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DATE: 10 September 2013

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

Councillor Charles Joel (Chairman)
Councillor Lydia Buttinger (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, Simon Fawthrop, Julian Grainger,
Russell Jackson, Kate Lymer and Richard Scoates

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on
THURSDAY 19 SEPTEMBER 2013 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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 or e-mail planning@bromley.gov.uk

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 25 JULY 2013**
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- 4 PLANNING APPLICATIONS**

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

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	NO REPORTS		

SECTION 2 (Applications meriting special consideration)

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4.2	Chelsfield and Pratts Bottom	15 - 22	(13/01914/FULL1) - The Highway Primary School, The Highway, Orpington.
4.3	Bickley Conservation Area	23 - 28	(13/01940/FULL6) - 9 Sundridge Avenue, Bromley.
4.4	Bickley	29 - 34	(13/02092/FULL2) - Greenwood, Bickley Park Road, Bickley.
4.5	Petts Wood and Knoll	35 - 38	(13/02391/FULL6) - 12 Great Thrift, Petts Wood.
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SECTION 3 (Applications recommended for permission, approval or consent)

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4.13	Hayes and Coney Hall	81 - 84	(13/01857/FULL6) - 25 Pickhurst Lane, Hayes.
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4.21	Copers Cope Conservation Area	117 - 120	(13/02584/RESPA) - 30 High Street, Beckenham.

5 CONTRAVENTIONS AND OTHER ISSUES

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

NO REPORT

SECTION '2' – Applications meriting special consideration

Application No : 13/01392/FULL2

Ward:
Petts Wood And Knoll

Address : 15 Moorfield Road Orpington BR6 0XD

OS Grid Ref: E: 546372 N: 166663

Applicant : Mrs Sarah Durrant

Objections : YES

Description of Development:

Elevational alterations and change of use from office (class B1) to day nursery (class D1) with acoustic fencing.

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

It is proposed to change the use of this vacant office building to a children's day nursery (Class D1), with minor elevational alterations proposed. Off-street parking would be provided at the front of the site for pick-up and drop-off only, while the rear yard would be enclosed by acoustic fencing to provide a play area for the children.

The nursery would be open between the hours of 07.30 and 18.00 Monday to Friday, and a total of 29 children would be accommodated between the ages of 3 months - 5 years.

The application is accompanied by a Travel Plan and parking survey.

Location

This detached two storey property is located on the south-western side of Moorfield Road, and has a shared access with No.13 to an open yard at the rear. Off-street parking is provided at the front of the site.

The building was previously used for offices (Class B1), but is currently vacant. No.13 is currently in office use, and uses its rear yard as a car parking area, but the majority of neighbouring properties are in residential use.

Comments from Local Residents

A number of letters of objection have been received from local residents, and the main points of concern are summarised as follows:

- noise and general disturbance to neighbouring properties
- detrimental impact on parking and highway safety
- impractical to ensure that staff and customers will not arrive by car
- number of vehicle movements would be much greater than the previous office use
- side access road to rear parking at No.13 could be obstructed by cars dropping off/picking up
- fencing in of rear play area could obstruct parking movements at No.13
- limited size of outdoor play area for the number of children to be accommodated

Letters of support have also been received from local residents who consider that a nursery use would be of benefit to the local community.

This application was called into committee by a Ward Councillor.

Comments from Consultees

From a highways point of view, the parking survey shows that there are a very limited number of spaces available in the close vicinity, and it is likely that cars would park across drives, on the yellow line, or on the pavement in the vicinity of the site, which is likely to interfere with the free flow of traffic and be detrimental to highway safety.

The Travel Plan submitted proposes measures to reduce the use of the car, such as walking buses, staff meeting children off buses, and the use of car parking stewards. However, it is difficult to ascertain how practical these measures are, and there is no indication that they have worked elsewhere. It is also stated that the majority of staff and customers would be local, but there is no way of ensuring this.

Environmental Health raise no objections in principle to the proposals.

The Bromley Early Years Team are supportive of the proposals, particularly as Orpington is an area of the Borough where full day care is limited, and where affordable childcare would offer the opportunity for parents to seek employment or attend training.

Planning Considerations

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

- C1 Community Facilities
- C7 Educational & Pre-School Facilities
- T3 Parking

Conclusions

The main issues in this case are the loss of the office use, and the impact of the proposals on parking and road safety issues, and on the amenities of neighbouring properties.

Policy EMP3 allows for the conversion of offices for other uses, provided that it can be demonstrated that there is no local shortage of office floorspace, and that there is evidence of long-term vacancy despite marketing of the premises. Furthermore, no loss of employment should occur.

The premises are currently vacant, therefore, no loss of employment would result. However, no information has been submitted regarding the length of time the premises have been vacant, nor any evidence of the marketing of the property for office use.

Policy T18 of the Unitary Development Plan seeks to ensure that development proposals do not have an adverse impact on road safety.

Due to the limited amount of parking available in the close vicinity, and the difficulty of ensuring that parents would not arrive by car, the proposals are likely to result in parking which would interfere with the free flow of traffic and be detrimental to highway safety.

With regard to the impact on neighbouring properties, some noise and disturbance would occur from children being dropped off and picked up, and by outdoor play in the rear play area. However, the number of children to be accommodated at the premises is not excessive for a property of this size, and the proposed opening hours would be limited to normal working hours when a certain degree of noise and activity can reasonably be expected in this area, taking into account that this property was previously in office use. Furthermore, acoustic fencing is proposed around the side and rear boundaries of the site to further reduce any noise impact.

The amenities of neighbouring properties are not, therefore, considered to be unduly affected by the proposals.

Policies C1 and C7 encourage the provision of pre-school and community facilities within the Borough where there is an identified need, and in this respect, Bromley Early Years Team supports the proposals due to the lack of sufficient full day care within Orpington. However, this is not considered to outweigh concerns regarding the detrimental impact on the free flow of traffic and highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01392, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed use of the premises as a day nursery would result in additional vehicular traffic to the site, and due to limited parking available in the close vicinity, would result in parking prejudicial to the free flow of traffic and conditions of general safety in the highway, thereby contrary to Policy T18 of the Unitary Development Plan.
- 2 The proposals would result in the loss of Class B1 office use, and in the absence of information to demonstrate the length of time the premises have been vacant, or any evidence regarding the marketing of the property for office use, the proposals would be contrary to Policy EMP3 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:13/01392/FULL2

Address: 15 Moorfield Road Orpington BR6 0XD

Proposal: Elevational alterations and change of use from office (class B1) to day nursery (class D1) with acoustic fencing.



"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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No significant detail is provided regarding the school use other than that the toilets would be available for pupils during normal school hours. Although at this time there are no specific plans to hire the building out, the applicant has stated that they would not wish for a specific limitation to the Scouts and school as this may be something they might wish to do in the future.

It is confirmed that the only vehicular access via Eton Road (email received 6th September 2013) will be for up to four Scout leaders and that all other users will be picked up and dropped off at the main school entrance in The Highway. It is also confirmed that the maximum hours of use would be between 08:00 and 22:00 on any day, and a suggested condition below sets out more detailed usage restrictions.

Location

The Highway School is located within a residential area of Orpington and comprises recently rebuilt school buildings with playing fields around. There are some dilapidated and current buildings in the area of the site where this building is proposed including the remains of a former swimming pool and associated buildings, a garage used for storage and a canopy provided for the childrens playground.

The building will be sited within the grounds of The Highway School adjacent to a vehicular entrance to the school from Eton Road to the rear of residential properties. It will be located 1.4m from the boundary with the rear of residential properties in Eton Road with the longer elevation running along the fence.

In general the school is accessed from the southern side at The Highway, although the Eton Road entrance is open during school hours and occasionally used by vehicles for deliveries.

This area of the site has been in use previously for a number of years for a day nursery with an associated temporary building and fenced area. The proposed building, although larger, will be in a similar position close to the rear boundary of dwellings in Eton Road.

Comments from Local Residents

A number of objections have been received from local residents and in particular those living immediately adjacent to the proposed location of the building. In addition a petition has been received with 16 signatures from local residents. The objections raise the following material planning issues, and the full text of objections can be viewed on file:

- alternative sites have not been considered
- noise from use of building and school grounds
- building is unnecessarily large for Scout use
- running and construction costs will be met by third party activities
- building will be too close to residential properties
- application is not explicit about other potential users

- wooden building has inadequate soundproofing and could be a fire risk
- the previous building and use in this location caused considerable disturbance
- school have failed to address concerns about boundary fencing
- the site may be a crime risk regarding theft from the building
- lighting may interfere with residential amenity
- parking is already an issue and would cause inconvenience and congestion on Eton Road
- attendees are unlikely to all travel by methods other than private car
- use of the access is inappropriate and dangerous
- previous playgroup at the site caused parking issues
- access may be impaired for emergency vehicles
- evening opening up to 11pm is too late for a residential area
- noise and activities will be ongoing all the time and not just during school hours
- the site would not be appropriate for parties, discos etc due to noise
- rubbish and litter thrown over fences into gardens

One representation in support of the proposal has been received.

Comments from Consultees

Thames Water has no objection to the proposal

The Council's Drainage Engineer requests standard conditions relating to limited discharge of surface water and SUDS.

The Council's Environmental Health Officer (EHO) initially raised concerns regarding the ambiguous nature of the application and extensive hours of use combined with the proposed timber construction. Further discussions have taken place with the applicant who has confirmed that the building would not be in use past 10pm on any day, and also that there is no requirement for any music at all for any activities proposed. On this basis the EHO has no objection to the application subject to a condition preventing any live or amplified music at any time and a further condition limiting the hours of use of the building.

The Highway Engineer initially requested further information regarding the proposed use and how users travel to the previous site. Following receipt of further information and clarification that the Eton Road entrance will only be used on a restricted basis by leaders, the Engineer has no objection to the proposal.

Planning Considerations

The site is not subject to any policy designation and the application falls to be considered with regard to the following policies in the Bromley Unitary Development Plan:

- BE1 Design of New Development
- C1 Community Facilities

- C8 Dual Community Use of Educational Facilities
- T3 Parking
- T6 Pedestrians

Planning History

A number of planning permissions were granted in the 1980s for buildings within the north eastern area of the site including a garage/store and swimming pool enclosure.

Under ref. 94/00585, the first of a number of temporary permissions was granted for a temporary single storey building for a mother and toddler group with car park, garden and fenced play area. This was renewed under permission ref. 96/00590 and an extension granted planning permission under 99/03000/FULL1. The permission was renewed again under ref. 00/00542 in 2000, and most recently in 2005 under ref. 05/00521. The building and related development have now been removed and the mother and toddler use has ceased.

In 2010 under ref. 10/00844, permission was granted for the redevelopment of the majority of the school buildings and new car parking and play areas. This has been implemented.

Conclusions

This application seeks permission for a building predominantly for Scout use but which will also be available to the school (in particular during school hours) and potentially to third parties.

Although objections have suggested there are alternative sites elsewhere for this facility, it is not a planning policy requirement that these be explored and this application should be assessed on its own merits on the basis of whether the proposal is acceptable in this location with regard to relevant planning policies. For the same reason it is also not necessary to consider whether the Scouts can afford to construct the building or whether it is an appropriate size for the Scout use, although it is of note that a Scout facility recently granted planning permission in Chislehurst (ref. 09/03519) is of similar floorspace. If permission is granted, the use of the building including hours of operation can be the subject of conditions.

Given the primary use of the proposed building for the Scout Association, this is supported by Policy C1 of the UDP as it will meet a community need. The NPPF also supports community facilities in paragraph 70.

The building has been designed so that there are only two minor windows facing the rear, which serve toilets, and there is no other fenestration facing residential properties. Due to its design and height therefore there will be no overlooking to adjacent gardens. The rear gardens of properties in Eton Road adjacent to the site are approximately 30m long and additionally taking into account the proposed height of the building, there will not be any significant adverse visual impact, loss of light or overshadowing caused by the proposal, which is considered to comply with Policy BE1 in respect of these matters.

From a highways perspective, the use of the Eton Road entrance will be limited to a maximum of four vehicles for Scout leaders. A condition in this regard is suggested to ensure that these are the only vehicles accessing the site, which will prevent any excessive vehicular use of the Eton Road access which runs alongside residential gardens and is of limited width. This restriction would apply to any users of the building. This would address any concerns regarding excessive parking and turning onsite. Although there may be some limited parking in Eton Road, this would not be likely to be of a scale that could impact detrimentally on highway safety. The proposal is considered to comply with Policies C8, T3 and T6 of the UDP.

With regard to potential noise and disturbance, the Environmental Health Officer is satisfied that this can be suitably controlled by conditions restricting the hours of operation and preventing any live or amplified music, which the applicant has indicated they would accept. Given the limited fenestration facing residential properties, the suggested days and times of operation, and the nature of the proposed use, it is considered unlikely that the proposal would increase noise and disturbance to neighbouring properties by an unacceptable amount. Clearly there would be some activity and noise from evening scouting activities, but these would not involve music and would be finished by 10pm for the latest proposed meeting. Subject to conditions, the proposal is considered acceptable with regard to Policies BE1 and C8.

Other concerns raised by objectors include drainage and fire safety, matters which are generally addressed by the Building Regulations. Any external lighting can be controlled via a planning condition. A condition requiring compliance with Secured By Design principles is also suggested to help reduce crime risk for the development.

Although the concerns raised by local residents are understood, planning permission should not be reasonably withheld where conditions can be imposed to remedy any potential harmful impacts. Concerns must also be weighed against the policy support for community facilities, and on balance for the reasons set out above, this proposal is considered acceptable subject to the conditions set out below.

Background papers referred to during production of this report comprise all correspondence on files refs. 84/01270, 88/03918, 94/00585, 96/00590, 99/03000, 00/00542, 05/02217, 08/03608, 10/00844 and 13/01914, excluding exempt information.

as amended by documents received on 06.09.2013

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 |

- 3 ACA04R Reason A04
- 3 ACC01 Satisfactory materials (ext'n'l surfaces)
- ACC01R Reason C01
- 4 ACD02 Surface water drainage - no det. submitt
- ADD02R Reason D02
- 5 ACD06 Sustainable drainage system (SuDS)
- ADD06R Reason D06
- 6 Vehicular access to the site by users of the building from Eton Road shall only be for specified individuals the details of whom shall be submitted to and approved in writing by the Local Planning Authority prior to any use of the access.

Reason: In the interests of highway safety and the amenities of adjoining residential properties and to comply with Policies BE1 and C8 of the Unitary Development Plan.

- 7 ACH29 Construction Management Plan
- ACH29R Reason H29
- 8 ACI11 Obscure glaz'g/details of opening (1 in) in the northern elevation
- ACI11R Reason I11 (1 insert) BE1
- 9 ACI17 No additional windows (2 inserts) northern building
- ACI17R I17 reason (1 insert) BE1 and C8
- 10 ACI21 Secured By Design

Reason: In the interest of security and crime prevention and to accord with Policy BE1 of the Unitary Development Plan.

- 11 ACJ17 No machinery without approval
- ADJ17R Reason J17
- 12 ACK01 Compliance with submitted plan
- ACK03R K03 reason
- 13 ACK03 No equipment on roof
- ACK03R K03 reason
- 14 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 15 No live or amplified music shall be played at any time which is audible at any location outside the building.

Reason: In the interests of the amenities of adjoining residential properties and to comply with Policies BE1 and C8 of the Unitary Development Plan.

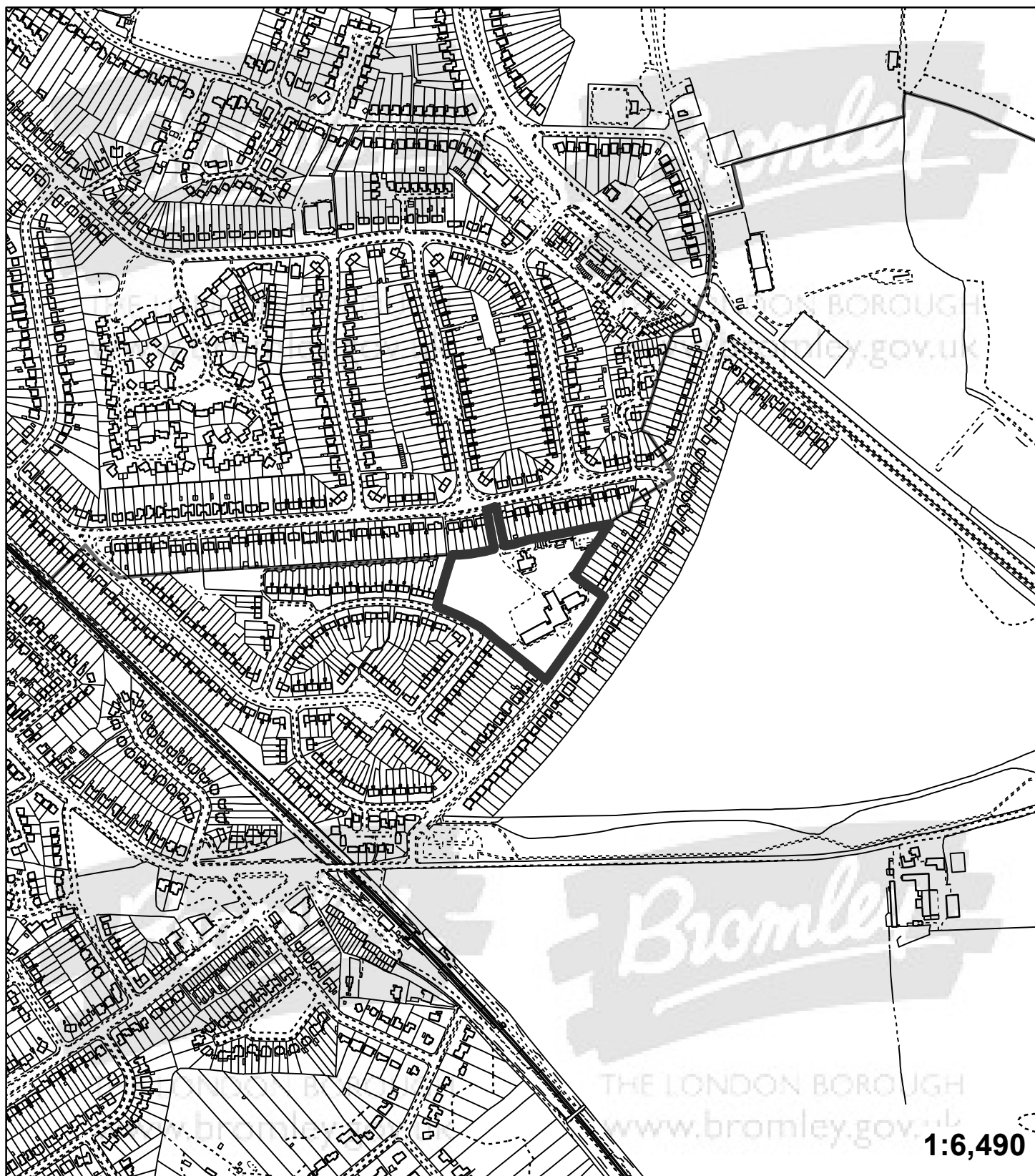
- 16 The building shall only be used by the Scouting Association between 8:00 and 22:00 Monday to Saturday and on a maximum of 5 x Sundays per year (a record of Sunday use shall be kept on site and available for inspection upon request by the Council) and not at all on Public Holidays; The building shall only be used by the Highway Primary School between 08:00 and 20:00 Monday to Saturday and not at all on Sundays or Public Holidays. Any other use shall only be between 09:00 and 20:00 Monday to Saturday and not at all on Sundays or Public Holidays.

Reason: In the interests of the amenities of adjoining residential properties and to comply with Policies BE1 and C8 of the Unitary Development Plan.

Application:13/01914/FULL1

Address: The Highway Primary School The Highway Orpington BR6 9DJ

Proposal: Detached single storey building for school/scout use



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SECTION '2' – Applications meriting special consideration

Application No : 13/01940/FULL6

Ward:
Bickley

Address : 9 Sundridge Avenue Bromley BR1 2PU

OS Grid Ref: E: 541570 N: 169584

Applicant : UK Masterplan Ltd

Objections : YES

Description of Development:

Front boundary fence RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Sundridge Avenue
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

- The proposed boundary fencing has a maximum height of 1.8m and has a straight edged top panel. The fencing is erected on top of a small front wall.
- The existing side fencing running along the driveway does not form part of this application and has been erected under permitted development

Location

The property is located on the western side of Sundridge Avenue. The site currently comprises a large detached dwelling and the area is characterised by similar large houses and flat conversions set within large and spacious plots. The site and surroundings lie within the Sundridge Avenue Conservation Area.

Comments from Local Residents

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

- impact on the arts and crafts character of conservation area
- incongruous impact on the setting of the area
- enclosure harms the open character of the frontage of Sundridge Avenue
- previous permission not adhered to
- impact on sightlines and highway safety

The Sundridge Residents' Association has objected on the grounds of incongruous design, excessive height and impact on the conservation area.

Comments from Consultees

No technical highways objections are raised. The front boundary of this house had a hedge and the new fence does represent any real change of circumstances as far as highway issues are concerned. The new arrangement does not appear to have given rise to any accidents and so there are no objections to the proposal from the highway point of view.

Comments from the Advisory Panel for Conservation Areas will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls And Other Means Of Enclosure
- BE11 Conservation Areas
- NE7 Development And Trees
- T18 Road Safety

The London Plan, and the Council's adopted Supplementary Planning Guidance, including the Supplementary Planning Guidance for the Sundridge Avenue Conservation Area, are also considerations.

Planning History

Planning permission was granted under ref. 12/01413 for a front/side boundary fence max height 1.8 metres. This fence design was similar although it had a scalloped top.

A non-material amendment was subsequently refused for a straight topped fence as the change was considered materially different from the permitted scheme..

An Enforcement Notice was served with an effective date of 08/04/13 in relation to the fencing being erected not in accordance with the approved plans and the current application is therefore assessed on its planning merits.

Conclusions

The main issues relating to the application are the effect that it has on the character of the Sundridge Avenue Conservation Area, the impact that it has on the amenities of the occupants of surrounding residential properties and the impact on highway safety.

The Sundridge Avenue Supplementary Planning Guidance states:

'The houses are fronted with low yellow stock brick walls and walls constructed of clinker and furnace lining rubble, typical of mid to late 19th century developments. These may originally have been topped with cast iron railings, but these are now either missing or have been replaced with tarred timber close boarded fencing. Considerable privacy is provided for the houses by hedges and mature shrubbery that lies immediately behind the front boundary walls: where additional privacy is required, informal shrub planting should always be preferred to the construction of high front boundary walls or fences.'

The southern part of Sundridge Avenue is characterised by tall front fencing and boundary treatments. It is considered that the principle of front fencing of this height is clearly established and has been recently permitted at No. 9. The issue of the application to be considered is the addition of straight-topped fencing as opposed to the previously permitted scalloped fencing. This design change is considered minimal and does not add to the overall permitted fence height.

There is no uniformity to the boundary treatment in the vicinity of the site and no clear pattern that the Council could seek to retain in historic or design terms. The omission of the scalloped design from the fence does reduce the visual interest and the fence as constructed is somewhat utilitarian, however on balance, in light of the variety of boundary treatment design in the immediate locality, including timber fencing and brick walls, it is considered that the additional of a small section of fencing to straighten the top of the panels would not have such a significant impact on the character and appearance of the Conservation Area so as to warrant refusal of the application, in particular given the similarity of the fence previously granted permission. On balance, the additional fencing is not considered harmful to neighbouring visual amenities of the special character of the conservation area and subject to a darker wood stain, has no discernible impact on the visual amenities or special characteristics of the area.

It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01413 and 13/01940, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The fencing hereby permitted shall be permanently retained in complete accordance with the plans approved under this planning permission, unless previously agreed in writing by the Local Planning Authority.

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

- 2 Details of a wood stain shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of the permission hereby granted. The fence shall be painted with the approved wood stain

within one month of the approval of details and shall be permanently retained as such thereafter.

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

Further recommendation:

Current Enforcement Notice at the site be revoked.

Application:13/01940/FULL6

Address: 9 Sundridge Avenue Bromley BR1 2PU

Proposal: Front boundary fence RETROSPECTIVE APPLICATION



"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 : 13/02092/FULL2

Ward:
Bickley

Address : Greenwood Bickley Park Road Bickley
Bromley BR1 2AT

OS Grid Ref: E: 542475 N: 168904

Applicant : Rev. T Ryan

Objections : YES

Description of Development:

Two storey side extension, single storey rear extension and change of use from dwellinghouse (Class C3) to large house in multiple occupation (Sui Generis)

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

It is proposed to change the use of the existing Class C3 residential dwelling to that of a large house in multiple occupation (Sui Generis). In addition permission is sought for a two storey side extension and a single storey rear extension.

The application is made by The Society of African Missions who intend to use the extended property as a residence for five Catholic priests with additional bedrooms being used by guests visiting the Society for short periods of time. The resulting property would provide a total of 10 bedrooms over the ground and first floors as well as in the roof space, many of which are en-suite.

The two storey side extension has a width of 4.2 metres with a side space of between 1.3 metres at the front to 1.5 metres to the rear and will feature a lounge, bathroom and bedroom at ground floor level and two bedrooms and two bathrooms at first floor level.

The single storey rear extension has a depth of 4 metres and is in the form of a conservatory.

Location

The application site is located to the southern edge of Bickley Park Road with the cricket ground opposite. The site features a large two storey family dwelling which is of a comparable size and style to those in the vicinity and which was permitted in 2009. The site is within the Bickley Park Area of Special Residential Character (ASRC).

Comments from Local Residents

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

- the resulting frontage would be prominent and out of character
- there is no explanation of what the priests will be doing during the day by way of work, if the property is to be used for work then surely this is a change of use
- if each of the five priests requires a car then there will be parking issues
- the house is already large and should not be made any larger
- the 5 changing guests will result in a property more like a hostel than a residential dwelling
- the property will result in a religious institution to provide training, preaching and administration
- the applicant's intention is to create a community within a community, not join the existing one.
- whilst 10 bedrooms are proposed, there is no guarantee of these being allocated to one person each and therefore could provide accommodation for up to 20 people
- such an increase in bathrooms would place the sewer system under stress
- the rooms designated as prayer and worship could just as easily be as a bar and restaurant
- there is no difference between this proposal and a paying guest house

There has also been a petition submitted in two parts with the signatures of 11 residents. This states that those residents object and support the grounds outlined in the letter submitted by a resident, which are contained within the above summary.

Comments from Consultees

The Council's Highways officer has made no comment on the proposal.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- H10 Areas of Special Residential Character
- T3 Parking

Supplementary Planning Guidance 1 and 2

Also of relevance are the following London Plan Policies:

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

The Mayor's Supplementary Planning Guidance: Housing

National Planning Policy Framework

Planning History

The existing dwelling was granted permission under application ref. 09/01573. It is noted that a number of applications for a detached dwelling to the rear garden have been refused (refs. 07/02856, 08/02804 and 10/01837) with all being subsequently dismissed at appeal. A further application for the formation of a vehicular access to the eastern edge of the front boundary to create a further means of access to the site was refused on the grounds that:

"The provision of a second access to Bickley Park Road being a London Distributor Route is contrary to Policy T11 of the Unitary Development Plan (as amended) where only limited access is permitted and only where there is no other alternative."

Conclusions

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

The proposed extensions are not considered to result in an unacceptable enlargement of the existing dwelling. Although this has been previously enlarged, a sufficient level of side space has been allowed for to the two storey element which is set subservient to the host dwelling, whilst the single storey rear extension is considered to be of a suitable scale and size without any harm resulting to neighbouring amenities.

The proposal centres upon the change of use of the residential dwelling set within a residential area to that of a house of multiple occupation to be used by a religious order for the purposes of accommodating members of its community. Consideration must therefore be given to the impact of this change use upon the character of the area and the amenities of neighbouring residents.

The use is proposed to replace a property in Barnet that was vacated some 6 years ago and was used as a residence for members who were in training. It is stated in the supporting documentation that the property would be permanently occupied by five people who are members of the Order at any one time with a further number of visiting members. It is claimed this will not differ in its impact from a normal dwellinghouse.

However, it is considered that the description of the use is telling. As opposed to a dwelling, the five members who will live there at any one time are not clarified as being the same five people, or for how long they will reside there. Nor are there any details of how long guests will stay or the frequency of their visits. This situation is considered to be wholly different to that of a family dwellinghouse and the constant comings and goings of guests cannot be equated to that of visiting friends and family.

Furthermore, it is considered that the proposed as set out could not be adequately controlled by conditions as any conditions imposed to regulate the numbers of occupants, or relating to the five residing members could not satisfy the tests of the relevant government circular on the imposition of planning conditions; most significantly being difficult if not impossible to enforce. It is also noted that all of the bedrooms would be considered as double bedrooms with regard to their dimensions and therefore have the potential to be occupied by more than one person. It is considered that there would be no way of knowing the number of occupants at any time, their relationship to each other or the Order, or if any of them reside at the property or if they are transitory. This could also not be suitably controlled.

To the rear a large room is annotated as being for the purposes of prayer and worship. Given the ownership and intended use, it is considered that such a room would have an institutional purpose directly linked to the religious use of the building as a whole, despite the application stating this room is comparable to a reception room. Given the proposed intensification of the living accommodation, the nature of the intended occupiers and the listed uses of the rooms it is considered that the proposal would not be readily comparable to a dwellinghouse in this residential area.

As such it is considered that the proposed change of use would lead to an intensification of the residential function of the property beyond that of its current use as a family dwellinghouse. The result of this house in multiple occupancy by a religious order would be contrary to the residential nature of the surrounding properties leading to a detrimental impact upon the character of the area by reason of the intensity of the use. The resulting additional noise and disturbance likely to be created by the use would be comparable to a commercial operation in its nature and intensity and could not be adequately controlled by planning conditions.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02092, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

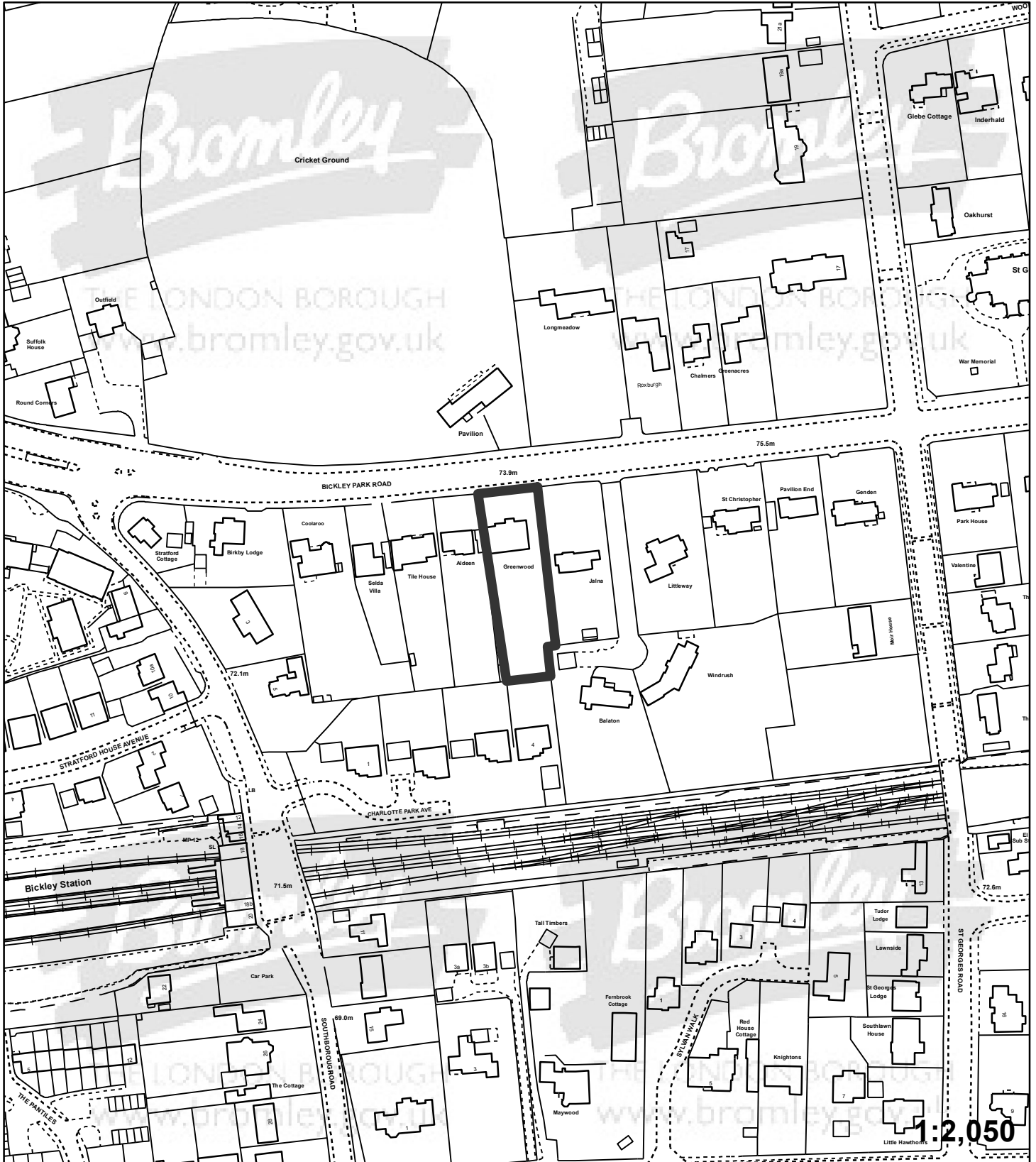
The reasons for refusal are:

- 1 The proposed use would result in an over intensification of the existing property that would be harmful to the established residential character of the area contrary to Policies BE1, H7 and H10 of the Unitary Development Plan and the National Planning Policy Framework.

Application:13/02092/FULL2

Address: Greenwood Bickley Park Road Bickley Bromley BR1 2AT

Proposal: Two storey side extension, single storey rear extension and change of use from dwellinghouse (Class C3) to large house in multiple occupation (Sui Generis)



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

SECTION '2' – Applications meriting special consideration

Application No : 13/02391/FULL6

Ward:
Petts Wood And Knoll

Address : 12 Great Thrift Petts Wood Orpington
BR5 1NG

OS Grid Ref: E: 544193 N: 168133

Applicant : Ms Helen Russell

Objections : YES

Description of Development:

Single storey rear and part one/two storey side extension, front dormer extension and elevational alterations to front

Key designations:

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

Proposal

Planning permission is sought for:

- single storey rear extension projecting
- part one/two storey side extension
- front dormer extension
- elevational alterations to the front

This application follows the refusal of a similar application under ref. 13/01415, which was refused solely for the introduction of two dormers into the front roofslope. The current application now only proposes one front dormer, with the rest of the scheme remaining as the previous application.

Location

This proposal is to a semi-detached property located on the eastern side of Great Thrift, Petts Wood, Orpington. The site also lies within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

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

- not in-keeping with surrounding area
- plan to build a room above garage is unusual
- will detract from 'look and feel' of the area
- ground floor is bigger than that of No.10
- negative impact on neighbour's environment
- very significant addition to a semi-detached house
- was not notified of previous application
- view between houses will be spoilt
- out of character with street scene
- over development
- impact of single storey extension
- unbalance the pair of semi-detached houses
- concerns over structural damage

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

No consultations were made regarding the application

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) of the Unitary Development Plan) and H10 (Areas of special Residential Character) which relate to the design of residential extensions and development in general.

Planning History

Planning permission was refused under ref.13/01415 for a single storey rear and part one/two storey side extension, two front dormer extensions and elevational alterations to front. The grounds of refusal were as follows:

"The proposal, introducing two dormers to the front roofslope, would be out of character with this Area of Special Residential Character and detrimental to the architectural integrity and symmetrical appearance of this pair of semi-detached houses."

Conclusions

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

In respect of amenities, the proposed extension would project a maximum of 3m from the rear of the dwelling at single storey level. However, Members will note that

the extension at No. 10 projects approximately 2m resulting in a 1m projection beyond this building line. It is noted that there have been concerns raised from adjoining residents and careful consideration must be given to the impact upon residential amenities. Members may consider that given the scale of the proposal, its siting and orientation, that there will not be any significant harm to neighbouring residents to warrant refusal of planning permission in this case.

In terms of design, the first floor element of the extension would continue the existing roof ridge, with the proposed roof extension retaining the existing slope angle at the front. There is also a front dormer extension proposed adjacent to the existing front gable. It may be considered that the current application addresses the previous grounds of refusal by removing one of the proposed dormers at the front by now only proposing one. It is noted that there are other examples of front dormers permitted along the road, notably recent planning permissions granted Nos. 23 and 25, although the other roof enlargements do vary from that proposed in this case. Although the property is located within an Area of Special Residential Character, it is not considered that the proposed extension would have a detrimental impact upon the character of the area given its scale and design.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02391, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

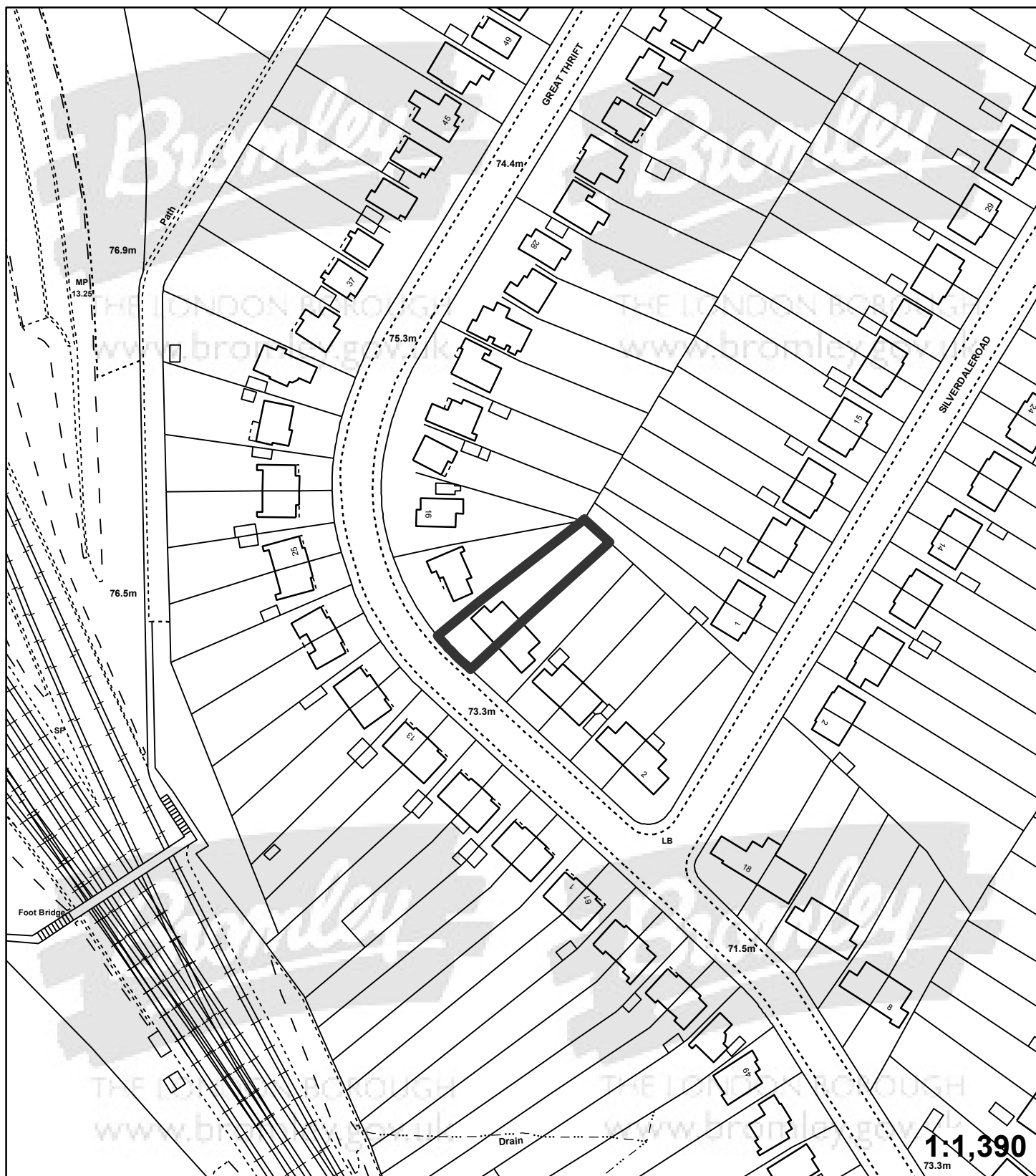
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevation of
 the extension
 ACI12R I12 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

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

Application:13/02391/FULL6

Address: 12 Great Thrift Petts Wood Orpington BR5 1NG

Proposal: Single storey rear and part one/two storey side extension, front dormer extension and elevational alterations to front



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

SECTION '2' – Applications meriting special consideration

Application No : 13/02432/FULL1

Ward:
Copers Cope

Address : Clare House Primary School Oakwood
Avenue Beckenham BR3 6PJ

OS Grid Ref: E: 538295 N: 169170

Applicant : Clare House Primary School

Objections : YES

Description of Development:

Provision of temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences

RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

The proposal is for a temporary single storey classroom block (approx.19m long by 9.8m wide) to provide two additional classrooms with entrance lobby, toilets and storage area. The application also includes steps and a ramp to provide access to the temporary classrooms. The area to the rear of the classroom building will provide a secure play area for reception classes and a covered outdoor teaching space and will be secured by a 1m close boarded fence and gate.

The application seeks temporary planning permission for a period of two years.

The construction of the building was already in progress at the time this report was written.

Location

Clare House School is located on the north west side of Overbury Avenue, adjacent to the junction with Oakwood Avenue. The temporary classroom will be located on the north western part of the existing tarmac playground in close proximity to the existing school buildings.

Comments from Local Residents

Forty local objections had been received by the time the report was written. The key issues raised by these objections are summarised as follows:

- the appearance of the building is inappropriate, it is ugly/unsightly;
- the building is inappropriately located and could be better sited elsewhere on the site;
- too much space has been taken up by the classroom (approx. a third of the existing tarmac area) - this significantly reduces the amount of playground available to the children and increases pressure on remaining playground area;
- no additional outside play area is provided to compensate for the loss of playground, the school field can only be used in the summer months;
- the proposal restricts access and compromises safety;
- building work has started without planning permission, and there has been no public consultation;
- the proposal will result in an increase in traffic in the area due to the additional pupils;

Any additional objections received will be reported verbally at Committee.

Comments from Consultees

LBB Education - has advised that the design of the building is typical for temporary classrooms within the Borough. The siting of the building was agreed with the school and the building has been positioned to avoid any impact on the existing grass pitches. The size of the classrooms complies with Government guidelines, and the remaining recreation area meets the requirements in terms of minimum standards. The location of the classrooms does not restrict access or impact on evacuation.

Thames Water - No objections.

Drainage - No objections.

Environmental Health - Comments awaited, to be reported verbally at Committee.

Highways - Comments awaited, to be reported verbally at Committee.

Trees - No significant trees are affected by this proposal.

Planning Considerations

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

- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- L6 Playing Fields

BE1 Design of New Development
T1 Transport Demand

Planning History

Planning permission (ref. 89/01651) was granted for a single storey front extension to form a dining area and entrance in July 1989.

Planning permission was granted for a cycle shed (ref. 07/00388) in March 2007 and detached single storey shed (ref. 91/02644) in May 1992.

Conclusions

Clare House School has a projected increase in the number of pupils for the next academic year, and this temporary classroom accommodation is to accommodate a 'bulge' in pupil numbers. The proposal will provide accommodation for an additional 30 children, which represents one additional 'bulge' class. The proposal will also generate a requirement for one additional member of staff. The long term plan is to restructure the school from a 1 form entry primary school to a two form entry primary school with the work carried out in phases.

The building is a temporary structure and is constructed of plastisol coated sheet with aluminium double glazed windows, which is typical for these types of temporary classrooms. The building is located on the north west corner of the existing playground in close proximity to the existing school buildings. It is important that the classrooms are located within easy reach of the school's existing facilities, so alternative locations within the site are not considered practical or appropriate. The additional educational space that will be provided to the rear of the temporary building, including a secure play area for reception classes and a covered outdoor teaching space, will enhance existing facilities on the site. These areas will be secured by a 1m close boarded fence and gate. Whilst the proposal does result in a reduction in the area of playground available to pupils, the existing grass pitches have been preserved and LBB Education has confirmed that the remaining area complies with the required minimum standards.

A Transport Assessment has been provided to accompany the application it indicates that, the proposals will result in an increase of only 10 vehicles. This is considered as a worst case scenario as the new intake will be primarily from the immediate area and the assessment therefore makes the assumption that the majority would actually walk to school. The assessment concludes that there are no highway or transportation reasons to object to the proposed development. LBB Highways has no objections to the proposals.

An Extended Phase 1 Habitat Survey Report was also provided to accompany the application, it summarises the outcomes of an ecological survey that was undertaken in June 2013. The report finds that the proposed development can proceed without detriment to protected species provided that the general precautionary recommendations are adhered to. The report recommends the following:

- that any lighting installed should be bat sensitive lighting;
- that a nesting search be undertaken prior to work being undertaken to confirm the presence/absence of nesting birds prior to works being undertaken;
- that the ecologically poorer areas of the site can be enhanced by use of native species, tree planting and installation of habitats such as bird and bat boxes where considered appropriate within the context of the landscaping/scheme proposals.

The Council's Tree officer has confirmed that no significant trees will be affected as part of these proposals. Insufficient details have been provided on the proposed lighting and landscaping to confirm that the scheme will comply with the recommendations contained in the habitat report submitted by the applicant, but if the application is granted these matters can be appropriately dealt with by conditions.

In summary, the temporary classroom building is necessary to accommodate a 'bulge' in pupil numbers and to enable the gradual transition of the school from a one form entry to two form entry. Bromley Education has confirmed that the facilities proposed and level of play/amenity space will continue to meet the required standards. The number of additional journeys/car parking generated by the proposal can also be accommodated within the existing road network.

The siting of the building is considered to be appropriate in the context of the existing buildings on the site as it needs to be located in close proximity to the existing school buildings. Whilst the building is temporary in nature, and its appearance reflects this, the building is well screened from surrounding properties and is not considered to result in any reduction in visual amenities for the occupiers of surrounding properties. On the basis that it will be a temporary structure its appearance is considered appropriate.

The proposal is therefore considered to comply with all relevant policies identified above.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02432, excluding exempt information.

as amended by documents received on 02.08.2013 05.08.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The building hereby permitted shall be removed and the land reinstated to its former condition on or before two years.
ACE01R Reason E01
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02

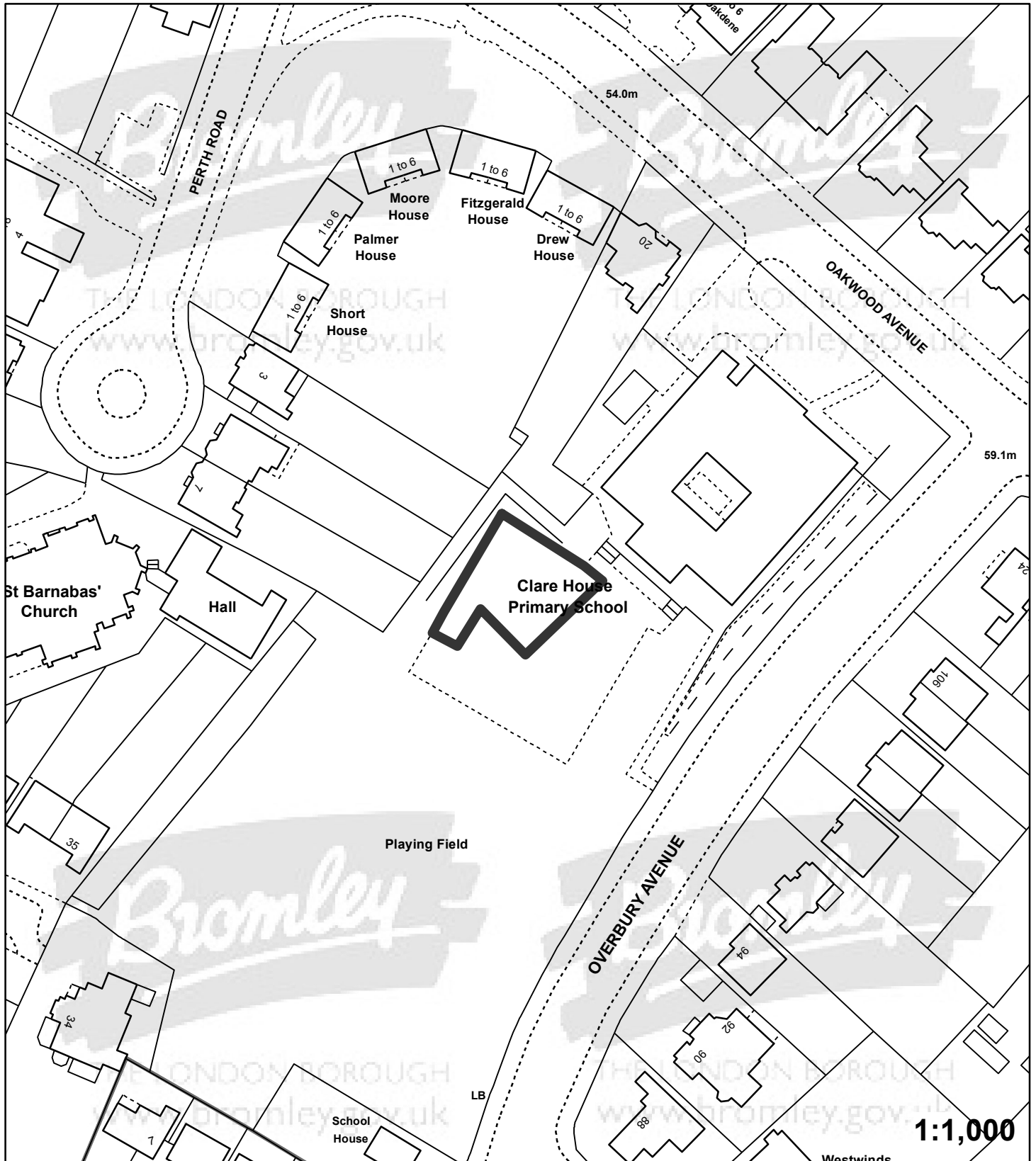
- 4 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 5 ACJ22 Lighting Scheme
 ACJ22R J22 reason
- 6 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04

Application:13/02432/FULL1

Address: Clare House Primary School Oakwood Avenue Beckenham BR3 6PJ

Proposal: Provision of temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences

RETROSPECTIVE APPLICATION



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

SECTION '2' – Applications meriting special consideration

Application No : 13/02681/FULL6

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

Address : 9 Oxenden Wood Road Orpington BR6
6HR

OS Grid Ref: E: 547038 N: 163378

Applicant : Mr & Mrs Wyatt

Objections : NO

Description of Development:

Part one/two storey front, side and rear extensions and increase in roof height to provide habitable accommodation in roof space

Key designations:

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

Proposal

- The proposed side extension will utilise the area to the side of the building and will retain a side space of 2.0m to the flank boundary. The extension will have a gabled roof to the front elevation and will increase the roof height of the dwelling from 8.6m to 9.1m. The width of the extension will be 3.1m towards the front of the house and 1.1m will be added towards the rear, providing a widening to the existing two storey side extension that is currently set back from the building line.
- The proposed side extension will project 1.0m forward of the existing building line, providing a two storey front extension with gable ended roof.
- The proposal will increase the height of the roof by 0.6m to provide rooms within the roof slope, and a second floor Juliet balcony to the rear elevation.
- A second front gable feature is proposed towards the centre of the front elevation, with a front porch below this. The existing front gable feature will be tile hung.

Location

The property is located on the western side of Oxenden Wood Road. The site currently comprises a large detached two storey dwelling. The area is characterised by similar large detached houses set within spacious plots.

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

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

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

Planning History

Planning permission was granted under ref. 92/00084 for a two storey front/side extension single storey and first floor rear extensions with balcony single storey side extension with two front dormers and front porch.

Planning permission was granted under refs. 96/01229 and 05/02524 for a single storey rear extension.

These developments have been constructed.

Planning permission was granted at Plans Sub-Committee on the 22nd August 2013 under ref. 13/02283 for a part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch at No. 7 Oxenden Wood Road.

Conclusions

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

The proposal will add a further 0.6m to the height of the roof of the dwelling and will provide further bulk towards the front of the dwelling. The extension will be sited 1m, in advance of the front of the house however the forward projection will match the corresponding 'wing' of the dwelling to the north. As a result, the extension will not appear excessively conspicuous within the street scene and would not impact harmfully on the visual amenities of the area. The design of the side extension,

porch and front dormer will complement the main dwelling and the increase in height will not appear excessive due to the fact that the land slopes downhill from south to north, therefore No. 9 is sited on lower ground than No. 7. The result is that the added bulk will not appear to exceed the height of No. 7 and would be considered to complement this adjacent dwelling rather than dominate it.

In terms of spatial standards, the proposal will provide a 2m side space to the flank boundary. In light of the recent permission at No. 7, a side space of 2m is considered suitable for Oxenden Wood Road, which is characterised by a larger than minimum level of side space.

In respect to neighbouring amenities, the extension will impact upon No. 7 to the south. This dwelling has planning permission for a side extension and other alterations. The first floor window facing No. 9 serves a bathroom and the separation created by the proposed extension is considered to result in a suitable relationship with this neighbouring house and would not harm the amenities of this dwelling significantly. The extension will project 2m to the front of No. 7 and will be separated by 4.2m. This relationship is considered acceptable and the outlook from and light to the front windows at No. 7 would therefore not be severely impacted upon. This ground floor reception room is provided with front, side and rear windows, therefore it is served by multiple sources of light and outlook. Similarly, to the rear of the house, the separation and orientation to the north of No. 7 is considered sufficient to prevent any undue loss of amenity to this neighbouring house. The proposed Juliet balcony will provide a second floor vantage point, however this is not considered to result in a significant degree of overlooking and would be no worse than a dormer extension within the roof of the house.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significantly detrimental on the character of the area nor would it impact harmfully on the amenities of neighbouring properties. It is therefore recommended on balance that Members grant planning permission.

Additional plans have been submitted dated 29/08/13 indicating an elevational street scene drawing.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02283 and 13/02681, 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 | ACI10 | Side space (1 insert) | 2m | southern |
| | ACI10R | Reason I10 | | |

- 4 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extension
ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan

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

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)).

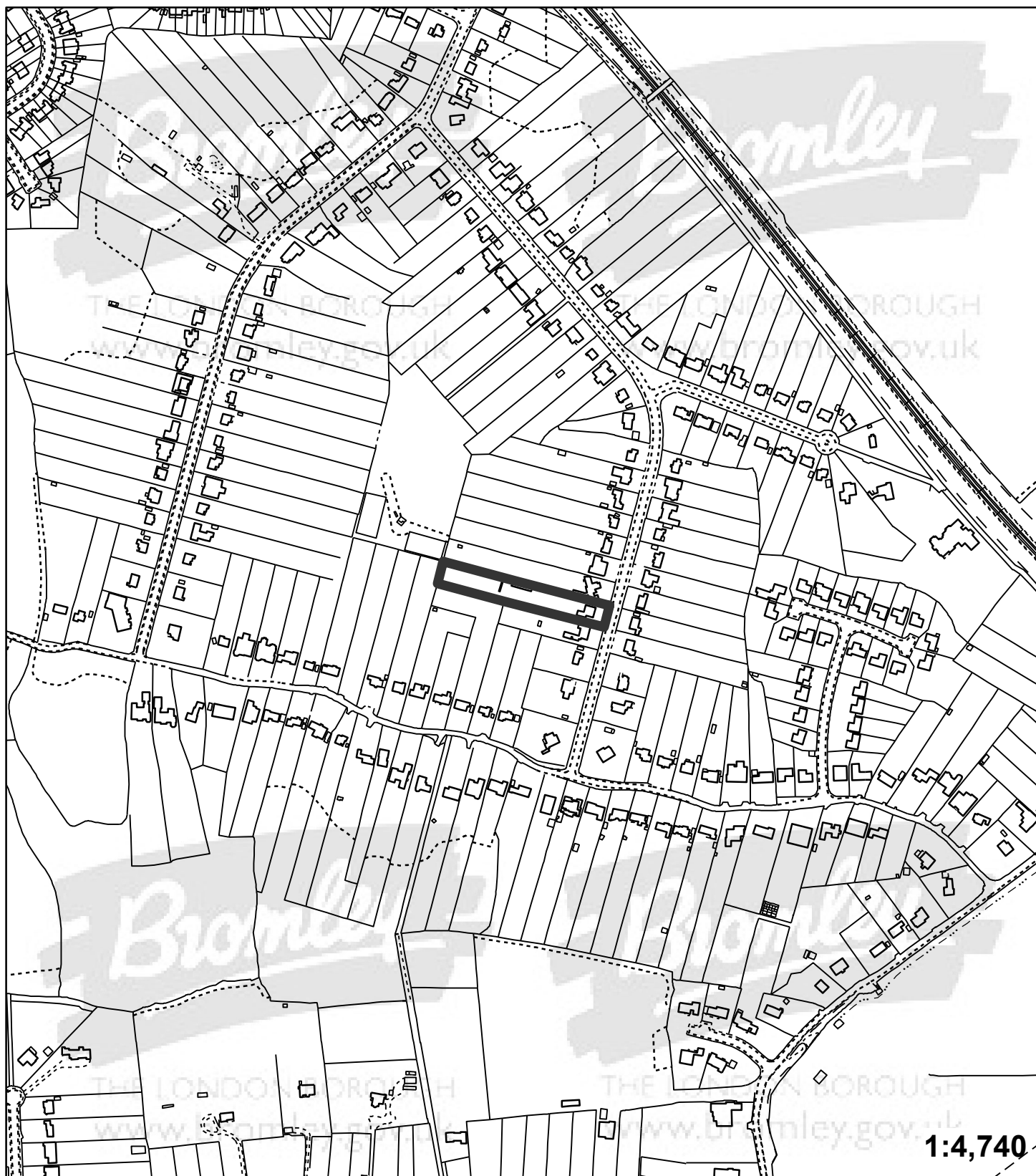
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/02681/FULL6

Address: 9 Oxenden Wood Road Orpington BR6 6HR

Proposal: Part one/two storey front, side and rear extensions and increase in roof height to provide habitable accommodation in roof 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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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/03714/FULL6

Ward:
Shortlands

Address : 76A Elwill Way Beckenham BR3 6RZ

OS Grid Ref: E: 538788 N: 168082

Applicant : Mr Dave Chipchase

Objections : NO

Description of Development:

First floor side extension and extension to existing front porch

Key designations:

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

Proposal

This proposal is for a first floor side extension and extension to existing front porch. The application site is a detached two storey single family dwellinghouse located within the Park Langley Area of Special Residential Character.

The original Edwardian core of the Park Langley "garden suburb" is a Conservation Area. The remainder, built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard, has the character of a garden estate given by the quality and appearance of the hedges, walls, fences, and front gardens.

Location

The area, which comprises almost exclusively large detached two storey family houses on generous plots, is bounded by Wickham Way to the west, by Barnfield Wood Road to the south, and by Hayes Lane to the north and east. It represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

Comments from Local Residents

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

Planning Considerations

The proposal falls to be considered primarily with regard to the following Unitary Development Plan (UDP) policies:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

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

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

Planning History

In 1995 under planning ref. 95/01284, permission was refused for a part one/two storey front/side and rear extension. The application was refused on the following grounds:

“The site is located within the Park Langley Area of Special Residential Character and the proposed extension would be reason of size and siting result in a cramped over-development of this infill plot, out of character with the spatial standards of the area, thereby contrary to Policies H3 and H6 of the Unitary Development Plan”.

In 1995 under planning ref. 95/01799, permission was granted for single storey front side and rear extension.

Conclusions

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

The 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.

Given the nature of the proposal involving a first floor side extension, Policy H9 is a key consideration in the determination of this application, it states:

When considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Park Langley ASRC is considered to be one such area where greater spatial standards are considered to exist and a side space of in excess of 1m would generally be required. The plans indicate 900 at the very (on site 950 approx) for about 0.5 metre then onwards the boundary widens to about 1.5 metres.

The plans indicate the first floor site in by 1.5 metres. The property next door (76) appears to be extended close to the boundary.

The proposal would not project beyond the existing rear elevation and would be largely screened by the existing dwellinghouse. As such the proposal is not considered to result in a significant impact upon the residential amenities of Nos. 26 or 28 Brabourne Rise nor is it considered to result in any additional overlooking or loss of privacy for the rear garden of No. 30 Brabourne Rise.

The adjoining property at No. 76 projects further to the rear than the existing first floor at the application site and as such the proposal is not considered to result in a considerable loss of light for No. 76. No windows are proposed to be located in the first floor flank elevation and as such the potential loss of privacy or sense of overlooking is anticipated to be minimal.

The proposal would not have a lower ridge height than the existing dwellinghouse as advocated by SPG2, however, given the modest pitch of the existing roof this would be difficult to achieve. On balance, the proposal is not considered to be in keeping with the visual amenities of the host dwelling and character of the area.

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 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1 and H8
- 4 ACK01 Compliance with submitted plan

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

Application:12/03714/FULL6

Address: 76A Elwill Way Beckenham BR3 6RZ

Proposal: First floor side extension and extension to existing front porch



"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 : 13/01484/FULL1

Ward:
West Wickham

Address : 107 - 109 Station Road West Wickham
BR4 0PX

OS Grid Ref: E: 538294 N: 165983

Applicant : Mr V Vadi

Objections : YES

Description of Development:

Part one/two and three storey rear extension providing ancillary storage for ground floor retail unit; creation of 2 x one bedroom and 1 x two bedroom flats covered walkway; elevational alterations.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding
London Distributor Roads
Open Space Deficiency
Secondary Shopping Frontage

Proposal

This application seeks planning permission for a part one/two and three storey rear extension providing ancillary storage for ground floor retail unit, creation of 2 x one bedroom and 1 x two bedroom flats, covered walkway and elevational alterations.

Location

The application site hosts a two storey terraced property that currently comprises a commercial unit on the ground floor with residential accommodation on the first floor.

The site is located to the east of Station Road within District Centre Secondary Frontage as designated within the Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one local objection was received. The objection focuses on the fact that the proposed development will be closer to properties in Oak Grove and it will also be much higher. Concerns are also expressed about potential overlooking to the rear gardens and bedrooms of the existing properties in Oak Grove.

Comments from Consultees

Drainage - no objections, recommend standard conditions;

Highways - some concerns raised in respect of the loss of two car parking spaces, and the fact that this development will add further pressure on car parking in the area, however, given previous permissions (refs. 10/03092 and 12/02360) no in principle objections;

Environmental Health - no response;

Environment Agency - no objection;

Waste - 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
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- S2 Secondary Frontages

Supplementary Planning Guidance (SPG) 1 General Design Principles

Policies (London Plan)

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

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

Planning History

107-109 Station Road:

12/02360/FULL1 was granted for a three storey rear extension to provide ancillary storage and space for the shop unit, the creation of self-contained one bedroom and two bedroom flats and a dormer extension to form additional accommodation for the existing self-contained flat in January 2013.

105 Station Road:

11/00543/FULL1 - Part one/two and three storey part new build part extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace – Planning Permission granted on 13.06.2011.

105a Station Road:

11/00442/FULL1 - First floor extension and external staircase to accommodate one 2 bedroom flat - Planning permission refused on 29.03.2011 for the following reason:

The proposal by reason of its bulk, design and siting would be detrimental to both residential and work place amenities by reason of overbearing effect and loss of outlook and prospect thereby contrary to Policy BE1 of Unitary Development Plan.

The subsequent appeal to the Planning Inspectorate (ref. APP/G5180/A/11/2161785) was allowed.

103 Station Road:

11/01895/FULL1 - Part one/two and three storey rear extension to provide ancillary space for shop premises on ground and part of first floor and new two bedroom flat at first and second floor with rear roof terrace - Planning permission granted on 15.08.2011.

Conclusions

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

This proposal is very similar in appearance and scale to application ref. 12/02360, and to extensions permitted at Nos. 103 and 105 Station Road. The issue of impact on residential amenity is not considered to be materially different in this case, and this has previously been considered, by the Planning Inspector in respect of appeal ref. APP/G5180/A/11/2161785 and by officers in respect of Planning Permission ref. 12/02360, to be acceptable. However, a detailed

consideration of the key issues, based upon the merits of this case is set out below.

The proposed rear extension will be built right up to the party wall with No.105 at ground floor level, and leave approximately 0.2 metres of separation space to the boundary with No.111. Accordingly, it would not provide a 1m side space as required by Policy H9 of the UDP. However, the application relates to a mid terrace property, and this will not, therefore, result in a terracing effect (the primary purpose of Policy H9). The proposal is therefore not considered to be contrary to the aspirations of Policy H9 of the Unitary Development Plan.

Given the geographic orientation of the application building, as well as the bulk of the proposed extensions and their siting, any impact on residential amenity is likely to be felt by occupiers immediately to the north - No. 105 Station Road. No. 111 Station Road is located directly south of the application site and is currently used for commercial purposes (offices). On Balance, the impact of the proposed extension on the visual and residential amenities of surrounding properties is considered to be acceptable.

It is noted that there is an extant consent for a first floor extension and external staircase to accommodate one 2 bedroom flat at No.105a Station Road, but it is not anticipated that this consent will impact on the residential amenities of any future occupiers.

In terms of residential standards, these are not materially different from that granted planning permission under ref. 12/02360. The minimum gross internal floor areas of all flats would generally comply with the space standards set out in the London Plan (Policy 3.5). The proposed development is therefore considered to provide an acceptable level of internal amenity, thereby satisfying the requirements of Policy H11 of the Unitary Development Plan.

With regards to the transport impact, the highways officer has highlighted that this proposal will result in a loss of two car parking spaces and there is little long term day time parking within 2 minutes walk of the site. However, whilst the proposal will add to existing pressure on car parking in the area, in view of previous proposals refs. 10/03092 and 12/02360 that were granted planning permission, the highways officer considers that he can raise no in principle objections in this case.

Having had regard to the relevant planning history in respect of this site and other relevant planning considerations as set out above, the proposed extension is considered acceptable in terms of impact and should be granted planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01484, 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	ACD02	Surface water drainage - no det. submitt
	ADD02R	Reason D02
4	ACD06	Sustainable drainage system (SuDS)
	ADD06R	Reason D06
5	ACH22	Bicycle Parking
	ACH22R	Reason H22
6	ACH29	Construction Management Plan
	ACH29R	Reason H29
7	ACI21	Secured By Design
	ACI21R	I21 reason
8	ACK01	Compliance with submitted plan
	ACC01R	Reason C01

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/CIL2

- 2 The applicant should be aware of existing traffic controls and restrictions and should be able to serve the future use within those existing restrictions. Advice on red route controls can be found here: <http://www.tfl.gov.uk/roadusers/redroutes/10185.aspx>
- 3 You should be advised that in relation to Condition 4, TfL preference would be for all construction traffic to be from the rear of the site to minimise impact on the red route. The Borough is the highway authority for the Station Road and will need to agree any licenses needed during construction but TfL would expect the developer to minimise disruption to the operation of the highway including the footway during any construction

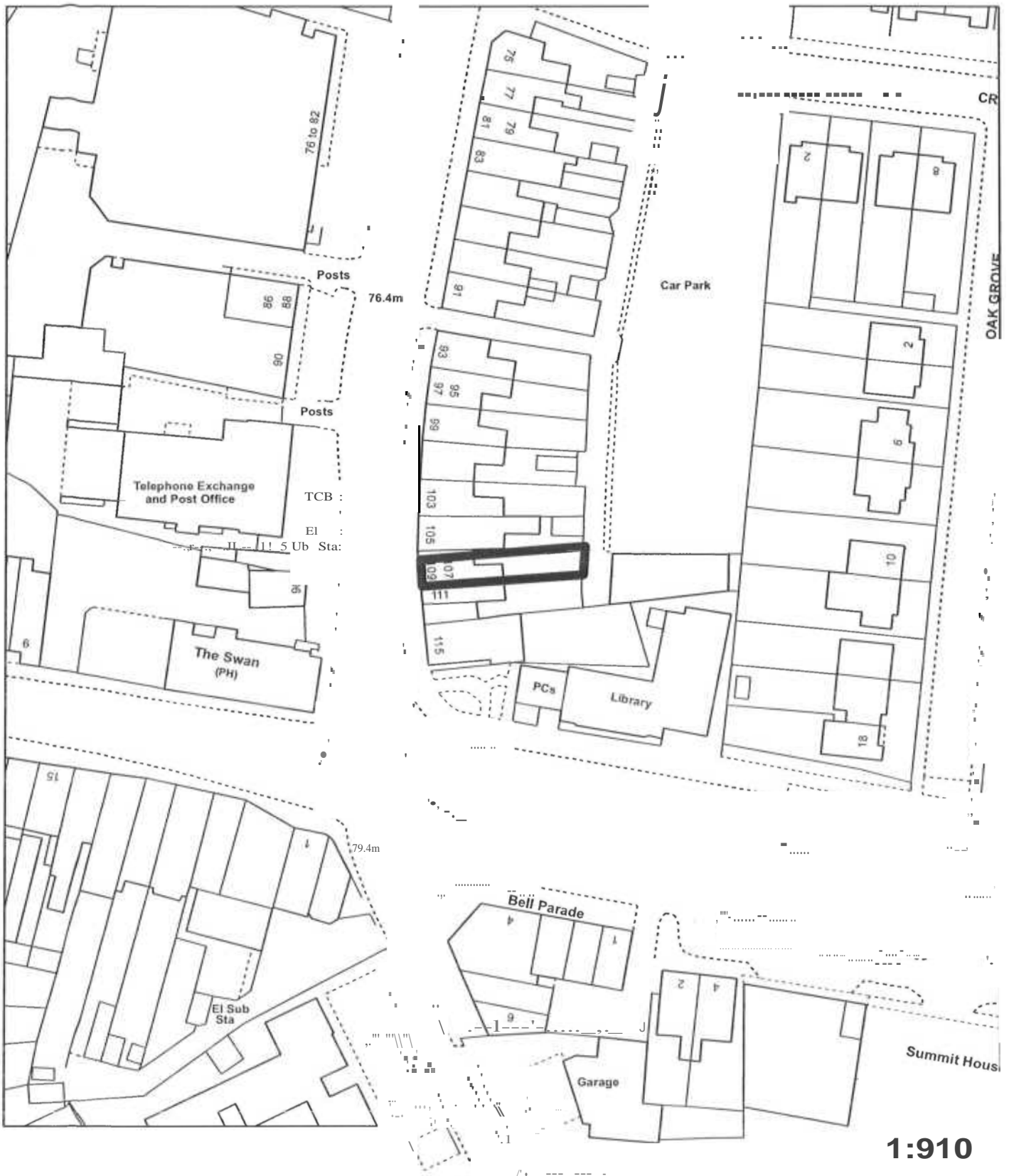
works. Further advice can be found here:
http://www.tfl.gov.uk/microsites/freight/construction_logistics_plans.aspx

- 4 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 08458502777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 5 You are advised to contact Thames Water Developer Services on 0845 8502777 to obtain required approval if the building, or the extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

Application: 13/01484/FULL 1

Address: 107 - 109 Station Road West Wickham BR4 OPX

Proposal: Part one/two and three storey rear extension providing ancillary storage space for ground floor retail unit; creation 2 x one bedroom and 1 x two bedroom flats and covered walkway; elevational alterations



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

Application No : 13/01535/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

Update

This case was presented to the Plans Sub Committee held on the 22nd August 2013. Members resolved to defer this case without prejudice to moving the building away from the boundary. Revised plans have been submitted and the building is now located 7.50metres away from the rear boundary.

The previous reported is repeated below:

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 10.8m and maximum width of 9.7m and would provide a staff room with office and storage which Drawing No. ES12-06-B 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 6 representations were received. The comments received raised the following issues:

- increase in noise of staff using the structure.
- size and scale even though reduced, still considered large.
- concerns of service provision for toilets, power and gas etc.
- not in keeping with residential character of the surrounding area.
- damage of property through works.
- removal of trees.
- concerns over location in relation to neighbouring properties.
- access of staff and contractors to the outbuilding and how this would be achieved, over private land.
- opening hours.

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

08/03787/FULL1 - Part three/four storey rear extension formation of ancillary bar, dining and lounge facilities and 14 en-suite bedrooms, application refused on 20.02.2009.

09/01269/FULL1 - Single storey rear extension comprising 2 bedrooms, disabled access ramp, car parking area at front and external ventilation/ducting at side RETROSPECTIVE APPLICATION, and application was permitted.

12/03940/FULL1 - Erection of single storey building to rear, application refused on 12.03.2013. Application was refused for the following reason,

'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.'

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 adjacent listed building and amenity of surrounding residential properties.

The structure since the last application has made attempts to reduce the scale of the development. The large pitched roof has been removed that reduces the height significantly. There is a timber fence that encloses the rear garden area and the outbuilding is shown on the submitted plans and elevations as being a bit taller. Two windows are still 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.

Concerns were raised with the previous application 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 was unacceptable. The proposed use has also been altered, the application no longer proposes having the outbuilding for the use of guests, but now is intended for staff, therefore making it less commercial in nature.

In summation, the construction of a single storey building, given its reduced height and scale is now unlikely to result in an unacceptable detrimental impact upon the residential amenities of these properties given the outbuilding is now more similar in height to existing boundary fence and the commercial internal activities have been reduced.

as amended by documents received on 03.09.2013

RECOMMENDATION: PERMISSION

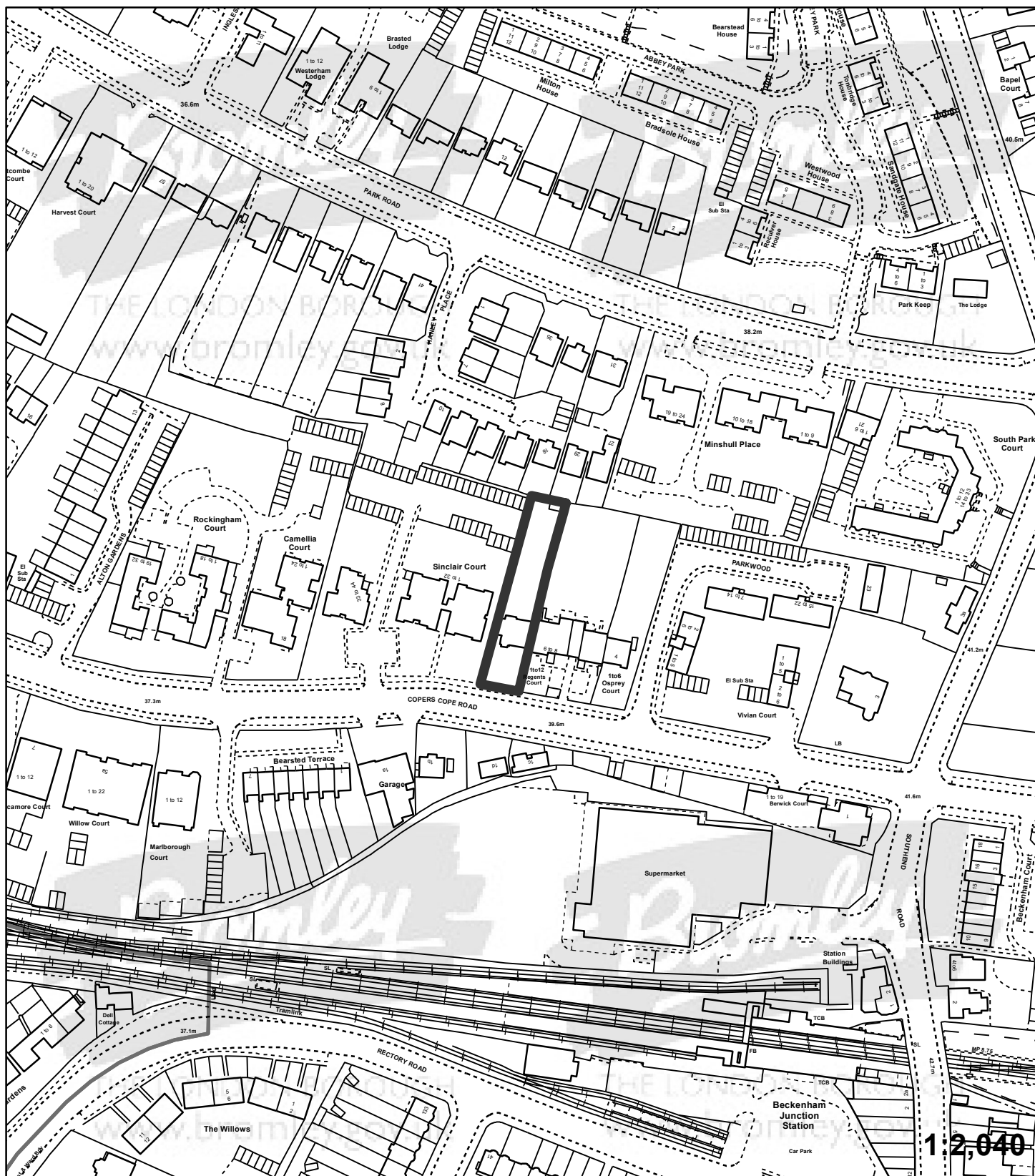
Subject to the following conditions:

- | | | |
|---|--------|------------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

Application: 13/01535/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"

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

Application No : 13/01797/FULL6

Ward:
Cray Valley East

Address : 1 Georges Close Orpington BR5 3JR

OS Grid Ref: E: 547452 N: 168918

Applicant : Mrs Susan Brown

Objections : NO

Description of Development:

Part one/two storey rear extension

Key designations:

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

Proposal

It is proposed to add a part one/two storey rear extension which would be triangular in shape due to the tapering nature of the site. The extension would project between 1.16-5m in depth, and the two storey element would be set back between 1-2.45m from the boundary with No.10. The two storey element would have a rearward projection of between 1.7-4m.

Location

This semi-detached property is located on the corner of Georges Close and Chalk Pit Avenue, and its main amenity areas are to the front and side of the property. The adjoining semi at No.10 Chalk Pit Avenue has a single storey rear extension which abuts the boundary with the application site, and a narrow rear garden.

Comments from Local Residents

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

Planning Considerations

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

Conclusions

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

The proposed extension would abut the side boundary of No.10 Chalk Pit Avenue, but the two storey element would be set back a reasonable distance from the boundary in order to protect residential amenities. Furthermore, No.10 already has a single storey rear extension up to the boundary, so any impact would be further reduced.

The single storey element will extend along the boundary with No.10 Chalk Pit Avenue for approx. 7.5m and will have a height of 2.8m. It will have some effect on light during the early part of the day, but given the general arrangement of the gardens in this corner location, this is not considered to be so harmful as to warrant a refusal of planning permission.

A first floor bedroom window in the western elevation of the extension could cause overlooking of neighbouring properties, but as there is another window serving this bedroom, the western-facing window could be conditioned to be obscure glazed and fixed shut.

Although this corner plot is quite visible from the surrounding area, the proposed extension would be mainly tucked behind the main dwelling, and would not appear overlarge within the street scene.

The proposals are not, therefore, considered to result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01797, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|-------------------------------------------------------------------------------------------------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACI17
ACI17R | No additional windows (2 inserts) first floor western flank
extension
I17 reason (1 insert) BE1 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

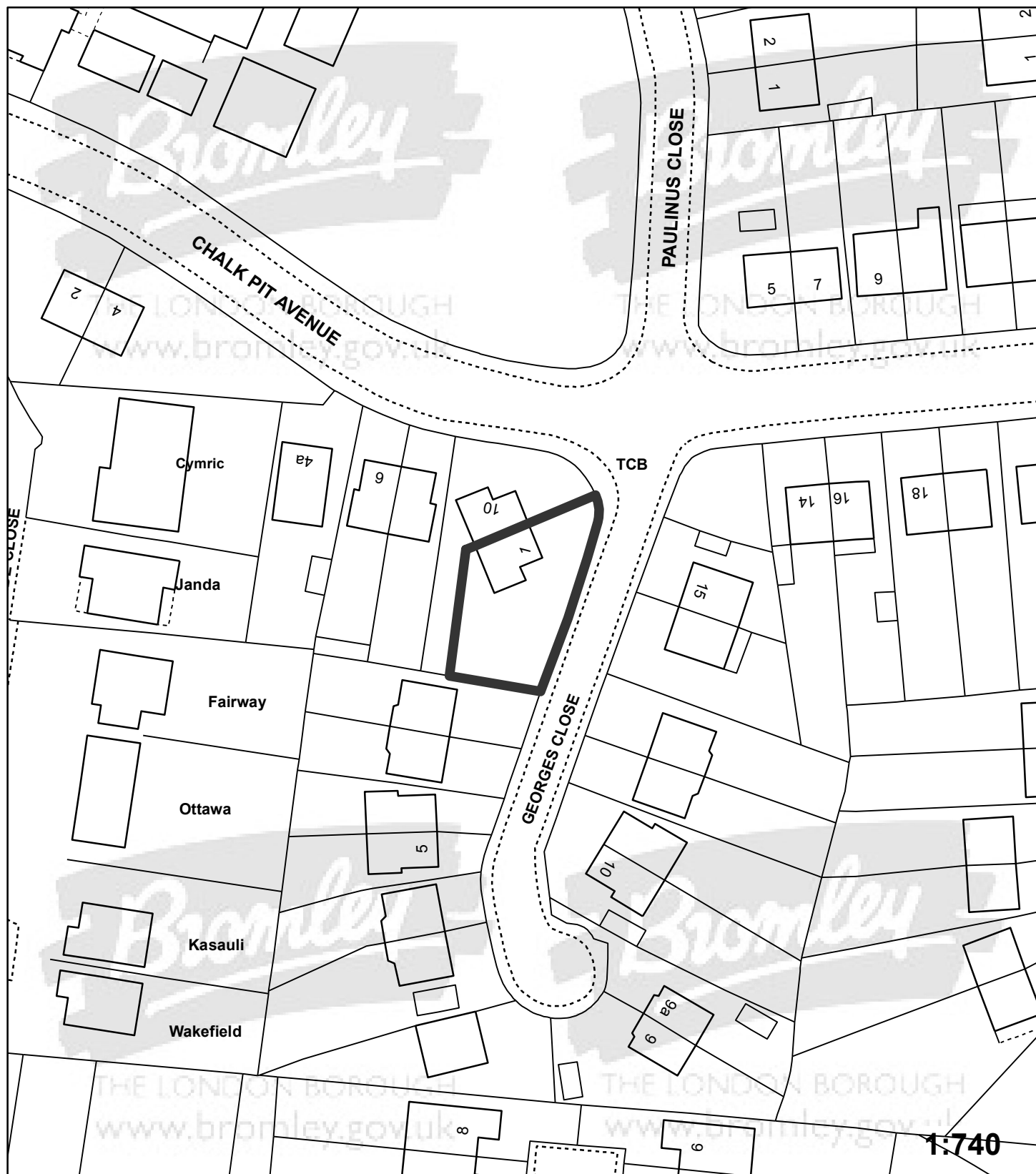
- 5 Before the development hereby permitted is first occupied, the proposed window at first floor level in the western flank elevation shall be obscure glazed and fixed shut in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

Application:13/01797/FULL6

Address: 1 Georges Close Orpington BR5 3JR

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 : 13/01847/FULL1

Ward:
West Wickham

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

OS Grid Ref: E: 537848 N: 166070

Applicant : Mrs M Andreade

Objections : YES

Description of Development:

Roof alterations to include velux windows, elevation alterations, part one/two storey rear extensions, conversion of first floor, second floor and roof space to provide 1 no x 1 bed and 7 no x 2 bed self-contained units with roof terrace garden areas, 6 parking spaces, cycle and refuse storage.

Key designations:

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

Proposal

The proposal is for alterations to the roof of this mixed use (part commercial, part residential) building to provide 1 x one bedroom and 7 x two bedroom residential units. The alterations include the installation of velux windows, elevational alterations, and one and two storey rear extensions. The proposal includes balconies/terraces at first, second and third floor levels. 6 car parking spaces will be provided as part of the development.

The commercial use at ground floor level will be retained.

Location

The site is located on the south side of West Wickham High Street, at the junction with Grosvenor Road, and adjacent to the Wheatsheaf Public House. The site has a frontage to the High Street of about 10 metres and a frontage to Grosvenor Road of about 33 metres.

Comments from Local Residents

Nearby owner/occupiers were notified of the application and three local objections were received which can be summarised as follows:

- proposal represents overdevelopment on what is already a cramped site;
- insufficient car parking for 8 flats;
- amenity space is inadequate;
- the use of the amenity space will be detrimental to neighbouring properties in terms of noise and impact on privacy;
- the velux windows to which this application relates have already been installed prior to gaining planning permission.

An objection has also been submitted on behalf of the Spirit Pub Company. The Spirit Group's objections are summarised as follows:

- the increase in roof height, the extensions at first and second floor levels and additional windows at third floor level will create a building of significant scale and massing which is out of character with the area;
- the building will detract from the street scene;
- the balconies/terraces at second and third floor levels increase the potential for overlooking from the properties into the beer garden of the pub and will be detrimental to the residential amenity of both neighbouring residents but also the prospective residents of the proposed flats.

Comments from Consultees

Highways - No objections

Drainage - No objections

Thames Water - No objections

Environmental Health - no comments raised on previous scheme - comments are awaited on this application and will be reported verbally at Committee

Planning Considerations

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

National Planning Policy Framework (NPPF) is also a material consideration for the determination of the application.

Planning History

Relevant planning history is summarised as follows:

Planning permission for a three storey building comprising retail unit (Class A1) at ground floor level and 6 flats with roof terrace/ garden and 6 car parking spaces was refused under application refs. 06/04553 (4 x three bed and 1 x two bed) and 07/02157 (6 x two bed). The applications were refused on the grounds of overdevelopment, impact on the street scene and inadequate amenity space.

A subsequent application ref. 07/04049 for a three storey building comprising retail unit (Class A1) at ground floor level and 1 x one bedroom and 5 x two bedroom flats with roof terrace/ garden and 6 car parking spaces was refused by the Council on similar grounds but later granted on appeal (ref. APP/G5180/A/08/2071800). An application (ref. 11/01869) seeking an extension of time to the scheme (that was allowed on appeal) was granted permission in August 2011.

Application (ref. 12/00469) for roof alterations to include side dormer extensions, elevation alterations, part one/three storey rear extensions, conversion of first floor, second floor, and roof space to provide 5 x one bedroom and 3 x two bedroom self-contained units with roof terrace/garden areas and 6 car parking spaces was refused in May 2012 on the grounds of over development, impact on the street scene, and impact on residential amenities. An appeal against this refusal was subsequently dismissed. The Inspector considered that the proposal would cause significant harm to the street scene and that the dormer extensions would significantly increase the apparent bulk and visual impact of the roof and result in a significant visual impact. However, the Inspector did not consider that there was adequate evidence to support the fact that insufficient amenity space was provided as part of the proposals, or that the impact on residential amenities of the second floor roof terrace was sufficient, alone, to justify the dismissal of the appeal.

Application (Ref: 12/01776) that addressed some of the grounds of refusal of the earlier permissions was granted planning permission in August 2012. This proposal omitted the dormer extensions and reduced the number of flats to provide 1 x one bedroom and 5 x two bedroom units.

An application to vary condition 9 (compliance with plans) of permission ref. 12/01766 to allow for an increase in size of the second floor rear projection and amendment to window positions was approved in May 2013.

Conclusions

The main issues relating to the application are the effects that the proposed development would have on the character of the area, any impact on the amenities of the occupants of surrounding residential properties, the impact on the nearby locally listed building and on highway safety.

The principle of some form of residential development on this site has already been established. Planning permission was granted in August 2012 for 1 x one and 5 x two bedroom units. An application to extend permission ref. 07/04049 was also

granted Planning Permission in August 2011 under ref. 11/01869. The assessment of this proposal will therefore focus on the main differences between the application proposal and the extant permissions.

The Design and Access Statement (p.12) that accompanies the application, states that the proposed development mirrors the profile of the redevelopment scheme that was granted permission in 2008 and renewed in 2011. The access and amenity provision also remains unchanged. The main difference, between the application proposal and the extant permission is that the number of residential units has been increased from 6 to 8. The scheme will provide 7 x two bedroom and 1 x one bedroom units (rather than 1 x one bedroom and 5 x two bedroom units).

Whilst additional residential units are proposed in the roof space and the scheme represents an intensification of the use of the site, the height of the proposed building matches the overall height of the previously approved scheme. The bulk of the roof of the building has also been reduced by the omission of the dormer extensions and insertion of velux windows. This is considered to address the Inspector's concerns in respect of appeal ref. APP/G5180/A/12/2177398 with regard to the bulk and visual impact of the roof, in particular with regard to the impact of the dormers. On balance the overall appearance of the building is considered to be acceptable and unlikely to cause a detrimental impact upon the street scene or the visual amenities of the occupiers of the surrounding properties.

The scheme provides private amenity space for units 2 and 3 and shared amenity space for units 4, 5, and 6 at first floor level. It also provides private amenity space in the form of a balcony at second floor level (for units 5 and 6) and a large balcony at third floor level (with a depth of 6.1m) for unit 8. The amenity areas/balconies are surrounded by a 1.8m timber screen which will reduce the risk of overlooking and the associated loss of privacy.

The communal community space above the garaging area (at first floor level) was part of both the permitted redevelopment (ref.11/01869) and conversion/extension schemes (ref. 12/01776) so the principle of this element of the scheme has, already been established.

In assessing the potential impact of the additional small balcony at second floor level and the increase in depth of the third floor balcony (to 6.1m), the Inspector's assessment of the proposal that was considered under appeal Ref: APP/G5180/A/12/2177398 (dismissed) is a material consideration.

In considering appeal ref. APP/G5180/A/12/2177398 the Inspector acknowledged that the use of the terrace/balcony areas would potentially result in a marginal increase in noise and disturbance, and whilst he indicated that this did add some weight to his decision in dismissing the appeal he advised that he considered that it would not, alone, be sufficient to warrant a dismissal.

Whilst it is acknowledged that the third floor balcony is substantially larger than the one that was considered by the Inspector at the appeal, it is considered that the additional second floor balcony and the increase in size of the third floor balcony

are likely to result in only a further marginal increase in noise and disturbance, and these elements require careful consideration. However, on balance, it is considered that the resulting level of impact will fall within acceptable levels.

Local objections have also focused on the fact that the development only provides 6 car parking spaces for 8 residential units, however, the Council's Highways Engineers have indicated that they have no in principle objection to this level of provision.

In summary, on balance, the proposal is considered unlikely to lead to a detrimental impact upon the character of the streetscene, a negative impact upon the amenities of nearby residents or upon the safety and parking issues in nearby roads. Taking into consideration all of the relevant planning considerations including the planning history of the site, the level of impact on visual and residential amenities resulting from the proposal is considered to fall within acceptable levels.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/01240, 06/04553, 07/02157, 07/04049, 11/01869, 12/00422 and 12/00469, 13/01847 excluding exempt information.

as amended by documents received on 5/08/13.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

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

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

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

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

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

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

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

ADD02R Reason D02

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

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

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

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

9 ACK01 Compliance with submitted plan

ACC01R Reason C01

10 ACH32 Highway Drainage

ADH32R Reason H32

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

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

INFORMATIVE(S)

1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

Application:13/01847/FULL1

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

Proposal: Roof alterations to include velux windows, elevation alterations, part one/two storey rear extensions, conversion of first floor, second floor and roof space to provide 1 no x 1 bed and 7 no x 2 bed self-contained units with roof terrace garden areas, 6 parking spaces, cycle and refuse



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

Application No : 13/01857/FULL6

Ward:
Hayes And Coney Hall

Address : 25 Pickhurst Lane Hayes Bromley BR2
7JE

OS Grid Ref: E: 540089 N: 166202

Applicant : Mr Chris Vondee

Objections : NO

Description of Development:

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

Key designations:

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

Proposal

The host property is a detached property with two integral garages situated on Pickhurst Lane, Hayes. The proposal is to erect a two storey side extension at the eastern side above the garages to create a larger master bedroom suite with a dressing room and ensuite bathroom, along with a single storey rear extension to provide a larger kitchen area. The single storey rear extension will be a maximum of 6.0m wide at the rear, and the side extension will add 1.0m to the width at ground level to the front. The total depth of the side/rear extension is 12.7m.

The proposal also includes the conversion of one of the existing garages to a bedroom, and the construction of two rear dormer extensions in the rear roof slope to create two additional bedroom in the loft space.

Location

Pickhurst Lane is a predominantly residential street comprising detached and semi-detached properties, many of which have been extended. The site is bounded at its western boundary by the rear of the commercial premises at the bottom of Station Approach.

Comments from Local Residents

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

Comments from Consultees

No statutory consultations were deemed necessary in this case.

Planning Considerations

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

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

Planning History

In terms of planning history at the site, an application for an attached garage was permitted in 1987 under ref. 87/03693.

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 host property sits within an irregular shaped plot and has a separation from the side boundary of over 5.0m at both front and rear. Therefore, the principle of a two storey side extension as proposed is considered acceptable. The bulk of the extension is positioned at the western side towards the rear of the commercial premises on Station Approach. This mitigates any potential overlooking or loss of privacy issues at nearby residential properties.

The two storey side extension has been designed to sit below the maximum height of the original roof in order to remain subservient to the main dwelling, and the elevational treatments to the front in respect of the new window proposed at ground level, new garage door and bay window to match the existing fenestration at first floor level are considered to respect the design and character of the main house satisfactorily.

The proposed single storey rear extension will create a larger kitchen space and will be around 6.0m wide. By the nature of the plot in which the property sits, the site tapers significantly from front to back. The resulting separation from the side boundary is 0.967m, reducing to a minimum of 0.769m. Given the nature of the plot and the orientation in relation to the adjoining commercial premises, this is not considered to result in a detrimental impact on the prevailing spatial standard of the area or to result in unrelated terracing when viewed from the streetscene.

The proposal also includes provision of two rear facing dormers to serve the new bedrooms in the loft space. These have been set well below the ridge line and will

not be visible from the street. Any increased views available towards neighbouring properties are not considered to result in such an impact as to warrant refusal of planning permission, given the view available from the existing windows in the first floor rear elevation.

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.

On balance, and having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable. Although considered to constitute a sizeable addition, the host property sits within a generous plot and is therefore considered capable of accommodating such an extension without overwhelming the original property. The proposal is therefore not considered to result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01857, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

Application:13/01857/FULL6

Address: 25 Pickhurst Lane Hayes Bromley BR2 7JE

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



"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 : 13/02246/FULL6

Ward:
West Wickham

Address : 2 High Broom Crescent West Wickham
BR4 0RG

OS Grid Ref: E: 537817 N: 166724

Applicant : Ms Eleanor Coomber

Objections : NO

Description of Development:

Single storey front, side and rear extension, elevational alterations and decking to rear

Key designations:

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

Proposal

The application seeks to construct a ground floor front, side and rear extension. The side and rear aspect would be 4.8 metres in height, 13.5 metres deep and 4.8 metres wide. The front addition would be 9.8 metres wide by 1.120 metres in depth and 3.5 metres tall.

Location

The application site lies on the northern side of Broom Hill Crescent and encompasses a two storey detached property. The surrounding area is mainly residential and is characterised by similar properties in a similar formation. The site does not fall within the boundaries of any designated conservation area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. It would appear at the time of writing the report no representations were received.

Although it is noted under an earlier application that was withdrawn neighbour comments were received.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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

The above policies are considered consistent with the objectives and principles of the NPPF.

Planning History

13/01440/FULL6 - Single storey front side and rear extension with storage area in roof space and rear dormer extension elevational alterations and decking to rear, application withdrawn.

Conclusions

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

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

The front extension of the property would be replacing part of a single storey front extension that already exists at the property. Most of the properties along the street appear to have similar developments and would therefore be in keeping with the character of the surrounding area. The front addition would also not pose any detrimental effects to neighbouring amenity.

The side and rear aspect of the development would see the removal of an existing garage. It would be set an acceptable distance away from the boundary to comply with Policy H9. The rear aspect would have a flat roof and the side would have a pitched roof that reaches a height of 4.8 metres. However due to the roof being pitched and set away from the boundary it is considered that the extension would have little detrimental effects on the neighbouring property.

Revised plans have been received that reduce the rearward projection to 4.90 metres.

The decked area would be 0.23m off the ground and therefore acceptable for such a development. It would also not cover too much of the garden area.

Having had regard to the above it is considered that the development in the manner proposed is appropriate for the character of the property and the surrounding area and would not be detrimental to neighbouring amenity, thus compliant with the objectives of Policies BE1, H8 and H9 of the Unitary Development Plan.

as amended by documents received on 04.09.2013

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

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

Application:13/02246/FULL6

Address: 2 High Broom Crescent West Wickham BR4 0RG

Proposal: Single storey front, side and rear extension, elevational alterations and decking 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 '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/02349/FULL1

Ward:
Chislehurst

Address : 44 Highfield Road Chislehurst BR7 6QZ

OS Grid Ref: E: 545949 N: 168818

Applicant : Mr P Isaacs

Objections : NO

Description of Development:

Demolition of existing bungalow and erection of replacement bungalow with front and rear dormers
(Revisions to application ref 10/00465 allowed on appeal to incorporate two storey rear projection)

Key designations:

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

Proposal

An extension is proposed to the rear of the approved dwelling. This will form an inset extension to the middle of the rear extension and forming a projection of 1.65m from the approved rear face. The extension is to the ground and first floors with a pitched gable section over.

Comments from Local Residents

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

- enquiry regarding the land perimeter

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
H7 Housing Density and Design

H9 Side Space
T3 Parking

Planning History

This application forms the latest in a series of applications since 2005 which have sought to redevelop the site.

Under application ref. 05/02212, planning permission was granted in 2005 for a replacement single storey dwelling, in essence a bungalow with a single dormer within the rear roof elevation. A detached garage was also permitted alongside the replacement dwelling.

A subsequent application concerning the erection of a 3 bedroom chalet bungalow with integral garage (ref. 07/01154) was subsequently refused on the basis that the proposal would constitute a cramped overdevelopment of the site, and would be detrimental to neighbouring residential amenities and the street scene in general.

A subsequent appeal concerning this proposal was dismissed, the Appeal Inspector considering that the proposed dwelling would "look incongruous and dominate the street scene to an unreasonable extent." In addition, the Inspector considered that the proposal "given its size, form and proximity to boundaries, would seriously detract from the immediate outlook that the occupiers of 42 and 46 currently enjoy from around their dwelling."

Under application ref. 08/00312, permission was granted for amendments to the 2005 permitted scheme which incorporated an enlarged roof comprising a half-hip design and two additional roof dormers along the rear elevation and a further two along the front elevation. The footprint and height remained unchanged.

Further amendments were granted in 2009 (under ref. 09/02072) as revisions to the 2008 proposal. In comparison to the scheme permitted in 2008, the overall size of the dwelling remained similar, although the siting of the dwelling was somewhat altered with the footprint of the dwelling 'shifted' approximately 1.3m northward, whilst the gap between the main property and the southern boundary (with No 46 Highfield Road) increased to 6.7m (up from 5.5m). In addition, an attached garage (instead of a detached structure) was also proposed. The spacing between the attached garage and the southern boundary was therefore increased to 2.3m. The other main changes included the insertion of an additional front dormer and changes to the design of the other front dormers.

Under ref. 10/00465 the Council refused to grant permission for revisions to the scheme permitted under ref. 09/02072, namely:

- attached double garage in place of single garage which will adjoin the southern boundary with associated loss of gap between the development and the boundary and 'link' between main dwelling and garage;
- additional room (home office) to be added in area behind garage;
- repositioning of first floor window along northern elevation

The Council refused to grant permission on the basis that the resultant dwelling would appear incongruous, out of character with the street scene, and constitute a cramped overdevelopment of the site. However, that scheme was allowed at appeal.

Conclusions

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

Since this application represents amendments to a permitted scheme (ref. 09/02072) the main issue for consideration relates to the proposed two storey rear addition sought in respect of the approved dwelling.

As outlined above the proposed addition will form an inset extension to the middle of the rear extension and forming a projection of 1.65m from the approved rear face. The proposed addition will maintain a generous separation to the neighbouring properties either side, and incorporate a design similar in appearance to the remainder of the dwelling. It is therefore considered acceptable.

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 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 5 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 6 | ACI12 | Obscure glazing (1 insert) at first floor level on the north and south elevations |
| | ACI12R | I12 reason (1 insert) BE1 |
| 7 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

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:13/02349/FULL1

Address: 44 Highfield Road Chislehurst BR7 6QZ

Proposal: Demolition of existing bungalow and erection of replacement bungalow with front and rear dormers
(Revisions to application ref 10/00465 allowed on appeal to incorporate two storey rear projection)



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

Application No : 13/02385/FULL6

Ward:
Cray Valley West

Address : 6 Sutherland Avenue Petts Wood
Orpington BR5 1QZ

OS Grid Ref: E: 545579 N: 167280

Applicant : Mr And Mrs Bullen

Objections : NO

Description of Development:

Part one/two storey side and rear extension with raised decking and balustrade

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

Planning permission is sought for part one/two storey side and rear extension with raised decking and balustrade. The proposed extension would project approximately 3.5m from the rear building line at single storey level, with the proposed first floor section being constructed above the existing garage. A maximum side space of 1.1m would be retained along the flank boundary with No. 8. An area of decking is also proposed to the rear at a height of 1m, with a 1m balustrade around the area. There are two new windows proposed at ground floor level along the southern flank.

Location

The application site is located in a residential road, characterised by detached properties with generous sized rear gardens. The property is set to the eastern side of the road.

Comments from Local Residents

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

Comments from Consultees

No internal or external consultations were made regarding this application.

Planning Considerations

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

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

Planning History

There is no recent planning history at the site.

Conclusions

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

The proposed first floor extension is subservient to the main roof ridge by 1.7m and set back from the front building line by 1.3m. The extension is in proportion with the existing, and is not dominant to its overall appearance. Although this is slightly less than the minimum 1m side space normally required for two storey developments (1.1m at the front reducing to 0.85 at the rear), given that the proposed extension is set back from the main house and the 1.1m is still retained at the front Members will consider that the proposal is acceptable to comply with Policy H9. It is considered that adequate amount of side space is also maintained along the northern boundary to maintain spatial standards. No first floor flank windows are proposed.

On balance, the proposed depth of the single storey at 3.5m is also considered acceptable given the separation distances and relationship with the adjoining neighbours. The proposed decking would be 1m in height and it is considered that it would not result in a detrimental amount of overlooking into adjoining gardens.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02385, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 Before the development hereby permitted is first occupied the proposed window(s) in the ground floor flank elevation of the single storey rear

extension 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.

- ACI111R Reason I11 (1 insert) BE1
- 4 ACI13 No windows (2 inserts) first floor flank extension
ACI13R I13 reason (1 insert) BE1
- 5 Details of the means of privacy screening for the raised decking at the rear shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently maintained as such.
- ACI24R Reason I24R
- 6 ACK01 Compliance with submitted plan

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

Application:13/02385/FULL6

Address: 6 Sutherland Avenue Petts Wood Orpington BR5 1QZ

Proposal: Part one/two storey side and rear extension with raised decking and balustrade



"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 : 13/02390/FULL6

Ward:
Bickley

Address : 50 Blackbrook Lane Bickley Bromley
BR2 8AY

OS Grid Ref: E: 543043 N: 167944

Applicant : Mr Jesper Petersen

Objections : YES

Description of Development:

First floor side and part one/two storey rear extensions, roof alterations to provide habitable accommodation in roof space and rear dormer, front porch and front elevational alterations

Key designations:

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

Proposal

- It is proposed to erect a first floor side and part one/two storey rear extensions, roof alterations to provide habitable accommodation in roof space and rear dormer, front porch and front elevational alterations.
- The proposal differs from permission ref. 13/01480 by the addition of a rear dormer extension to the rear of the house to facilitate the additional roof accommodation.

Location

The property is located on the eastern side of Blackbrook Lane. The site currently comprises a large detached two storey dwelling. The area is characterised by similar large detached houses set within spacious plots.

Comments from Local Residents

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

- loss of light and overshadowing, loss of outlook and excessive rear projection, light between buildings will be lost from previous permission.
- impact on character, design and external appearance of the dwelling.

Comments from Consultees

No technical highways objections are raised subject to a standard condition.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and T18 (Road Safety) of the adopted Unitary Development Plan.

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

Planning History

Planning permission was refused for the neighbouring property at No.48 under ref. 07/00689 for a two storey rear extension with roof alterations to provide rear dormer.

Planning permission was granted under ref. 13/00539 for first floor side and part one/two storey rear extensions, front porch and front elevational alterations.

Planning permission was granted under ref. 13/01480 for a first floor side and part one/two storey rear extensions, front porch and front elevational alterations (Amendment to approved application ref. 13/00539 to change the roof from a flat roof to a pitched roof).

Conclusions

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

The proposed side/rear extension has been granted permission previously and the current proposal seeks to add a dormer to the rear roof slope of the house in order to provide additional roof accommodation. It is considered that the dormer would not add significant or excessive bulk to the dwelling and would not result in a top-heavy overdevelopment, following the submission of amended plans indicating the removal of the originally proposed gabled roof. The dormer will be similar in scale to one granted at No. 60 under ref. 06/02418, and the appearance and scale is considered sympathetic to the architectural design of the roof and the character of the house and the wider area. The refused scheme at no.48 was generally more bulky than this proposal.

The extension projects beyond the rear of No. 52 to the north however the proposal will not result in a further rear projection, only the addition of roof bulk. On

this basis, the first floor extension will continue to be visible obliquely from No. 52 but it is not considered that the additional dormer structure would exacerbate the impact on outlook. Due to the differences in siting of the houses and the limited projection of the first floor beyond the rear wall of No. 52 any loss of light would not be significant or harmful. The bulk of the dormer will be sited away from No. 52 and the modest scale of the dormer will not result in any harm to this neighbouring house.

Amended plans have been received dated 20/08/13 replacing the gable ended rear roof with a rear dormer extension.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00539, 13/01480 and 13/02390, excluding exempt information.

as amended by documents received on 20.08.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

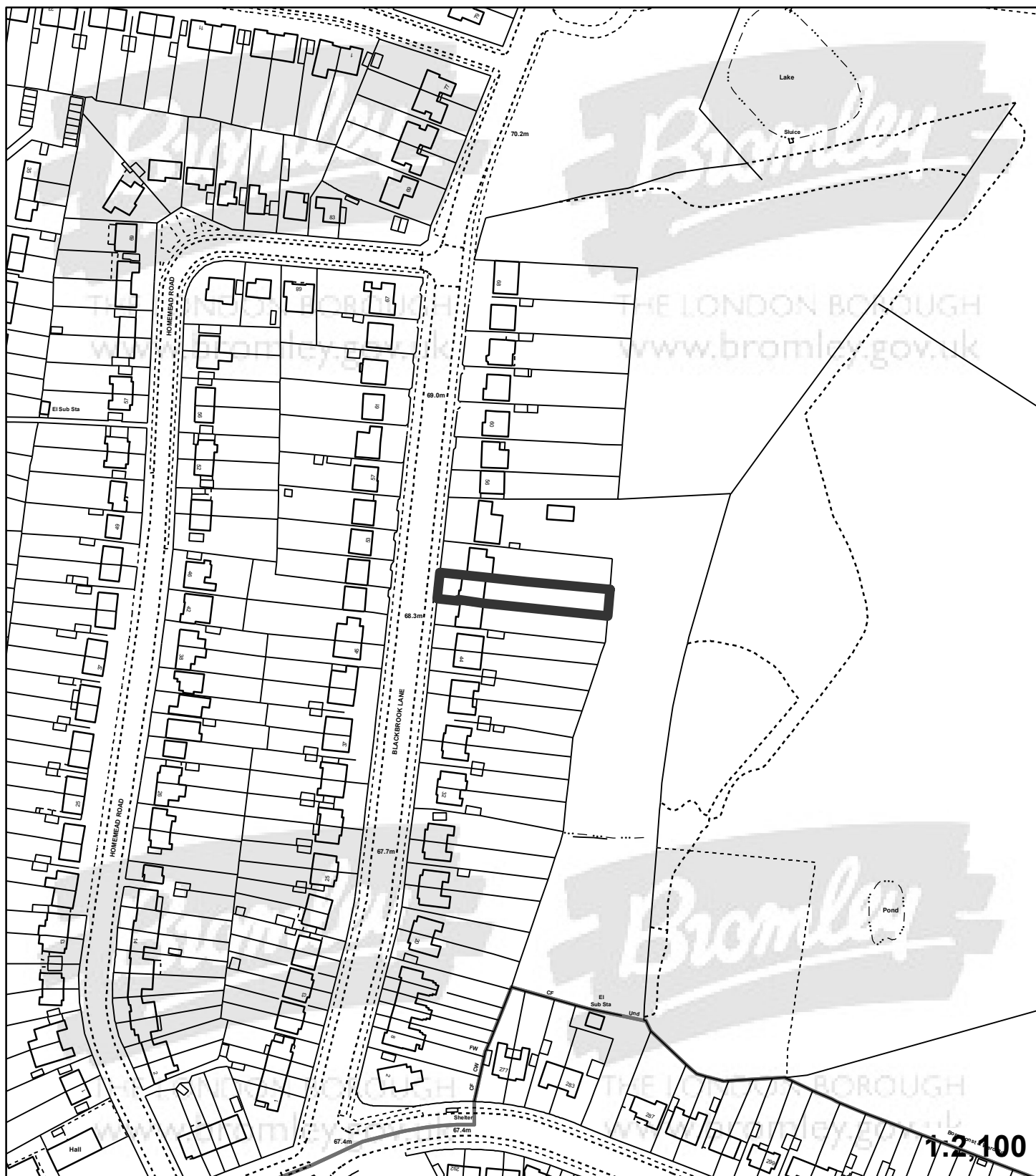
- | | | |
|---|--------|------------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 4 | ACK01 | Compliance with submitted plan |

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

Application:13/02390/FULL6

Address: 50 Blackbrook Lane Bickley Bromley BR2 8AY

Proposal: First floor side and part one/two storey rear extensions, roof alterations to provide habitable accommodation in roof space and rear dormer, front porch and front elevational alterations



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

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

Application No : 13/02589/PLUD

Ward:
Copers Cope

Address : 68 Copers Cope Road Beckenham BR3
1RJ

OS Grid Ref: E: 536940 N: 170666

Applicant :

Objections : YES

Description of Development:

Single storey side and two storey rear extensions. Installation of rear and side dormers and other roof alterations

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Open Space Deficiency

Proposal

This application is for a Certificate of Lawfulness for a Proposed Development for single storey side and two storey rear extensions, Installation of rear and side dormers and other roof alterations

Location

The site relates to a detached two storey property located on the eastern side of Copers Cope Road. Properties of similar design and size characterise the area. The proposal is for a Hip to gable roof alteration and rear dormer to facilitate loft conversion.

The applicant considers that these works fall within the tolerances of 'permitted development' and is seeking a Certificate of Lawfulness from the Council to confirm this.

Comments from Local Residents

Nearby owners/occupiers were notified of the application as a matter of courtesy. At the time of writing 3 responses had been received, which can be summarised as follows:

- overshadowing and loss of light.
- loss of privacy.
- size and scale inappropriate.
- would set a precedent.
- extensions are excessive and extrusive.
- affect to the streetscene.
- loss of parking.
- not compliant with side space policy.
- extension would protrude further than other building lines.

The full text of the comments received are available to view on the file.

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

This application is a legal determination and requires the Council to consider whether the proposal falls within the parameters of permitted development under Classes A, B and C of Schedule 2, Part 1 of the General Permitted Development Order 1995 (as amended).

Matters relating to the planning merits of the proposal are not relevant in this determination.

This application has been called-in to Committee by one of the local Ward Members.

Planning History

13/01150/FULL6 - First floor side extension, application was permitted.

13/01602/FULL6 - Part one/two storey rear extension, roof alterations, elevational alterations and conversion of garage to habitable accommodation, application was refused.

13/01625/FULL6 - Part one/two storey rear extension, roof enlargement and alterations including increase in ridge height, side and rear dormers, application was refused.

Conclusions

Class A permits the enlargement of a dwellinghouse. The proposed extensions appear to fit in with the permitted development requirements of the General Permitted Development Order (as amended)

Relevant issues being:

- the extension will not exceed 50% of the total curtilage of the original house
- the height of extension will not exceed the height of the highest part of the dwellinghouse
- no deeper than 3 metres

Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. In this instance, the proposed loft conversion would fall within the scope of Class B and is considered to be permitted development for the following reasons:

- the extensions will not exceed the height of the of the highest part of the existing roof
- the extensions would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway
- the resulting extensions' volume falls within 50 cubic metres allowed in the case of a semi-detached dwelling (a check of the measurements indicates the volume would be around 41.4 cubic metres)
- the house is not sited within a conservation area
- the dormer provides a minimum of 0.2m separation from the eaves of the dwelling

The development is also subject to Condition B.2 (a) where the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling; this has been confirmed by the submitted plans.

Class C covers other alterations such as the installation of roof lights. In this instance, the proposed loft conversion would fall within the scope of Class C, and is considered to be permitted development for the following reasons:

- the proposed rooflights to the front elevation will not project more than 150mm from the roof slope.

Having regard to the above and bearing in mind that the planning merits of the proposal will not be a determining factor in this case. It would appear that the works will fall within the tolerances of permitted development accordingly it is recommended that a Certificate of Lawfulness be granted.

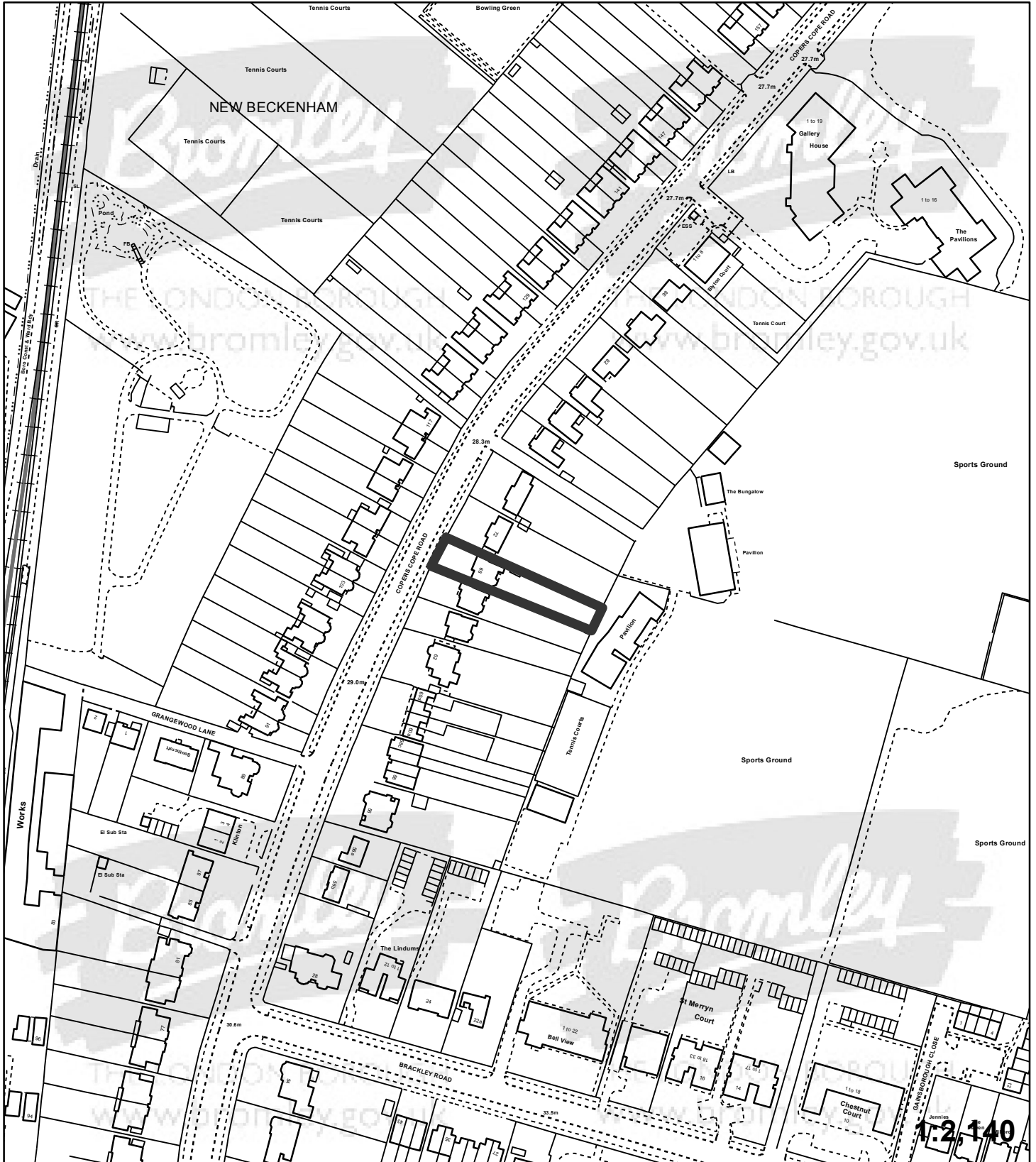
RECOMMENDATION: CERTIFICATE BE GRANTED

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

Application:13/02589/PLUD

Address: 68 Copers Cope Road Beckenham BR3 1RJ

Proposal: Single storey side and two storey rear extensions. Installation of rear and side dormers and other roof alterations
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



"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 : 13/02368/FULL6

Ward:
Hayes And Coney Hall

Address : 3 Whites Cottages Pickhurst Green
Hayes Bromley BR2 7QS

OS Grid Ref: E: 539783 N: 166977

Applicant : Mrs Tracy Mardle

Objections : NO

Description of Development:

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

The proposal is to construct a two storey side extension, 3.5m wide and 7.0m deep. This would create additional ground floor living space and two additional bedrooms upstairs. The extension would project forward of the front building line by 1.3m and 0.8m beyond the rear.

Location

The site forms part of a terrace of three weather boarded cottages dating from the late 16th or early 17th Century, which are Grade II statutory listed.

Comments from Local Residents

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

Comments from Consultees

From a Heritage and Urban Design perspective the proposal is far too dominant and the gable projection is unnecessary and would detract from the original central gable. It could not be said to be subservient to the host building and is considered to cause harm to the listed building.

Planning Considerations

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- H8 Residential Extensions
- H9 Side Space

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

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

Planning History

Applications of note at the site are:

97/02208/FUL - single storey side extension - permitted (accompanying Listed Building Consent application reference: 97/02209)

03/01476/FULL1 - Detached two storey two bedroom house (adj. 1 Whites Cottages) - refused

There is currently an application for Listed Building Consent for the current proposed extension being considered by the Council under ref. 13/02539.

Conclusions

The main issues relating to the application are the effect that it would have on the amenities of neighbouring properties including the relationship to existing buildings, overlooking, noise, disturbance, etc and the impact on the character of the area generally, as well as having regard to the visual impact on the street scene and the setting of this Grade II Listed Building.

Under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council is required to have special regard to the desirability of preserving listed buildings and their settings. Policy BE8 of the UDP also states that applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

Given the relevant policy considerations and the existing development, the principle of a two storey side extension as proposed is considered unacceptable. The proposed extension by reason of its two storey height, width, projection beyond the front elevation and bulky gable roof design represents an over

dominant form of development which is considered to overwhelm the integrity, character and appearance of this listed building.

In addition, the adjoining property (No.2 Whites Cottages) is characterised by a gabled jetty projection with half timbering detail which provides (and should continue to provide) the dominant character to the terrace as a whole. The proposal is considered to detract from this architectural feature which is integral to the charm and special interest in the appearance of this listed terrace.

Furthermore, the extension would erode an area of existing open curtilage at the side of this property which would impact upon the uniqueness of the semi-rural setting of this building within a suburban area. The listed building's setting is equally an important part of its character and the reduction of space about the building, particularly at first floor level, would not preserve or enhance the setting of this listed building but would be seriously detrimental to it.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is unacceptable in that it would result in a detrimental impact on the host listed building, and would represent an inappropriate and overly dominant addition.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02368 and 13/02539, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

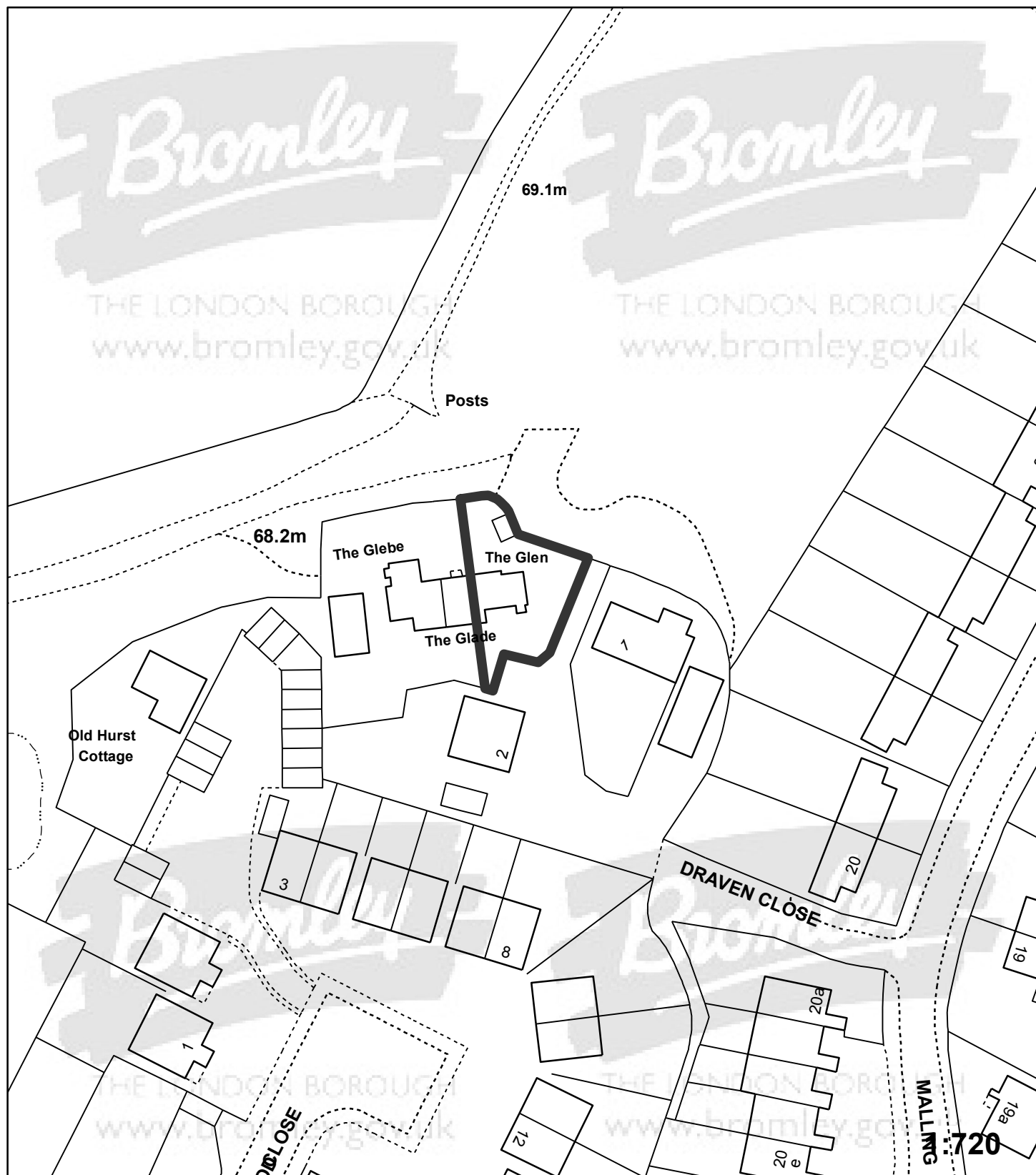
The reasons for refusal are:

- 1 The proposed two storey side extension, by reason of its height, width and overall lack of subservience to the host building would constitute an inappropriate and overly dominant addition to the host Grade II listed building, thereby contrary to Policies BE1, BE8 and H8 of the Unitary Development Plan.

Application:13/02368/FULL6

Address: 3 Whites Cottages Pickhurst Green Hayes Bromley BR2 7QS

Proposal: Two storey side 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 '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 13/02539/LBC

Ward:
Hayes And Coney Hall

Address : 3 Whites Cottages Pickhurst Green
Hayes Bromley BR2 7QS

OS Grid Ref: E: 539783 N: 166977

Applicant : Mrs Tracy Mardle

Objections : NO

Description of Development:

Two storey side extension
LISTED BUILDING CONSENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Proposal

This application is for Listed Building Consent for a two storey side extension at the above site and accompanies application ref. 13/02368.

Location

The site forms part of a terrace of three weather boarded cottages dating from the late 16th or early 17th Century, which are Grade II statutory listed.

Comments from Local Residents

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

Comments from Consultees

From a Heritage and Urban Design perspective the proposal is far too dominant and the gable projection is unnecessary and would detract from the original central gable. It could not be said to be subservient to the host building and is considered to cause harm to the listed building.

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 listed buildings. The impact of the proposal on openness of the area of Urban Open Space must also be considered.

The following policies of the Unitary Development Plan are further considerations:

BE1 Design of New Development
BE8 Statutory Listed Buildings

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

At a strategic level, London Plan Policy 7.8 (Heritage Assets And Archaeology) is also a consideration.

Planning History

Applications of note at the site are:

97/02208/FUL - single storey side extension - permitted (accompanying Listed Building Consent application ref. 97/02209)

03/01476/FULL1 - Detached two storey two bedroom house (adj. 1 Whites Cottages) - refused

This application for Listed Building Consent for the proposed extension accompanies application ref. 13/02368 which is being considered by the Council.

Conclusions

The main issue relating to this application is the effect that the proposal would have on the character and setting of the Statutory Listed Building.

By virtue of its height, width and general lack of subservience to the host building, the proposed extension is considered to result in significant harm to the character and setting of the Grade II Statutory Listed Building. The extension is considered to represent an over dominant addition which would compete with, rather than compliment the main architectural features of the host terrace. The proposed extension would therefore be visually intrusive and would not respect the listed buildings historical and architectural importance.

Having had regard to the above it was considered that the proposal fails to preserve the character and setting of the Statutory Listed Building. In addition, without a relevant grant of planning permission, it would be premature to grant Listed Building Consent for the associated works.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02368 and 13/02539, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

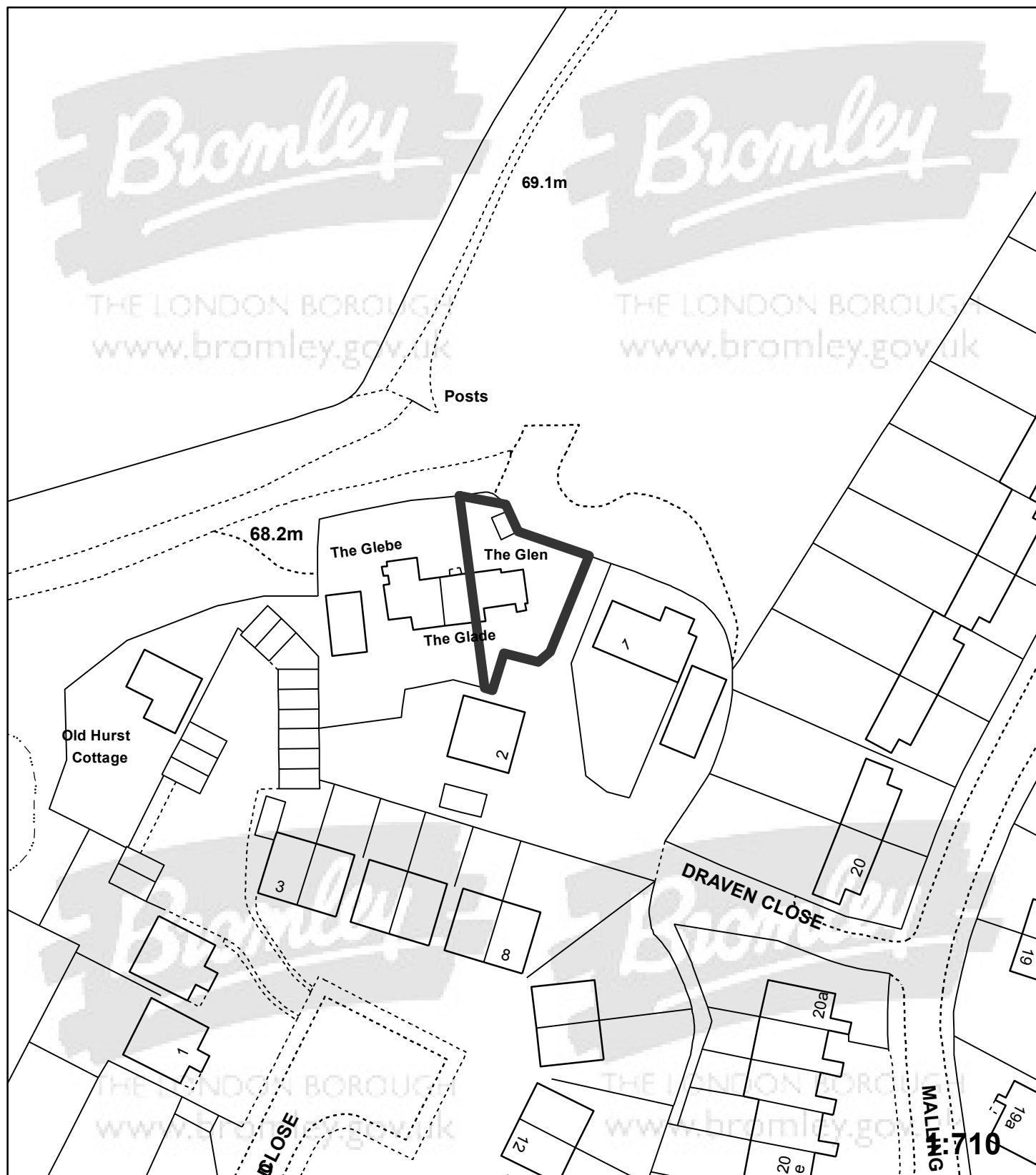
The reasons for refusal are:

- 1 The proposed two storey side extension, by reason of its height, width and overall lack of subservience to the host building would constitute an inappropriate and overly dominant addition to the host Grade II listed building, thereby contrary to Policy BE8 of the Unitary Development Plan.
- 2 The granting of Listed Building Consent would be premature without planning permission for the associated works; therefore this would be contrary to Policy BE8 of the Unitary Development Plan.

Application:13/02539/LBC

Address: 3 Whites Cottages Pickhurst Green Hayes Bromley BR2 7QS

Proposal: Two storey side extension
LISTED BUILDING CONSENT



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

Application No : 13/02584/RESPA

Ward:
Copers Cope

Address : 30 High Street Beckenham BR3 1AY

OS Grid Ref: E: 537428 N: 169717

Applicant : Robert Earing

Objections : YES

Description of Development:

Change of use of first, second and third floors of 30 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form 15 studio flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO)

Key designations:

Conservation Area: Beckenham St. Georges
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
London Distributor Roads
Open Space Deficiency
Secondary Shopping Frontage

Proposal

This application seeks the prior approval of the Council in respect of transport and highways, contamination and flooding risks under Class J of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (the GPDO). The proposal is for the change of use of the first and second floor from Class B1(a) office to Class C3 dwellinghouses to form 15 studio flats on the first, second and third floors. There are no dedicated car parking spaces available on the site.

Planning permission was granted for change of use of first, second and third floors from office (Class B1) to 14 bedroom tourist accommodation on a commercial fee-paying basis (Class C1) in September 2012 (ref. 12/02092). Some work has been carried out on site and the applicant has advised that this has involved remedial work such as removal of furniture, debris and rubbish, damp treatment and

structural work requiring a new steel beam to be inserted. The applicant has also confirmed in writing that no works have been carried out that constitute the implementation of the extant permission.

On this basis it is considered that the current use is Class B1 office.

The application contains a supporting statement which suggests that the proposal will not cause any adverse impacts in respect of the above considerations. In particular the transport and highways impact is considered to be less than the current office use, no contamination risks have been identified, and the site is not considered to be at risk of flooding.

Location

The site is located in Beckenham High Street above an estate agent and an adjacent undercroft vehicular access and opposite Beckenham Green.

Comments from Local Residents

Part N of the GPDO requires consultation with neighbours and in certain circumstances consultees.

Objections have been received from several businesses in nearby premises and can be summarised as follows:

- no vehicle parking or bicycle parking facilities on site
- residents have aspirations to own cars and demand will be more than for B&B use
- parking survey relates to the previous B&B application and not to use as flats
- office workers use public transport but residents will use cars
- 'car-free' restrictions can't relate to this application
- cars will stop in restricted parking areas
- increased generation of refuse and no storage space for bins
- additional use of 15 kitchens and bathrooms will increase waste that could cause blockages leading to flooding and contamination
- excessive number of units out of character with the area
- lack of fire escapes
- building work already started
- lack of viability of B&B use is not sufficient reason to allow the current proposal

Comments from Consultees

The Council's Highways Officer raises objections to the proposal.

The Council's Environmental Health Officer raises no objection in terms of contamination.

Planning Considerations

The Council are required to consider whether prior approval is required and should be granted in respect of transport and highways, contamination and flooding under Part 3 Class J and Section N of the GPDO.

Conclusions

Transport and highways impacts of the development:

The Council's Highways Officer raises objections on the grounds that the information provided, including a supplementary statement, is insufficient to demonstrate that sufficient parking is available to accommodate cars from 15 residential units on the neighbouring roads.

Contamination risks on the site:

The proposal is for conversion of the first, second and third floors and there is not considered to be any potential contamination risk as a result of the proposal. The site is not considered to be contaminated land as described in Part 2A of the Environmental Protection Act 1990.

Flooding risks:

The site is not in an area where there is likely to be any risk of flooding related to this proposal, which is confined to upper floors.

In this instance it is considered that prior approval is required and should not be given due to insufficient information to assess the impact of the use on vehicle parking in the area.

RECOMMENDATION: PRIOR APPROVAL REQUIRED

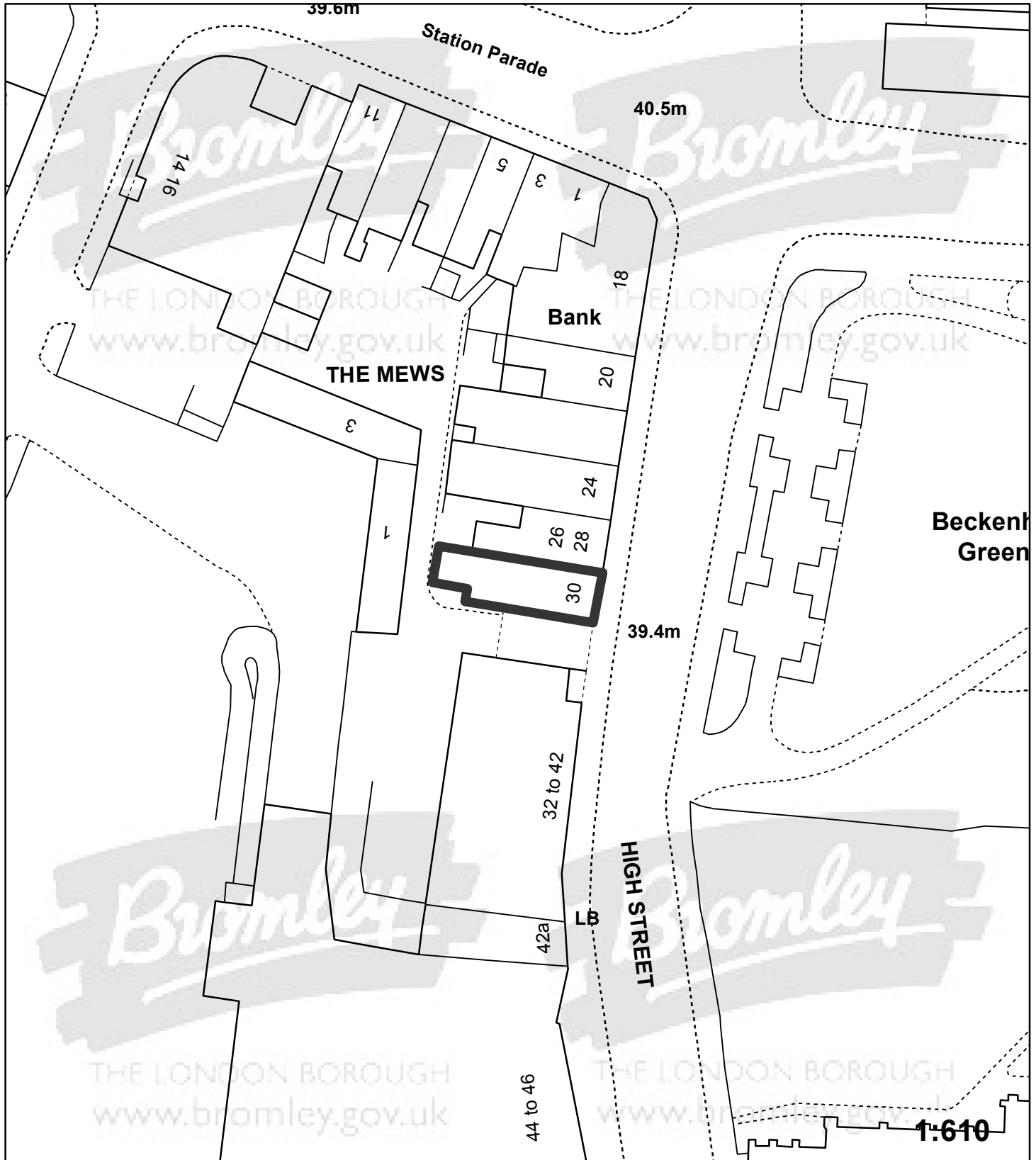
INFORMATIVE(S)

- 1 You are advised that the granting of prior approval for this development relates to the planning use of the site only and compliance with other statutory requirements will be required and you should ensure compliance and seek advice/consent/approval as necessary.

Application:13/02584/RESPA

Address: 30 High Street Beckenham BR3 1AY

Proposal: Change of use of first, second and third floors of 30 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form 15 studio flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the



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