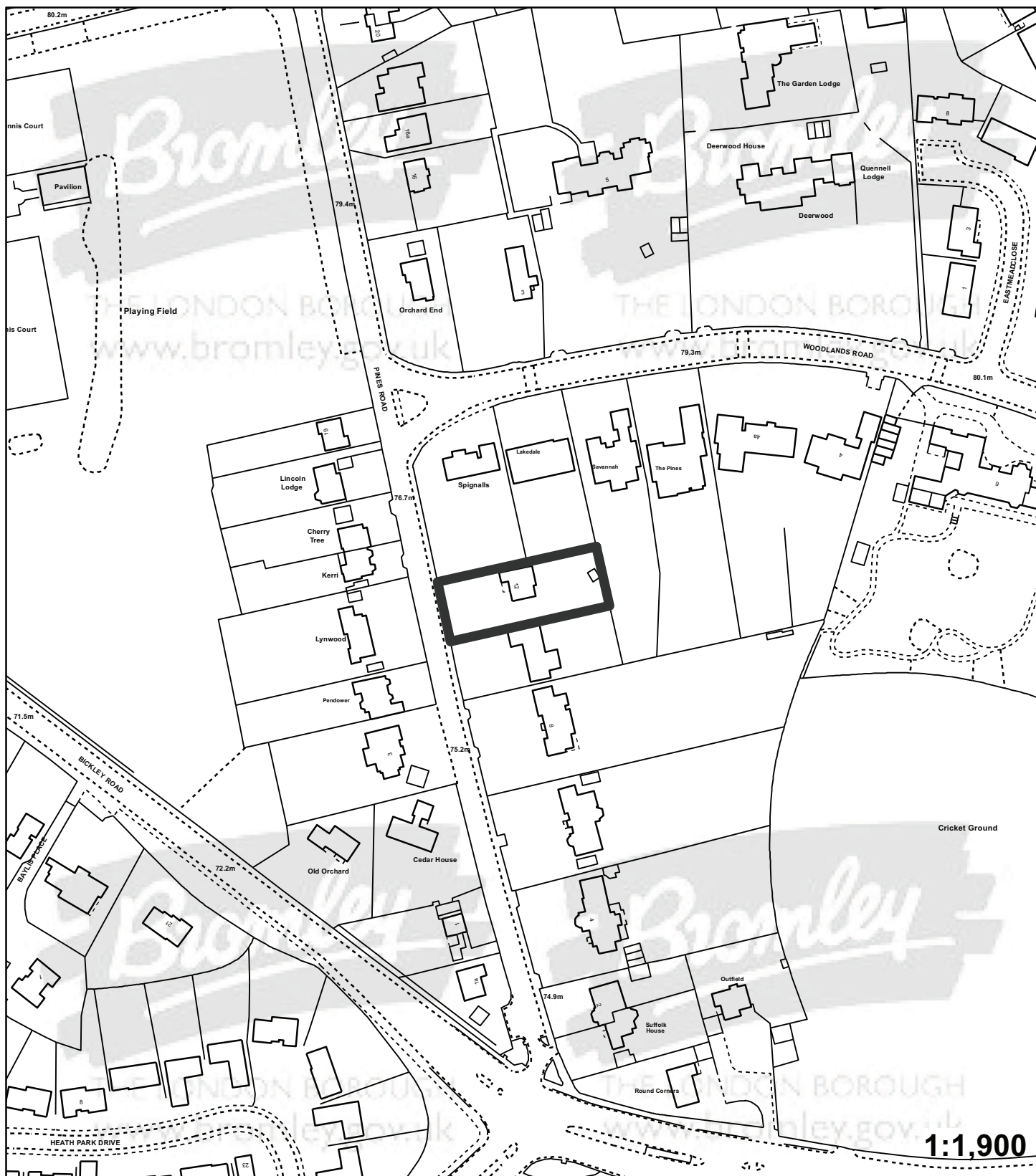
The reasons for refusal are:

- 1 The proposed dwelling would be seriously out of character and scale with the surrounding area, by virtue of its proposed height, bulk and overall size in the context of the site, harmful to the Conservation Area and contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.
- 2 The proposed rear balcony would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of Spignalls, Little Weald and 10 Pines Road, thus contrary to Policy BE1 of the Unitary Development Plan.

Application:12/03995/FULL1

Address: 12 Pines Road Bickley Bromley BR1 2AA

Proposal: Demolition of existing two storey dwelling and construction of new three storey dwelling



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

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SECTION '2' – Applications meriting special consideration

Application No : 12/03996/CAC

Ward:
Bickley

Address : 12 Pines Road Bickley Bromley BR1
2AA

OS Grid Ref: E: 542247 N: 169132

Applicant : Mr And Mrs Robert Sargent

Objections : YES

Description of Development:

Demolition of the existing dwelling
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Bickley Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

The proposal relates to the demolition of the existing dwelling. Conservation Area Consent.

Location

The site relates to a two storey chalet style property located on the eastern side of Pines Road. The property is hardly visible from the streetscene given the dense and high boundary treatment. The area is characterised by large detached properties of varying design and is a designated Bickley Park Conservation Area.

Comments from Local Residents

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

- object to demolition of existing property without suitable building to replace it.

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and object to the proposal.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE9 Conservation Areas
BE12 Demolition in Conservation Area

All other material considerations shall also be taken into account.

Planning permission has been recommended for refusal under ref. 12/03995.

Planning History

In 1988, a detached garage was refused under ref. 88/02328.

In 1997, a single storey side extension was permitted under ref. 97/01789.

In 1999, a single storey front extension, bay window to side, enlargement of rear dormer together with a detached double garage to the front under ref. 99/01473.

In 2000, a pitched roof to rear dormer extension flat roof (Revision to scheme permitted under ref. 99/01473 for single storey front extension, bay window to side, enlargement of rear dormer together with a detached double garage to front) was permitted under ref. 00/03186.

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

Having had regard to the above it was considered that in light of the refusal to grant planning permission for development submitted under ref 12/03995/FULL1 the demolition of the existing building whilst being of no particular architectural merit would leave an unsightly gap which would detract from the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03995 and 12/03996, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

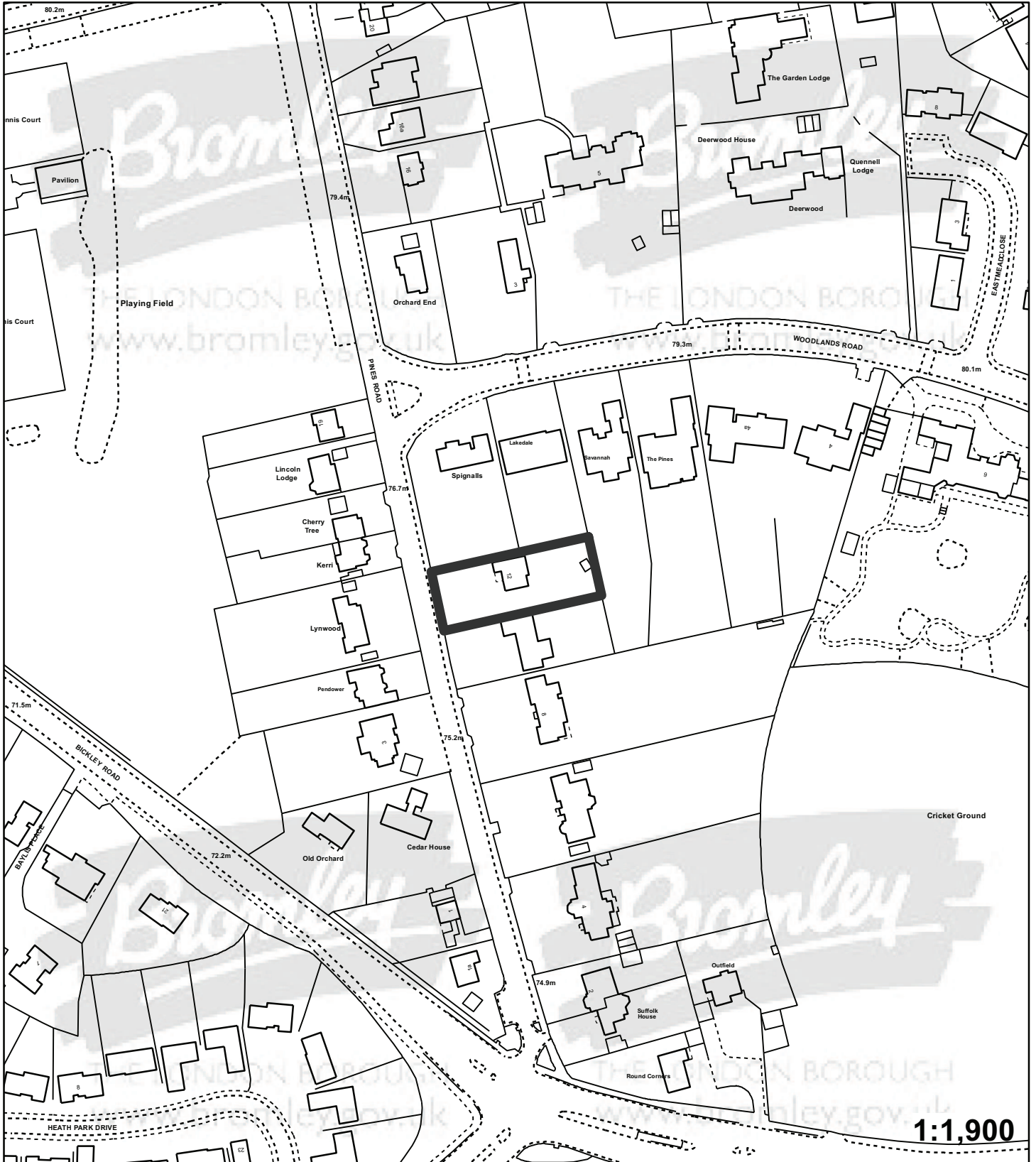
The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement, it would be premature to grant consent for the demolition of the existing buildings, and the proposal is therefore contrary to Policy BE12 of the Unitary Development Plan.

Application:12/03996/CAC

Address: 12 Pines Road Bickley Bromley BR1 2AA

Proposal: Demolition of the existing dwelling
CONSERVATION AREA CONSENT



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

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

Application No : 12/03638/FULL6

Ward:
Orpington

Address : 22 Woodley Road Orpington BR6 9BN

OS Grid Ref: E: 547027 N: 165581

Applicant : Mr Ed Cousin

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

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

Proposal

Permission is sought for a part one/two storey rear extension measuring 4m deep at ground floor, 3.5m deep at first floor up to a height of 7.2m with a hipped roof.

Location

The application site is set to the north western edge of Woodley Road and comprises a semi-detached two storey residential dwelling. The surrounding locality is predominantly residential.

Comments from Local Residents

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

- extensions would have an impact on lighting, external appearance and be overly dominant.
- drawings do not include all dimensions
- site plan boundaries are incorrect, OS site plans should not be used and a HM Land Registry Plan should be submitted.
- if planning permission is granted, could have boundary disputes.
- although extension is smaller, it is still 4m long and 2 storeys high resulting in loss of light.
- would not have brought the house if next door had an extension.

The full text of correspondence received is available to view on file.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

12/02223/FULL6 – part one/ two storey rear extension – refused

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.

This application is a resubmission of planning ref. 12/02223 which sought permission for a 6m deep, part single, part two storey rear extension. This was refused for the following reason:

“The proposed rear extension, by reason of its excessive depth and proximity to the boundaries with Nos. 20 and 24 Woodley Road, would be overly-dominant, intrusive and would be detrimental to the amenities enjoyed by the occupants of those properties, contrary to Policies BE1 and H8 of the Unitary Development Plan.”

The proposals have been amended to reduce the depth of the ground floor from 6m to 4m and the first floor has been reduced from 6m to 3.5m deep.

The extensions are set to the rear, although the extended flank would be visible from the highway due to the staggering of the houses in Woodley Road. It is considered that the extensions would not be harmful in the streetscene.

With regard to amenity, the extensions would project 1m rearward of the attached dwelling No. 24 which has an existing 3m deep extension. This is not considered to result in a loss of amenity. At first floor there would be a 3.5m projection, inset 2m from the shared boundary. Where the roof is set below ridge level, it is considered that the extension would not result in an unacceptable impact, especially where it is set to the north of No. 24 and therefore not block the direction of sun travel.

The extensions would project rearward of No. 20, which is set forward of the application site. Whilst the occupants of this property would be able to see the extension, this in itself is not a reason to refuse planning permission. It is considered that the reductions in depth are substantial and address the reason for refusal. There is a separation gap over 5m between these two properties, with a

single storey garage in the curtilage of No. 20, which would screen the part of the extension to some extent.

Within the objections received, comments have been made with regard to the accuracy of the boundary line to the front of the property and the potential disputes that could arise from construction vehicles parked on the forecourt. Boundary disputes fall outside of the planning system, and are civil matters. The arrangements for parking and storage of construction materials is the responsibility of the applicant.

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

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACC03R Reason C03
- 4 ACI12 Obscure glazing (1 insert) serving the first floor en-suite
 bathroom
 ACI12R I12 reason (1 insert) BE1
- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

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

Application:12/03638/FULL6

Address: 22 Woodley Road Orpington BR6 9BN

Proposal: Part one/two storey rear extension



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

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

Application No : 13/00028/FULL6

Ward:
Bromley Town

Address : 2 Beadon Road Bromley BR2 9AT

OS Grid Ref: E: 540198 N: 168110

Applicant : Mr And Mrs Dawson

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Historic Flooding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Ravensbourne FZ2
Tree Preservation Order

Proposal

This application seek permission for a revised proposal for that previously permitted under ref. 12/01774 which comprised a single storey rear extension to accommodate a new kitchen area. This application now seeks to extend the width of the proposed extension closer to No.2a to provide a full width extension to the rear of the property.

The extension would be 5m deep in terms of its rearward projection, 13.9m in width and would have a flat roof to a max height of approx. 3.5m. It would be located approx. 2m away from the boundary with No.2a and 1.75m away from the boundary with No.4.

The property currently has an existing single storey conservatory which would be demolished and replaced by the proposed extension.

Location

The application site comprises a two storey detached residential property located within a predominantly residential area towards the northern end of Beadon Road

close to the junction with Cameron Road. The site does not lie within a conservation area or an Area of Special Residential Character.

Comments from Local Residents

At the time of writing this report, no third party correspondence, including letters of objection have been received.

Comments from Consultees

No technical consultation has been sought in respect of this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan, The London Plan and National Planning Policy Guidance

BE1 Design of New Development
H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

The site lies within Flood Zone 2 and no technical consultation is required. A flood risk assessment was submitted under the original application ref. 12/01774.

Planning History

Under planning ref. 00/03807, outline planning permission was granted for a detached dwelling on land adjoining Beadon Road. This dwelling has now been constructed and is known as 2a Beadon Road.

Under planning ref. 12.00485, permission was refused for a single storey rear extension of some 6m in depth which was considered overdominant and detrimental to residential amenity in view of its excessive depth.

Under planning ref. 12/01774, permission was granted for a single storey rear extension of 5m in depth, 10.9m in width and with a flat roof of a max height of 3.5m.

Conclusions

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

The application site lies within a predominantly residential area wherein residential extensions are a common feature to other properties in the immediate vicinity. As

such the principle of extending the property would not be out of character in the area.

Of particular relevance is the fact that permission has already been established for a single storey rear extension under ref. 12/01774 in that the development was acceptable in terms of its impact upon residential and visual amenity. In this case, the 5m depth, 3.5m height and general design and appearance of the extension remains as per the permitted the scheme; however this revised proposal seeks to increase the width of the extension to bring it to within 2m from the flank boundary with No.2a. The extension will bring this development closer to the boundary with No.2a which itself sits on a slightly lower ground level than the application site. Given the orientation of the properties, it is acknowledged that some degree of overshadowing from the proposed extension may occur. On balance, given the reasonable distance of the extension to the boundaries of the site, existing boundary screening and location, it is considered that the extension as enlarged would not result in any significant loss of outlook or privacy for the adjoining occupiers of that neighbouring property or be seriously detrimental to residential amenity in general.

In the event of planning permission being granted, it is noted that this development would not be CIL liable (Community Infrastructure Levy).

Background papers referred to during production of this report comprise all correspondence on files refs. 00/03807, 12/00485, 12/01774 and 13/00028, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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 to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the character of the development in the surrounding area

(c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Application:13/00028/FULL6

Address: 2 Beadon Road Bromley BR2 9AT

Proposal: Single storey rear extension



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

Application No : 13/00228/FULL1

Ward:
Hayes And Coney Hall

Address : 53 Kechill Gardens Hayes Bromley BR2
7NB

OS Grid Ref: E: 540392 N: 167128

Applicant : Image Property Management.

Objections : YES

Description of Development:

Demolition of two storey extension and erection of two storey detached dwelling together with associated work to provide off street parking.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line

Proposal

This application proposes a two storey detached dwelling with on-site parking and associated vehicular access on land at 53 Kechill Gardens. It has been submitted following a previous refusal under planning ref. 12/03353.

There was an existing two storey, flat roof side extension to No. 53 which has been demolished as part of the proposal. A street elevation has been submitted as part of the application which demonstrates that the ridge height of the proposed dwelling will not exceed the highest part of the ridge to No.53. Side space of minimum 1m will be provided to the north boundary. The boundary to the south proposes an approximately 2.5m side space to the front of the dwelling with the boundary tapering off to propose a minimum of 2.25m side space to the rear.

A 36m rear garden with a minimum width of 8m is proposed.

Location

The site is a semi-detached two storey dwelling house located to the northern end (cul-de-sac) and on the west side of Kechill Gardens. The immediate vicinity comprises a mix of semi-detached two storey and bungalow development and includes a variety to detail of roof design.

Comments from Local Residents

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

- out of character
- cause imbalance to the cul-de-sac
- parking is an issue in Kechill Gardens and Oakmead Avenue
- access for emergency vehicles
- impact on amenities of occupiers of surrounding properties
- two houses on one plot is unacceptable / overdevelopment / overcrowded
- if permission granted the house could be further extended
- land grabbing
- green space swallowed up
- wish to object – detailed objections to follow

The full text of objections received are available to view on the file. Any additional detailed objections will be reported verbally to Committee.

Comments from Consultees

Highways Planning have been consulted and their comments note that the new dwelling house will be accessed via an existing vehicular crossover leading to the parking area. In addition the donor property can accommodate up to 2 cars within its curtilage therefore no Highways objections are raised to the proposal. Planning conditions are suggested in the event of a planning permission.

Planning Considerations

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

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

Supplementary Planning Guidance 1
Supplementary Planning Guidance 2

Planning History

The planning history includes a previous refusal, ref. 03/03279, for a two storey side extension which proposed a minimum 1 metre side space. The ground of refusal being:

‘The proposed extension, by reason of its size and design, would be out of character and detrimental to the visual amenities of the area, contrary to Policy H.3 of the adopted Unitary Development Plan and Policy H8 of the second deposit draft Unitary Development Plan (September 2002)’.

A subsequent application, ref. 12/02589, for a part one/two storey side and rear extension was granted planning permission in October 2012 which proposed a 3.7m side space to the southern boundary.

Most recently planning application ref. 12/03353 was refused permission for the following reason:

‘The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan’.

Conclusions

The main issues relating to the application are the impact that it would have on the amenities of the occupants of surrounding residential properties, the effect that it would have on the character of the area, and whether the proposed scheme has sufficiently addressed the previous grounds of refusal.

In terms of the impact of the development on neighbouring amenities, the proposed dwelling respects the existing front building line of adjacent development; it protrudes approximately 1.5m beyond the rear building line and is c 2.2m (minimum) from the southern boundary. A first floor flank window is proposed to the northern boundary which will serve a bathroom and can be obscure-glazed. Two small flank windows are proposed to the northern boundary at ground floor and one to the southern boundary. Given the size, siting and design of the proposed dwelling it is not considered that the scheme will have such a negative impact on neighbouring amenities to warrant a planning refusal in this respect.

In respect of the effect that the development would have on the character of the area it should be noted that the previous grounds of refusal were concerned with overdevelopment of the site and harm caused to the spacious character of the surrounding area. Neighbour concerns continue to be raised in respect of overdevelopment of the site. The introduction of a new dwelling in this location will undoubtedly have an impact. This current scheme has been reduced in footprint which will allow for a greater side space to the southern boundary (2.5m maximum) and for the front two storey element to sit slightly behind that of the adjacent dwellings whilst a single storey front bay window and covered porch element sits to the established front building line. The roof design has been changed from a gable design to a hip roof. The supporting statement highlights different housing designs in Kechill Gardens and suggests that this revised design references the character and scale of nearby dwellings.

Planning Policy BE1 requires that development should be imaginative and attractive to look at and should complement the scale, form, layout and materials of adjacent buildings. Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments. Guidance also advises that development should be sought that allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area. It also states that development should have regard to the

form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

It should be noted that the planning history does allow for a substantial two storey side extension to the existing house with a side space to the southern boundary c 3.7m. The current proposal offers a 1m minimum side-space to the north and 2.2 – 2.5m to the south boundaries.

Although local concerns are raised in respect of highways issues given the scheme's on-site parking provision for the proposed and the host dwellings no objections have been raised by Highways Planning; planning conditions are proposed in the event of a planning permission.

Given the previous ground of refusal, whilst it is acknowledged that a new dwelling in this location will result in an impact locally, it may be considered, in the light of relevant planning policy and the reduced scheme now submitted, that the previous grounds of refusal have been addressed and the proposed development will not cause such harm to the character and spaciousness of the area as to warrant a planning refusal in this respect.

In the event of a planning permission it should be noted that the development will be CIL (Community Infrastructure Levy) liable.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/03279, 12/02589, 12/03353 and 13/00228, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 5 ACI02 Rest of "pd" Rights - Class A, B,C and E
Reason: In order to comply with Policies H8 and BE1 of the Unitary Development Plan and in the interest of the neighbouring amenities.
- 6 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 7 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In the interest of highway safety.

- 10 ACI08 Private vehicles only
ACI08R Reason I08
- 11 Before the development hereby permitted is first occupied the proposed window(s) to the first floor south elevation shall be obscure glazed incapable of being opened other than by a top opener in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.
CI11R Reason I11 (1 insert) BE1
- 12 ACK01 Compliance with submitted plan
ACC01R Reason C01
- 13 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

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

Supplementary Planning Guidance 1
Supplementary Planning Guidance 2

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

Application:13/00228/FULL1

Address: 53 Kechill Gardens Hayes Bromley BR2 7NB

Proposal: Demolition of two storey extension and erection of two storey detached dwelling together with associated work to provide off street parking.



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

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

Application No : 12/03466/FULL1

Ward:
Chislehurst

Address : The Crest Raggleswood Chislehurst
BR7 5NH

OS Grid Ref: E: 543435 N: 169829

Applicant : Mr Timothy Joseph

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of 2 detached two storey 4 bedroom dwellings with integral double garage

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

It is proposed to demolish the existing building, and construct 2 detached two storey dwellings fronting Raggleswood, each with an integral double garage.

Conservation Area Consent is sought under ref.12/03467 for the demolition of the existing dwelling.

Location

This site lies on the corner of Raggleswood and Old Hill within Chislehurst Conservation Area, and is occupied by a large detached dwelling built in the Arts and Crafts style. The site measures 0.28ha and slopes downwards towards 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 of Oak Lodge and garden of Shangri-La from windows in flank elevation of Plot 1, unless they are obscure glazed and fixed shut

- intrusive form of development
- loss of important trees
- no further windows should be added to the west elevation of Plot 1
- finished floor level of house on Plot 1 appears unnecessarily high compared with the ground levels.

Comments from Consultees

The Council's highway engineer raises no objections to the proposals as parking associated with the proposed development would be adequately accommodated on site.

No objections are raised from a drainage point of view, subject to the submission of further details of surface water drainage, while Thames Water and the Council's Waste and Environmental Health sections also raise no objections to the proposals.

Building Control has no objection to the use of soakaways, subject to the use of a suitable design.

The Advisory Panel for Conservation Areas raise objections to the loss of the existing building which is considered to make a positive contribution to the Conservation Area, and to the new dwellings which are considered to be overlarge and of poor design.

Planning Considerations

The applications fall to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
 BE11 Conservation Areas
 BE12 Demolition in Conservation Areas
 BE14 Trees in Conservation Areas
 H7 Housing Density & Design
 T3 Parking

Planning History

Permission was refused in December 2011 (ref.11/01999) for two replacement dwellings on this site for the following reasons:

- 1 The proposed development, by reason of its size, bulk and close proximity to the side boundaries, would result in a cramped form of development, detrimental to the character and spatial standards of Chislehurst Conservation Area, thereby contrary to Policies H7, BE1 and BE11 of the Unitary Development Plan.
- 2 The proposed development would prejudice the retention and well being of a number of important trees on the site which are considered to make a

significant contribution to the character and appearance of Chislehurst Conservation Area, and would therefore be contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Conservation Area Consent for demolition of the existing dwelling was also refused under ref.11/02005 on the grounds of prematurity in the absence of a suitable replacement scheme.

The subsequent appeals were dismissed on grounds relating to a cramped and overlarge form of development, the close proximity to important trees on the site, the detrimental impact on spatial standards of Chislehurst Conservation Area, and the prematurity of allowing the demolition of the existing dwelling.

Conclusions

The main issues in this case are the effect of the proposals on the character and appearance of Chislehurst Conservation Area, the impact on important trees on the site, and the effect on the amenities of occupants of nearby residential properties.

It is considered that the existing dwelling makes only a neutral contribution to the Conservation Area, and therefore, its loss could not be resisted where an acceptable scheme for redevelopment exists.

The current dwelling on the site maintains good separations to the side boundaries, with a single storey element on the western side adjacent to Oak Lodge giving a spacious feel to this corner plot.

In dismissing the previous proposals, the Inspector considered that “the overall bulk, mass, height and depth of the two buildings, would result in the development as a whole appearing to be too large for the site and too close to the trees that are an integral part of it”. He considered that this would be “harmful to the spacious nature of development in this part of the conservation area, particularly given the site’s prominent position on the corner of Raggleswood and Old Hill”. He concluded that the combined effects of the bulk of the proposed dwellings, their proximity to each other and to the surrounding trees meant that the proposals would fail to preserve or enhance the character or appearance of Chislehurst Conservation Area.

With regard to the trees, the Inspector found that the new dwellings would encroach to a substantial extent within the root protection areas of several trees on the eastern and northern sides of the site, which could result in long-term damage to the health of the protected trees.

With regard to the existing dwelling, the Inspector agreed that in the absence of a satisfactory development proposal for the site, its demolition would leave “a significant and unsightly gap in the street scene” which would be harmful to the character and appearance of Chislehurst Conservation Area.

The proposed dwellings have now been re-designed, with the forward projecting garages removed and a small increase in the separations to the side boundaries.

However, the proposals would still bring built development significantly closer to the side boundaries than the existing dwelling (9.8m as opposed to 18m between the dwelling on Plot 2 and the south-eastern boundary with Old Hill, and 5.5m as opposed to 9.5m between the dwelling on Plot 1 and the north-western flank boundary with Oak Lodge), and the separation distance between the new dwellings would not be increased. The dwellings would still appear significantly bulkier on the site, particularly in the western part where the two storey dwelling would replace mainly single storey structures, and would thereby encroach on the largely open nature of this part of the site, detrimental to the spatial standards of Chislehurst Conservation Area.

In relation to the trees on the site, six significant trees have been identified, two of which would be unaffected by the proposals (2 oaks). However, the proposed dwelling on Plot 1 would still fall within the Root Protection Area (RPA) of an oak tree (T.11) at the front of the property, and although the existing house comes within the RPA, the proposed dwelling would cause harm to this tree.

The proposed dwelling on Plot 2 would come within the RPAs of 3 trees (2 limes and an oak) located at the front, side and rear, and the development would therefore have a seriously detrimental impact on the health and well-being of these important trees which make a significant contribution to the character and appearance of Chislehurst Conservation Area.

With regard to the impact on neighbouring properties, the proposed dwelling nearest to Oak Lodge on Plot 1 would project approximately 2m further to the rear at two storey level than the refused scheme, but the single storey element would be moved further away from the boundary towards the southern part of the dwelling, and the dwelling itself would still be set back between 5.5-10.5m from the boundary with Oak Lodge. The outlook from the rear of Oak Lodge may be affected by the rearmost part of the dwelling, but this is not considered to be to such a degree to warrant a refusal.

The dwellings on the opposite side of Raggleswood are set at a significantly higher level than the application site, and although the outlook from the front of these dwellings would be affected, it is not considered to be unduly harmful to the amenities of the occupiers of those dwellings.

Having had regard to the above it was considered that the revised proposals are not acceptable in that they would still result in a bulky and cramped development which would be detrimental to the character and spatial standards of Chislehurst Conservation Area, and would be harmful to the retention and wellbeing of important trees on the site.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01999, 11/02005, 12/03466 and 12/03467, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed development, by reason of its size, bulk and close proximity to the side boundaries and trees on the site, would result in a cramped form of development, detrimental to the character and spatial standards of Chislehurst Conservation Area, thereby contrary to Policies H7, BE1 and BE11 of the Unitary Development Plan.
- 2 The proposed development would prejudice the retention and well being of a number of important trees on the site which are considered to make a significant contribution to the character and appearance of Chislehurst Conservation Area, and would therefore be contrary to Policies BE11 and BE14 of the Unitary Development Plan.

INFORMATIVE(S)

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

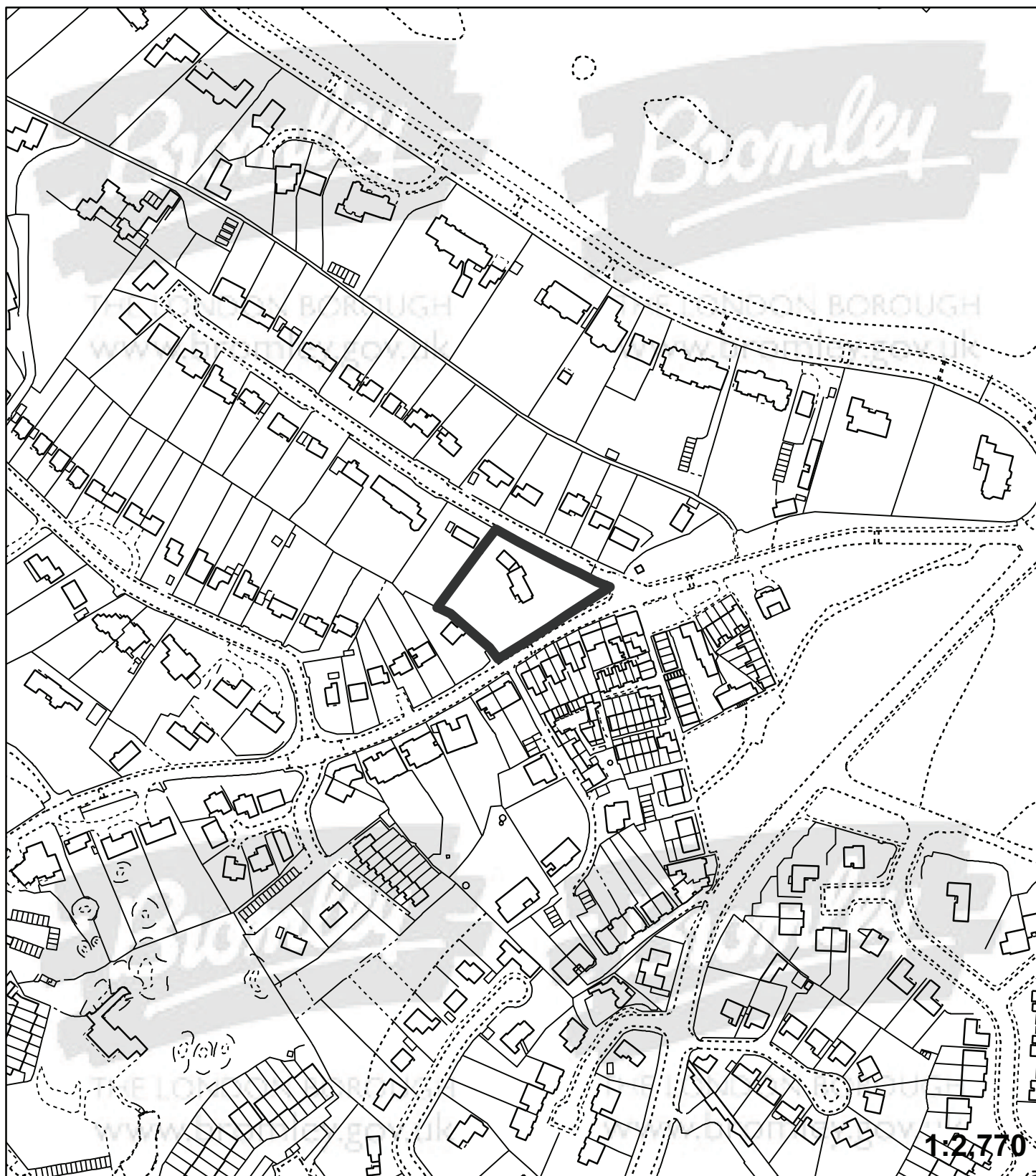
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:12/03466/FULL1

Address: The Crest Raggleswood Chislehurst BR7 5NH

Proposal: Demolition of existing dwelling and erection of 2 detached two storey 4 bedroom dwellings with integral double garage



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

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

Application No : 12/03467/CAC

Ward:
Chislehurst

Address : The Crest Raggleswood Chislehurst
BR7 5NH

OS Grid Ref: E: 543435 N: 169829

Applicant : Mr Timothy Joseph

Objections : YES

Description of Development:

Demolition of existing dwelling CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

It is proposed to demolish the existing building, and construct 2 detached two storey dwellings fronting Raggleswood, each with an integral double garage.

Planning permission is sought under ref.12/03466 for the redevelopment scheme.

Location

This site lies on the corner of Raggleswood and Old Hill within Chislehurst Conservation Area, and is occupied by a large detached dwelling built in the Arts and Crafts style. The site measures 0.28ha and slopes downwards towards 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 of Oak Lodge and garden of Shangri-La from windows in flank elevation of Plot 1, unless they are obscure glazed and fixed shut
- intrusive form of development
- loss of important trees

- no further windows should be added to the west elevation of Plot 1
- finished floor level of house on Plot 1 appears unnecessarily high compared with the ground levels.

Comments from Consultees

The Advisory Panel for Conservation Areas raise objections to the loss of the existing building which is considered to make a positive contribution to the Conservation Area, and to the new dwellings which are considered to be overlarge and of poor design.

Planning Considerations

The applications fall to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
 BE11 Conservation Areas
 BE12 Demolition in Conservation Areas
 BE14 Trees in Conservation Areas
 H7 Housing Density & Design
 T3 Parking

Planning History

Permission was refused in December 2011 (ref.11/01999) for two replacement dwellings on this site for the following reasons:

- 1 The proposed development, by reason of its size, bulk and close proximity to the side boundaries, would result in a cramped form of development, detrimental to the character and spatial standards of Chislehurst Conservation Area, thereby contrary to Policies H7, BE1 and BE11 of the Unitary Development Plan.
- 2 The proposed development would prejudice the retention and well being of a number of important trees on the site which are considered to make a significant contribution to the character and appearance of Chislehurst Conservation Area, and would therefore be contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Conservation Area Consent for demolition of the existing dwelling was also refused under ref.11/02005 on the grounds of prematurity in the absence of a suitable replacement scheme.

The subsequent appeals were dismissed on grounds relating to a cramped and overlarge form of development, the close proximity to important trees on the site, the detrimental impact on spatial standards of Chislehurst Conservation Area, and the prematurity of allowing the demolition of the existing dwelling.

Conclusions

It is considered that the existing dwelling makes only a neutral contribution to the Conservation Area, and therefore, its loss could not be resisted where an acceptable scheme for redevelopment exists.

In dismissing the previous proposals, the Inspector agreed that in the absence of a satisfactory development proposal for the site, its demolition would leave “a significant and unsightly gap in the street scene” which would be harmful to the character and appearance of Chislehurst Conservation Area.

Having had regard to the above it was considered that given the lack of a suitable replacement development, the application for demolition would be premature and should be refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01999, 11/02005, 12/03466 and 12/03467, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

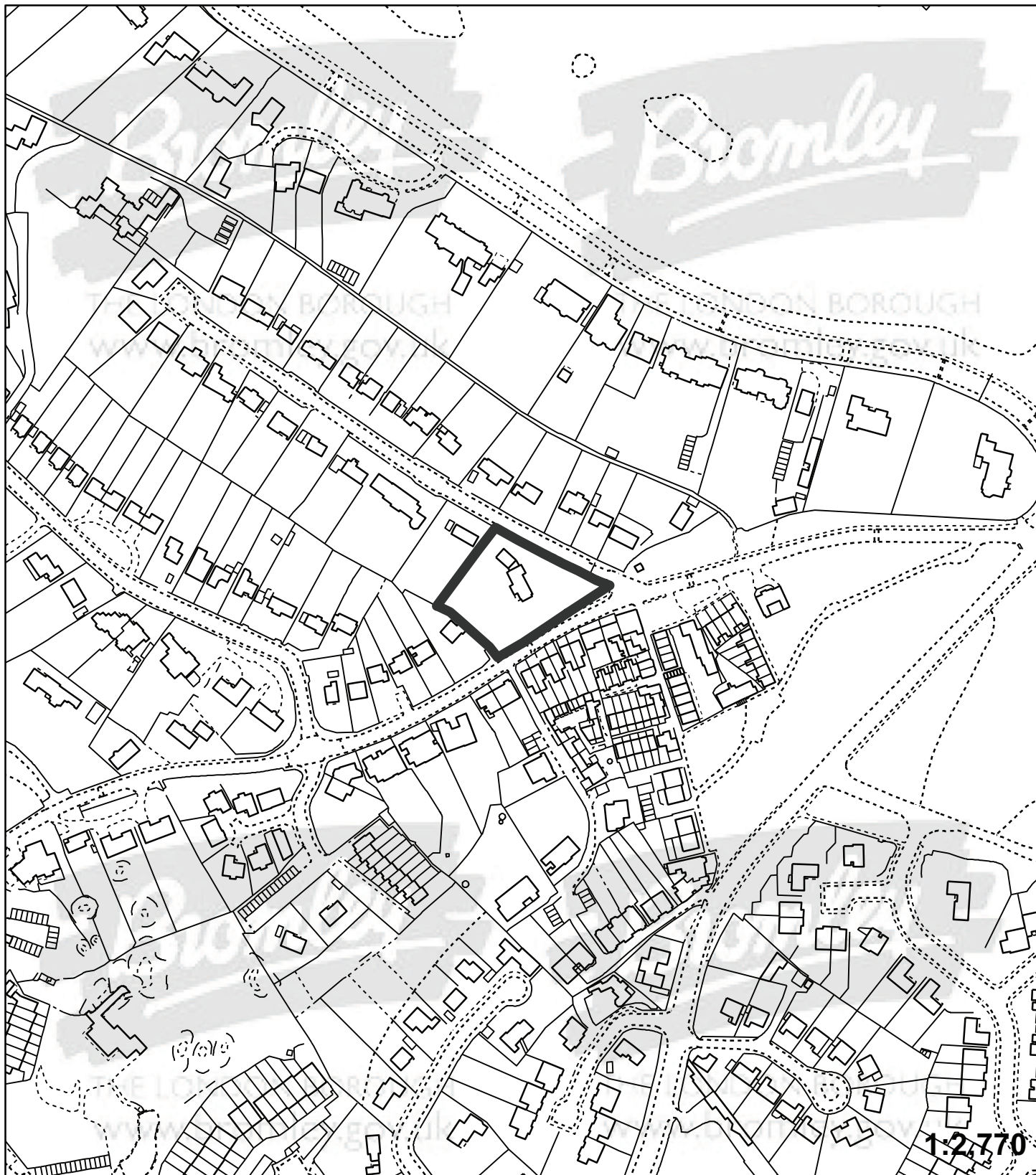
The reasons for refusal are:

- 1 In the absence of a suitable replacement scheme, it would be premature to grant consent for the demolition of the existing building which would leave an unsightly gap and consequently detract from the character and appearance of Chislehurst Conservation Area, thereby contrary to Policy BE12 of the Unitary Development Plan.

Application:12/03467/CAC

Address: The Crest Raggleswood Chislehurst BR7 5NH

Proposal: Demolition of existing dwelling CONSERVATION AREA CONSENT



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