



THE LONDON BOROUGH
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BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Lisa Thornley
lisa.thornley@bromley.gov.uk

DIRECT LINE: 020 8461 7566

FAX: 020 8290 0608

DATE: 14 January 2014

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 23 JANUARY 2014 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 14 NOVEMBER 2013**
(Pages 1-14)
- 4 PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

| Report No. | Ward | Page No. | Application Number and Address |
|------------|---|----------|--|
| 4.1 | Cray Valley West | 15-20 | (13/03376/FULL2) - Enso House, New Mill Road, Orpington |
| 4.2 | Chislehurst | 21-26 | (13/03499/FULL6) - 44 Marlings Park Avenue, Chislehurst |
| 4.3 | Shortlands | 27-32 | (13/03629/FULL6) - 43 Tootswood Road, Bromley |
| 4.4 | Chislehurst | 33-36 | (13/03762/FULL6) - 2 Melbury Close, Chislehurst |
| 4.5 | Bromley Town Conservation Area | 37-42 | (13/03859/FULL1) - J Sainsbury PLC, Walters Yard, Bromley |
| 4.6 | Bromley Town Conservation Area | 43-46 | (13/03872/ADV) - J Sainsbury PLC, Walters Yard, Bromley |
| 4.7 | Darwin Conservation Area | 47-54 | (13/03906/FULL1) - Trowmers, Luxted Road, Downe |
| 4.8 | Farnborough and Crofton Conservation Area | 55-62 | (13/03939/FULL1) - Public Conveniences Adjacent to 20 Church Road, Farnborough |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|---|----------|--|
| 4.9 | Copers Cope | 63-66 | (13/03263/TPO) - Jansondean, 56 Oakwood Road, Beckenham |
| 4.10 | Bromley Town | 67-72 | (13/03498/FULL1) - 67 Ravensbourne Road, Bromley |
| 4.11 | Petts Wood and Knoll | 73-76 | (13/03509/FULL6) - 3A Lucerne Road, Orpington |
| 4.12 | Farnborough and Crofton Conservation Area | 77-82 | (13/03693/FULL1) - 12 Park Avenue, Farnborough |
| 4.13 | Chelsfield and Pratts Bottom | 83-86 | (13/03698/FULL6) - 16 Spring Gardens, Orpington |
| 4.14 | Cray Valley East | 87-90 | (13/03779/RECON) - North Site Coates Lorilleux Ltd, Cray Avenue, Orpington |
| 4.15 | Kelsey and Eden Park | 91-94 | (13/03830/FULL6) - 1 Elderslie Close, Beckenham |
| 4.16 | Shortlands | 95-100 | (13/04017/FULL6) - 9 Rosemere Place, Shortlands |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|--|----------|--|
| 4.17 | Petts Wood and Knoll Conservation Area | 101-106 | (13/02730/FULL3) - Public Conveniences, Station Square, Petts Wood |
| 4.18 | Darwin | 107-112 | (13/03969/FULL6) - 6 Hazelwood Road, Cudham |

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

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

NO REPORTS

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 14 November 2013

Present:

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

Also Present:

Councillors Eric Bosshard, Russell Mellor, Charles Rideout and
Harry Stranger

16 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Julian Grainger; Councillor Samaris Huntington-Thresher attended as substitute.

Apologies for lateness were received from Councillors Samaris Huntington-Thresher and Lydia Buttinger.

17 DECLARATIONS OF INTEREST

Councillor Richard Scoates declared a personal interest in Item 4.3 as a Trustee of the Greater London Scout Council. Councillor Scoates left the Chamber and did not take part in the discussion or vote.

On 29 May 2013, an Urgency Committee granted Councillor Eric Bosshard unconditional dispensation to address the Plans Sub-Committee meeting on 30 May (and any subsequent meetings on the same case), in relation to the application for 51 Marlings Park Avenue, Chislehurst). The dispensation was sought by Councillor Bosshard who declared a pecuniary interest as a neighbouring resident but wished to continue to represent the views of local residents. As Item 4.5 on the current agenda related to the same case, Councillor Bosshard was permitted to address Members at this meeting.

18 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 SEPTEMBER 2013

In relation to Item 14.5 - 12 Great Thrift, Petts Wood, Councillor Fawthrop thanked officers for including the full version of his comments as an addendum to the Minutes. He encouraged the continuance of including Member representations to assist in appeal cases.

RESOLVED that the Minutes of the meeting held on 19 September 2013 be confirmed and signed as a correct record.

19 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

19.1 BICKLEY

(13/02192/FULL1) - Bromley High School for Girls, Blackbrook Lane, Bickley.

Description of application - Erection of 6 x 13m high floodlights for the existing Artificial Grass Pitch and 4 x 10m high floodlights for the existing tennis courts.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with Conditions 3 and 5 amended to read:-

'3 The floodlights hereby permitted shall not operate before 09.00 and after 21.30 on weekdays or before 09.00 and after 18.00 on Saturdays and Sundays and shall not operate on any Bank Holiday, subject to the outcome of the report required by Condition 5.

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

5 A report setting out the findings of a monitoring visit before the end of the first bat activity season after the installation of the floodlights shall be submitted to and approved by the Local Planning Authority. Details of any mitigation measures recommended in this report, including hours of operation, shall be submitted to and approved by the Local Planning Authority and installed within 3 weeks of approval of the report and permanently retained thereafter.

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

SECTION 2

(Applications meriting special consideration)

19.2 CRAY VALLEY EAST

(13/00330/FULL1) - Lower Hockenden Farm, Hockenden Lane, Swanley.

Description of application - Detached agricultural building (RETROSPECTIVE APPLICATION).

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner. It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED to secure the removal of the structure.**

**19.3
CHELSFIELD AND PRATTS
BOTTOM**

**(13/01914/FULL1) - The Highway Primary School,
The Highway, Orpington.**

Description of application - Detached single storey building for school/scout use.

Oral representations in objection to and in support of the application were received at the meeting. Written representations from Orpington Ward Member Councillor William Huntington-Thresher were reported.

It was reported that a further letter from the 3rd Orpington Scouts had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with Conditions 15, 16 and 17 amended to read:-
'15 No live or amplified music shall be played before 10.00 and after 21.00 on any day. A fixed in-line noise limitation device shall be installed at the premises which is set and sealed to the satisfaction of the Local Planning Authority. Any live or recorded music played on the premises must be played through the noise limitation device at all times.

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 for 40 weeks of the year (term time only), allowing a maximum 2 week period outside of this restriction to undertake routine maintenance as required, 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 17:00 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.

17 No external lighting, including intermittent security lighting, shall be installed at the premises without the prior approval in writing of the Local Planning Authority. If any lighting is agreed it shall be retained in accordance with the approved details

Reason: In the interests of the amenities of adjoining residential properties and to comply with Policies BE1 and c8 of the Unitary Development Plan.'

The following condition was also added:-

18 Details of an appropriate level of screening along the boundary facing the rear of properties in Eton Road shall be submitted to and approved by the Local Planning Authority before any work is commenced.

The development shall be carried out in accordance with the approved details and permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the occupants of those properties in Eton Road that adjoin the application site.

**19.4
CRAY VALLEY WEST**

(13/02042/FULL2) - Kennedy House, Murray Road, Orpington.

Description of application - Change of use of part ground floor from storage (Class B8) to vehicle hire business and storage of vehicles.

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

Comments from Ward Member Councillor John Ince were reported.

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

4 The use hereby permitted shall not operate before 08.00 or after 19.00 Monday to Friday; before 08.00 and after 14.00 on Saturdays, and shall not operate on any Sunday or Bank Holiday.

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

**19.5
CHISLEHURST**

**(13/02484/FULL2) - 51 Marlings Park Avenue,
Chislehurst.**

Description of application - Change of use of premises from dwelling house (Class C3) to residential institution involving the provision of residential accommodation and care to people in need of care (Class C2).

Oral representations in objection to the application were received.

Oral representations from Ward Member Councillor Eric Bosshard in objection to the application were received at the meeting.

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

1 The change of use from dwelling house with care provided (Class C3) to care supported residential accommodation would result in an over-intensive use of the site, inconveniently located from public services which would be out of keeping with the residential character of the area resulting in increased noise and disturbance thereby detrimental to the residential amenities of neighbouring properties, contrary to Policies BE1, H4 and C6 of the Unitary Development Plan.

**19.6
DARWIN
CONSERVATION AREA**

**(13/02719/FULL6) - 4 Weller Place, High Elms
Road, Downe.**

Description of application - Hip to gable end incorporating rear dormer with juliet balcony.

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

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

Comments from the Advisory Panel for Conservation Areas were reported.

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

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

Reason: Section 91, Town and Country Planning Act 1990.

2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the

external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

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

**19.7
HAYES AND CONEY HALL**

(13/02861/FULL6) - 5 Pickhurst Green, Hayes.

Description of application - Part one/two storey front/side/rear extension, formation of rear gable and creation of front porch.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**19.8
CHISLEHURST
CONSERVATION AREA**

(13/02880/FULL1) - Lake Cottage, Oakwood Close, Chislehurst.

Description of application - Three storey, four bedroom detached replacement dwelling with two car parking spaces to front and refuse and recycling storage area.

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

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

**19.9
CHISLEHURST
CONSERVATION AREA**

(13/02885/CAC) - Lake Cottage, Oakwood Close, Chislehurst.

Description of application - Demolition of existing dwelling CONSERVATION AREA CONSENT.

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

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

**19.10
CHISLEHURST
CONSERVATION AREA**

(13/02986/FULL1) - Perry Street Service Station, Perry Street, Chislehurst.

Description of application - Provision of replacement sales building alterations to forecourt including provision of additional car parking and alterations to existing boundary enclosure.

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

**19.11
CHISLEHURST
CONSERVATION AREA**

(13/02987/CAC) - Perry Street Service Station, Perry Street, Chislehurst.

Description of application - Demolition of existing sale building CONSERVATION AREA CONSENT.

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

**19.12
CHELSFIELD AND PRATTS
BOTTOM**

(13/03066/FULL2) - 80 Ridgeway Crescent, Orpington.

Description of application - Part one/two storey front, side and rear extension. (Revision to permission ref. 09/03388 to incorporate minimum 0.8m separation to north-west boundary) RETROSPECTIVE APPLICATION.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended in the report of the Chief Planner.

**19.13
COPERS COPE**

**(13/03154/VAR) - Sunnyfields Day Nursery, 19
Bromley Grove, Shortlands.**

Description of application - Variation of condition 1 of planning permission 12/01693 to remove 'for a limited period ending 31st October 2013' in order to allow not more than 45 children between the ages of 3 months and 7 years to be accommodated at any one time in the day nursery/playgroup, between the hours 07.30 and 18.30 Monday to Friday.

Oral representations in support of the application were received.

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

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

1 The proposed increase in the number of children attending the day nursery would be detrimental to the amenities of adjacent and nearby residents by reason of the additional noise and disturbance generated and an increase in vehicular movements detrimental to conditions of highway and pedestrian safety, thereby contrary to Policies BE1 and T18 of the Unitary Development Plan.

**19.14
HAYES AND CONEY HALL**

(13/03335/FULL6) - 33 Cheriton Avenue, Bromley.

Description of application - Part one/two storey side/rear and single storey front extensions and elevational alterations.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**19.15
WEST WICKHAM**

**(13/02377/FULL6) - 18 The Crescent, West
Wickham.**

Description of application - Raised timber decking, balustrade and steps to rear.

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek an increased separation from the decking and the side boundary of the site.

**19.16
KELSEY AND EDEN PARK**

(13/02384/FULL1) - David Lloyd Leisure, Stanhope Grove, Beckenham.

Description of application - Inflatable seasonal tennis court covering over existing double external tennis courts.

It was reported that a petition and further supporting comments had been received.

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

**19.17
KELSEY AND EDEN PARK**

(13/02442/FULL6) - 12 Ronald Close, Beckenham.

Description of application - Part one/two storey rear and first floor side extension.

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

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

**19.18
CHISLEHURST
CONSERVATION AREA**

(13/02593/FULL1) - Coopers School, Hawkwood Lane, Chislehurst.

Description of application - Demolition of music and LINC blocks and erection of two storey creative arts block to provide accommodation for music, art, dance, drama and dining.

Comments from the Greater London Authority were reported at the meeting.

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

**19.19
CHISLEHURST
CONSERVATION AREA**

(13/02594/CAC) - Coopers School, Hawkwood Lane, Chislehurst.

Description of application - Demolition of music and LINC blocks (Conservation Area Consent).

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

**19.20
DARWIN**

(13/02601/FULL6) - 34 Beechwood Avenue, Orpington.

Description of application - Single storey rear extension RESTROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended in the report of the Chief Planner.

**19.21
BROMLEY TOWN**

(13/02700/FULL6) - 36 Stanley Road, Bromley.

Description of application - Single storey rear extension.

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

**19.22
PLAISTOW AND
SUNDRIDGE**

(13/02751/FULL6) - 23 Edward Road, Bromley.

Description of application - Single storey side and rear extension.

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

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

**19.23
ORPINGTON**

(13/02936/FULL2) - 313 High Street, Orpington.

Description of application - Change of use from approved restaurant use (Class A3) to gymnasium use (Class D2) within part of ground floor.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with conditions 5 and 7 amended to read:-

'5 No music shall be played (excluding through personal headphones) during the hours of 22.00 and 07.00 on any day.

Reason: In order to comply with Policy S2 of the Unitary Development Plan and in the interest of the amenities of the area.

7 No sound system shall be used at the premises between 22.00 and 07.00 on any day.

Reason: In order to comply with Policy S2 of the Unitary Development Plan and in the interest of the amenities of the area.'

The following condition was also added:-

8 The use hereby permitted shall not operate at any time on Christmas Day, or between 06.00 and 12.00 on Remembrance Sunday.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to have regard for the particular sensitivities of the locality at certain times.'

**19.24
ORPINGTON**

(13/02939/ADV) - 313 High Street, Orpington.

Description of application:- i) Internally illuminated fascia sign; ii) Internally illuminated projective sign; iii) Lettering to 3 external pillars.

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

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

**19.25
PETTS WOOD AND KNOLL**

(13/03090/FULL6) - 3 St Francis Close, Petts Wood.

Description of application - Single storey rear extensions to nos. 3 and 5 St Francis Close.

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

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED** without prejudice to any future consideration to seek acceptance of the removal of Permitted Development rights in respect of further extensions to the property.

At this point, as the business of the meeting had not been concluded by 10 pm, the Chairman drew Members' attention to the time and to the provisions of Section 8.2 of the Constitution. Members then voted unanimously to continue the meeting.

SECTION 4

(Applications recommended for refusal or disapproval of details)

20 CONTRAVENTIONS AND OTHER ISSUES

20.1 DARWIN

(DRR13/139) - Shelleen Valley Farm, Layhams Road, Keston.

Members having considered the report, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** as recommended, to remove:-

1. the raised platform and blockwork enclosure;
2. the second mobile home;
3. the detached outbuilding; and
4. the concrete steps to mobile home.

21 TREE PRESERVATION ORDERS

22 MOTTINGHAM AND CHISLEHURST NORTH

(DRR/13/135) - Objections to Tree Preservation Order 2556 at The Porcupine, 24 Mottingham Road, Mottingham.

Oral representations in support of the confirmation of the Tree Preservation Order were received. Oral representations from Ward Member Councillor Charles Rideout in support of the confirmation of the Tree Preservation Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order 2556 relating to one oak tree and one hawthorn tree BE CONFIRMED** as recommended in the report of the Chief Planner.

**23
BROMLEY COMMON AND
KESTON**

**(DRR/13/137) - Objections to Tree Preservation
Order 2560 at South House and Middle House,
Oakley Road, Keston.**

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

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order 2560 relating to one birch tree and one plane tree BE CONFIRMED** as recommended in the report of the Chief Planner.

The meeting ended at 10.25 am

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 13/03376/FULL2

Ward:
Cray Valley West

Address : Enso House 3 New Mill Road Orpington
BR5 3TW

OS Grid Ref: E: 547322 N: 169662

Applicant : Lyca Health (Kent) Limited

Objections : NO

Description of Development:

Change of use of 927sqm of ground floor from offices (use Class B1) to health diagnostic centre (use Class D1) and new entrance to building

Key designations:

Areas of Archeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Flood Zone 2

Flood Zone 3

Gas HP Pipelines

Gas HP Zones Gas HP Zones:

Gas Pipelines

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

It is proposed to use part of the ground floor of this vacant two storey office building as a health diagnostic imaging centre which would fall within Use Class D1. The use would include x-ray, ultrasound, MRI and CT scanners, consulting rooms and a physiotherapy gym for treatment. It would operate between 7am-10pm Mondays to Fridays, and between 8am-6pm at weekends which would include ancillary activities such as cleaning and maintenance which would take place outside the core operating hours.

Patients would attend for prior appointments only (no "walk-in" services are provided), and a maximum of 60 patients would be seen on weekdays, with up to 8 present at any one time. There would be a maximum of 9 staff on duty, with up to 3 visiting consultants on site at any one time. A total of 27 full-time (or equivalent) jobs would be created as a result of the proposals.

The building as a whole has a total of 120 car parking spaces located to the front of the site, and 36 of these spaces would be allocated to the proposed diagnostic imaging centre. A new entrance to the building would be created as part of the current proposals along with an area of cycle parking, which would necessitate the loss of 2 of the allocated car parking spaces. The existing entrance would be retained in order to access the remainder of the building.

The application is accompanied by the following documents:

- Marketing Report
- Transport Statement
- Flood Risk Assessment
- Design and Access Statement.

Location

This site forms part of the Crayfields Business Park and falls within St Mary Cray Business Area as designated by the Unitary Development Plan. This is the largest of the Borough's Business Areas with 40 hectares used for light industry or warehousing, and has the best connections to the M25. It is, therefore, the Borough's prime location for such businesses.

The site is also located in a Strategic Industrial Location (SIL) within the London Plan, and is defined as an Industrial Business Park (IBP) within this context.

The building has been vacant since October 2010, but was previously used for Class B1 offices.

Consultations

No third party representations have been received to the proposals.

Comments from Consultees

With regard to highways issues, the site is located within a very low PTAL area (1b), but the number of car parking spaces allocated for the proposed use is considered acceptable, whilst the likely trip generation associated with the proposed use is not considered to have a significant impact on the highway network. It is considered necessary, however, to restrict the uses to those proposed as any additional facilities (such as a dialysis centre) may have an additional impact on the road network.

No objections are raised by the Environment Agency with regard to flood risk, and Thames Water have not raised any concerns with the proposals.

Planning Considerations

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

EMP4 Business Areas
C1 Community Facilities
C4 Health Facilities
T3 Parking

In addition, the following documents are also relevant to this case:

The London Plan (2011)
NPPF

Planning History

Enso House was constructed during the late 1980s/early 1990s under permission ref. 87/03765, and was occupied as offices from January 1991 until October 2010.

Conclusions

The main issues in this case are the impact of the change of use on the Business Area, and the traffic implications of the proposed use on the surrounding road network.

Enso House forms part of a purpose built industrial estate, within which, uses that do not fall within Use Classes B1 to B8 are generally resisted (UDP Policy EMP4). The proposed change of use of approximately one third of the building to a Class D1 use would detract from the intended business purpose and active business location, as businesses have a strong preference to be located in close proximity to other businesses given the agglomeration benefits and shared infrastructure such as purpose built delivery bays, parking and access for large vehicles.

The change of use could also detract from the business offer of the surrounding business units, and would result in the undesirable loss of designated business land which could provide Class B1 employment.

London Plan Policy 2.17 (Strategic Industrial Locations) also provides protection for broad industrial type uses as the Mayor recognises the strengths of this area as a business location that needs to be protected from inappropriate changes of use.

The applicant claims that London Plan Policy 2.17 B(c) provides support for this change of use as it allows for proposals for new emerging industrial sectors, however, the proposed use is not considered to be of a new or emerging sector.

The NPPF states in Paragraph 22 that "Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose". There is therefore a need for evidence to demonstrate that there is no reasonable prospect of the site being used for Class B business use in order to justify the introduction of this non-business use (Class D1).

The whole of the office building has been vacant since October 2010, and the evidence supplied by the applicant suggests that the site has been appropriately

marketed over the long-term by two agents at a competitive rent and on flexible terms with the option of renting the whole building or whole/part of the floors. This marketing resulted in a number of enquiries which translated into 8 viewings, 2 of which were from the medical industry. The report states that 6 Class B enquiries were made during this time, but only related to parts of a single floor, and no offers were subsequently made.

The limited level of interest indicates that a small number of parties were interested in the unit (although none made an offer) which would suggest that although the premises have not been inundated with prospective tenants, they are far from redundant.

However, the likelihood of the unit remaining vacant is also an important consideration. The supporting evidence states that there is a significant amount of vacant high-specification office accommodation available in the area, and no single letting of a building of comparable size has been secured since 2009. Therefore, there appears little prospect of rapid take-up of currently available space at this or other schemes which might lead to a shortage in the future.

In conclusion, the proposals would be contrary to local and regional policy which aims to protect business uses in designated Business Areas, but this needs to be weighed against the evidence submitted by the applicant regarding the long-term vacancy of the building, the amount of available office space in the area, and the unlikelihood of it being occupied by a Class B user in the near future. Also in its favour is the potential for 27 jobs on the site.

If Members are minded to grant permission, it may be appropriate to restrict the use to a health diagnostic centre and for no other use within Class D1 (non-residential institutions) or to grant a personal permission in order for any alternative use to be assessed on its particular planning merits, and conditioned where appropriate. In this regard, the agent has confirmed the applicant's agreement to a condition limiting the use in order to prevent alternative Class D uses.

With regard to highways issues, the proposals are not considered to have a significant impact on the highway network, subject to restricting the uses to those specified as any additional facilities (such as a dialysis centre) may have an additional impact on the road network.

UDP Policies C1 and C4 generally support changes of use that meet identified needs for community facilities (including health needs) where they are accessible by modes other than the car, and accessible to the members of the community they are intended to serve. The proposals are not, therefore, directly supported by this policy, but the proposals are not considered to result in any undue traffic or parking problems in the vicinity.

This is a case that requires careful consideration but, on balance, Members may be minded to grant permission subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03376, excluding exempt information.

RECOMMENDATION: PERMISSION

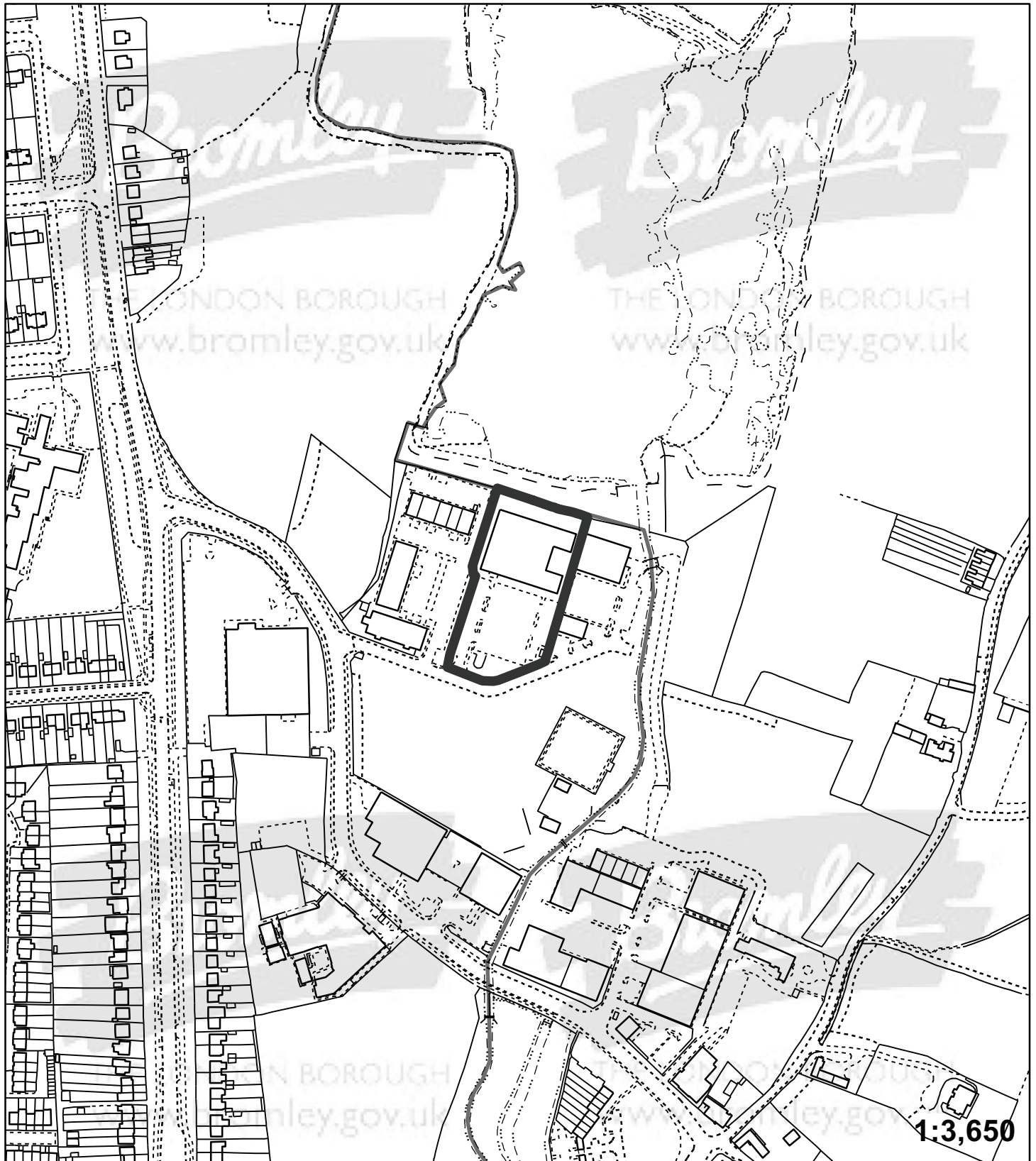
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 3 ACJ01 Restriction on use (2 inserts) a health diagnostic centre
 D1
 ACJ06R J06 reason (1 insert) EMP4
- 4 The use shall not operate before 07.00 hours and after 22.00 hours on
 Mondays to Fridays, nor before 08.00 hours and after 18.00 hours on
 Saturdays and Sundays.
 ACJ06R J06 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan
 ACK03R K03 reason

Application:13/03376/FULL2

Address: Enso House 3 New Mill Road Orpington BR5 3TW

Proposal: Change of use of 927sqm of ground floor from offices (use Class B1) to health diagnostic centre (use Class D1) and new entrance to building



"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 : 13/03499/FULL6

Ward:
Chislehurst

Address : 44 Marlings Park Avenue Chislehurst
BR7 6QW

OS Grid Ref: E: 545457 N: 168701

Applicant : Mr And Mrs D Payne

Objections : YES

Description of Development:

Part one/two storey side extension to each flank elevation with part one/two storey rear extension and additional vehicular access

Key designations:

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

Proposal

Permission is sought for a part one, part two storey side extension to each of the north and south flank elevations, with a part one, part two storey rear extension. An additional vehicular access is also sought to the southern edge of the curtilage to create and in/out driveway.

The southern element has a length of 7.8m at first floor level that projects 2.2m beyond the first floor elevation of the existing dwelling. The single storey part has a total depth of 5.2m and provides a garage. A side space of 1.7m is allowed for.

The northern element has a length of 6.3m at first floor level and is contained within the front and rear building lines of the existing dwelling. At ground floor level there is a further projection of 5m which is in-line with the rest of the rear enlargements at ground floor level. A side space of 1.3m is provided.

The rear element features a 4.5m first floor extension that has a distance of 4.5m from the northern boundary and 12.8m to the southern boundary. The ground floor element adjoins the side elements to the same depth.

Location

The application site is located to the western edge of Marlings Park Avenue and features a two storey detached dwelling set within a generous plot. The surrounding development is of a range of different scales and designs although all are detached and generally two storey. No42 to the northern boundary is an exception and is single storey.

Comments from Local Residents

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

- excavation could adversely affect the integrity of No.42
- the height and proximity to No.42 will result in overlooking to the garden, shading to the patio and will overwhelm the neighbouring property
- consideration is asked to be given to the personal circumstances of the resident at No.42 who suffers from dementia and the impact of any untoward activity will cause stress and upset; building activity could be life threatening.

Comments from Consultees

The Council's Highways Officer has commented that the proposal includes a good sized garage and there is other parking on the frontage while a second access is also proposed. No objection is raised.

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
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

Planning History

A lawful development certificate for an existing rear extension was granted in 1993, under ref. 93/01794.

Conclusions

The proposal seeks to enlarge the existing dwelling to both flank elevations with a one and two storey enlargement to the rear. The host dwelling is of a good size

and is within a large plot, similar to other properties in the surrounding area. It therefore falls to be considered as to whether the proposed development is so large as to harm the character of the area and the host dwelling, and whether the proposed extensions would unacceptably harm the amenities of adjoining residents.

To the southern boundary, No.46 is set behind the application property with a substantial flank elevation being presented to the rear garden of No.44. The southern flank enlargements proposed would therefore sit almost entirely forward of the front elevation of No.46 with a side space of 1.7m. Given the relationship between the two dwellings and the level of side proposed, which exceeds that required by Policy H9 and is considered in-keeping with the spatial standards of the area, it is considered that there would not be a detrimental impact upon the visual and residential amenities of the residents at No.46.

The two storey side extension to the northern boundary is contained within the front and rear building lines of the existing property, with a further single storey element to the rear. A 1.3m side space is allowed for. It is noted that the existing development to this boundary is of a single storey nature for nearly the entire proposed footprint and is to the boundary with No.46.

Although a first floor element is being created, it is considered that the setting away of the ground and first floor extensions by 1.3m improves the spatial relationship between the two properties. The first floor part does not project beyond the rear building line of the adjacent bungalow and does not feature any flank windows, with the single rear window at this level being considered to create an acceptable level of overlooking.

The single storey development to the rear has a depth of some 5m and although this is large, consideration must be given to the size of the host property, the separation to the respective boundaries and the presence of existing development of a single storey nature to the northern boundary. It is not considered that the single storey elements represent an excessive form of development and would not harm the character of the host dwelling or the amenities or outlook of the neighbouring residents.

At first floor level to the rear elevation it is proposed to create a 4.5m deep extension that effectively continues the northern flank wall of the current property. This features a hipped roof that is set lower than the existing roof and has a separation of 4.5m to the northern boundary. Such a depth is large and this element will have a degree of impact upon the daylight and the outlook of the residents at No.42, however Members must consider the not insubstantial level of separation to the northern boundary and the level of mitigation this creates. On balance it is considered that the level of harm afforded to this part of the proposal is acceptable and not so great as to warrant refusal of the application.

The creation of a vehicular access is considered to comply with Policy T18 and no highways objections have been received. This proposal is therefore considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03499, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 Before the development hereby permitted is first occupied the proposed window(s) to the northern first floor flank elevation of the two 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.
 ACI11R Reason I11 (1 insert) BE1
- 5 ACI13 No windows (2 inserts) first floor northern and southern development
 ACI13R I13 reason (1 insert) BE1
- 6 ACH32 Highway Drainage
 ADH32R Reason H32

INFORMATIVE(S)

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

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop

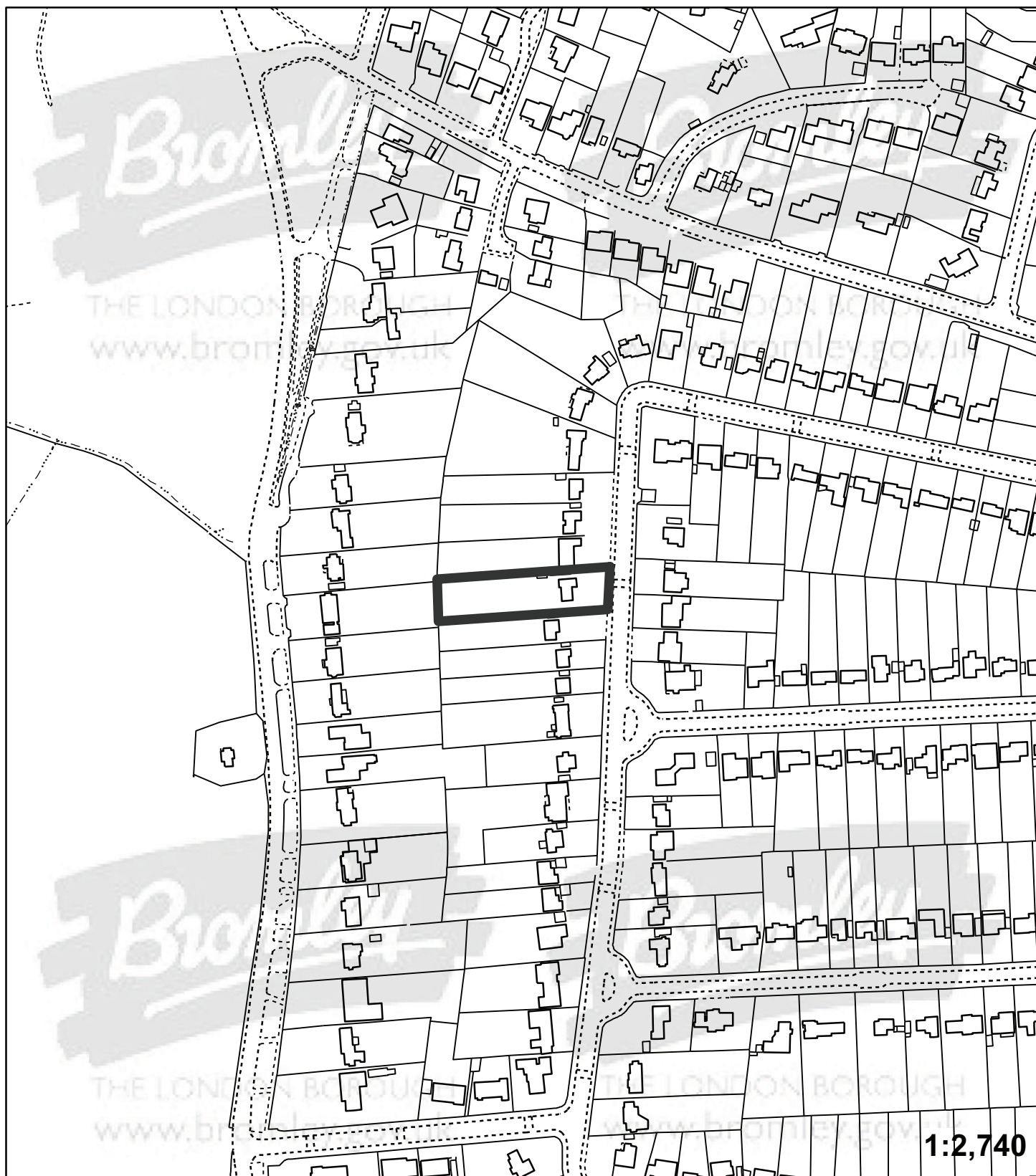
notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/03499/FULL6

Address: 44 Marlings Park Avenue Chislehurst BR7 6QW

Proposal: Part one/two storey side extension to each flank elevation with part one/two storey rear extension and additional vehicular access



"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 : 13/03629/FULL6

Ward:
Shortlands

Address : 43 Tootswood Road Shortlands
Bromley BR2 0PB

OS Grid Ref: E: 539411 N: 168110

Applicant : Mr Jenkins & Ms Ryan

Objections : YES

Description of Development:

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

Key designations:

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

Proposal

The proposal is for a two storey side extension at the western side to create additional kitchen/living space on the ground floor and two additional bedrooms and en-suite upstairs. This extension will be 6.0m wide and project 1.0m forward of the front building line, with a rear projection of 4.0m beyond the rear building line.

To the eastern side, the existing garage which abuts the boundary with No.45 will be demolished, with a single storey extension proposed to construct a new garage attached to the main house at that side, creating a separation from the side boundary.

Extensive elevational alterations, including changes to the roof design, windows and rendered finish are also proposed.

Location

The host property is a 1970's link-detached house in Tootswood Road, Shortlands. The area is residential in nature, comprising a variety of types and styles. The host property and its immediate neighbour are an exception to the general pattern of development, with the majority of the street comprising sizeable detached properties from the 1930's period and earlier.

Comments from Local Residents

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

A representation neither objecting to or supporting the application was received which stated:

- the scheme looks attractive
- would like clarification of the proposed roof tiles
- the proposed dwelling will have an impact in the road

Further representations received can be summarised as follows:

- the proposal will impact on the outlook of No.41
- the proposal creates the potential for sub-division
- the proposal would move the front building line of the porch forward by 1.0m
- the extended property would be closer to No.41
- the development would remove trees and shrubs along the boundary with No.41
- concerns over the impact of the proposal on the light to the bathroom, toilet, kitchen and utility room of No.41

Comments from Consultees

The Council's Tree Officer has inspected the file and notes that no significant trees would be affected by the proposal.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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.

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

Planning History

There is no 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 host property sits within a sizeable plot, with the existing building representing a 1970's design, which has little architectural merit which Members may consider makes a neutral contribution to the streetscene. The proposal is for substantial extensions/alterations to create an enlarged dwelling of a wholly different design. The property is currently attached at its eastern extremity to the garage of No.45, with the single storey extension at that side proposing to construct a new garage attached to the main body of the extended house. This would increase the separation between the two properties (No.43 and No.45) whilst retaining a separation of around 3.0m from the boundary at that side. On balance, given that the main bulk of the proposal is located at the western side of the property, Members may consider that the relationship with No.45 is considered acceptable.

The two storey side extension at the western side would add significant width and bulk to the property. The property sits forward of the front building line of No.41 to the west, and the increased rear projection would take the rear building line closer to that No.41. Given the scale of the extension at this side, regard must be had for the impact on the outlook and amenity of No.41. The neighbouring property sits within a generous plot, with a sizeable separation of around 3.0m from the shared boundary at that side. There are two windows positioned in the first floor side elevation of No.41 which appear to be obscure glazed, which is a consideration when considering the impact on the outlook from these windows. Given the separation from the boundary, Members may feel that any impact on light to and outlook from these windows is not considered to be at such a level as to warrant refusal of planning permission on this basis.

Given that No.41 sits well behind No.43, the resulting relationship in terms of impact on the outlook from the rear of No.41 is not considered to be unacceptable. The eastern side elevation has been stepped to accommodate the tapered nature of the boundary line at that side, and in order to retain a separation of a minimum of 1.0m increasing to 1.5m to the front. The existing property sits within a wide plot, with a high degree of separation between the host and its immediate neighbours. Members will note that the proposal would reduce this separation to the western side to a level that accords generally with the spatial standard of the street, when considering the prevailing character of the road overall. It is noted that, along the street as a whole, side space of around 1.0m is common place. With this in mind Members may consider that, on balance, the proposal offers the requisite side space provision for the full height and length of the extension so as to comply with Policy H9.

The current roof is gable ended, with the proposed new roof designed with a hip that pitches away from the boundary with No.41. It is also noted that no first floor windows are proposed for either side elevation, and there are no overlooking or loss of privacy issues considered to result from the development.

In relation to the impact of the proposal on the streetscene, the resulting development will be noticeably different to the existing property. This is a

conscious effort on the part of the applicants. Given the neutral impact the existing house on the nature of the street, and noting that the road contains a variety of types and styles, Members may feel that the design of the resulting property is not sufficiently disparate so as to warrant refusal of planning permission on this basis.

Having had regard to the above Members may consider that the siting, size and design of the proposed extensions are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03629, excluding exempt information.

RECOMMENDATION: PERMISSION

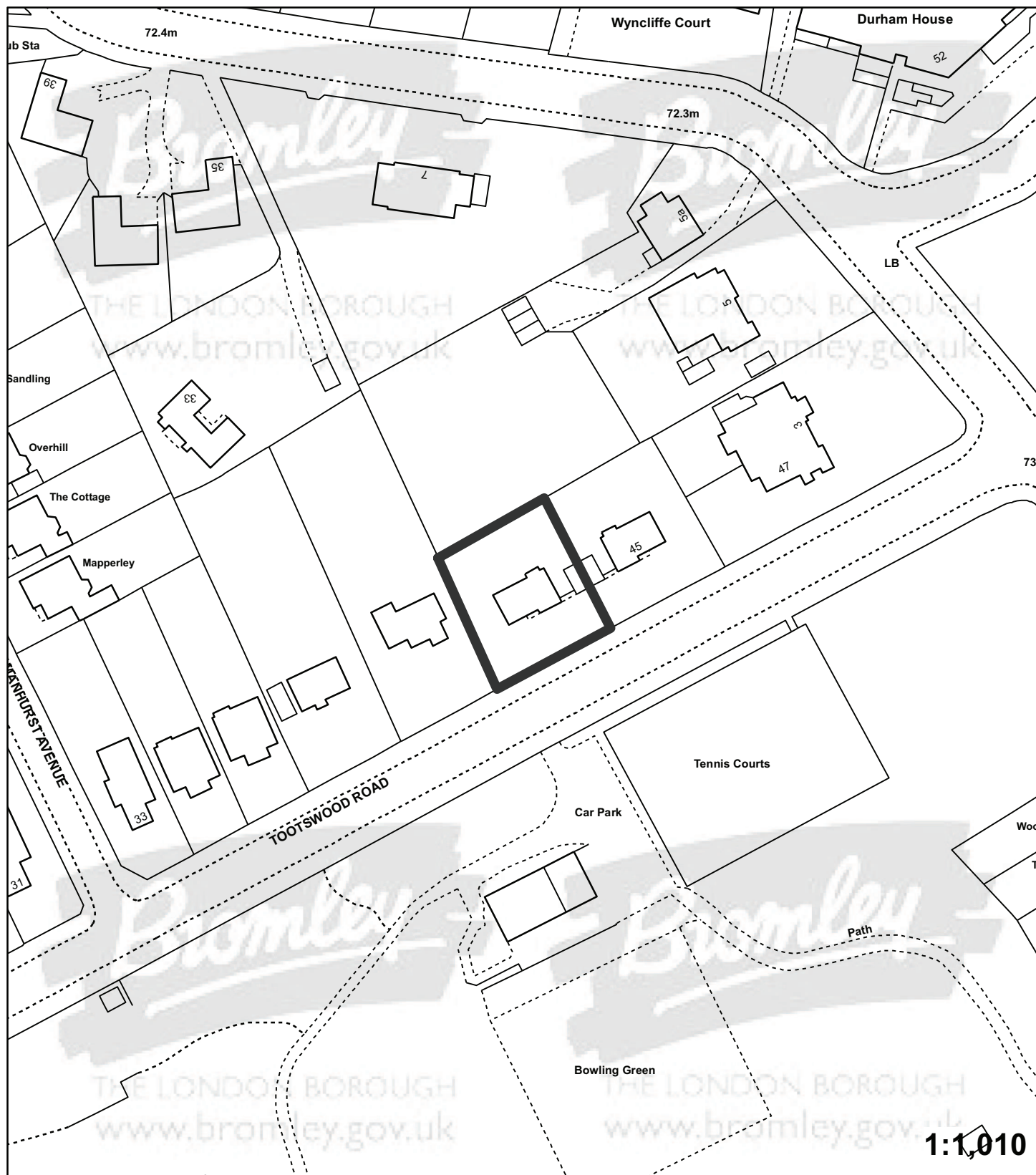
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC08 | Satisfactory materials (all surfaces) |
| | ACC08R | Reason C08 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACI13 | No windows (2 inserts) first floor side extensions |
| | ACI13R | I13 reason (1 insert) BE1 |
| 5 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:13/03629/FULL6

Address: 43 Tootswood Road Shortlands Bromley BR2 0PB

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



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

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SECTION '2' – Applications meriting special consideration

Application No : 13/03762/FULL6

Ward:
Chislehurst

Address : 2 Melbury Close Chislehurst BR7 5ET

OS Grid Ref: E: 542492 N: 170743

Applicant : Jennifer Byrne

Objections : YES

Description of Development:

Two storey side and single storey rear extension

Key designations:

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

Proposal

This proposal comprises of the following elements:

- two storey side extension to northern side of dwelling projecting 3.3m in width and maintaining 1.0m separation to the flank boundary
- single storey rear extension projecting beyond the existing dwelling and two storey side extension and projecting a maximum 4.55m in depth. It will incorporate a varied roof design

Location

The application dwelling comprises a detached post-war house, being one of several similar properties situated along Melbury Close. It forms part of a group of four houses of similar design (numbering 2A - 6) which front the western side of the street. No 2A is situated to the northern side, whose south elevation closely abuts the boundary of the subject property.

Comments from Local Residents

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

- proposal is significantly better than previous scheme [ref. 12/04033]; however there are concerns regarding the extension at the rear part of the property
- concerns regarding proposed extension which is deeper than previous scheme and height of pitch of this element which rises to 4.2m. This should be level with the remainder of the extension

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; ensure the retention of adequate side space separation where two storey development is proposed; and to ensure a satisfactory standard of design which complements the qualities of the surrounding area.

Planning History

Under ref. 12/04033, a proposed part one/two storey rear extension with pitched roof to the side was refused on the following ground:

"The proposal would, as a result its excessive depth, bulk and proximity to the northern boundary, adversely affect the amenities of the neighbouring property at No 2A, by reason of loss of light, overshadowing and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan."

A subsequent appeal relating to that refused application was dismissed at appeal. Within Paragraph 13 of the Appeal Decision, the Planning Inspector considered that:

"The single storey element of the proposed extension, with its parapet wall and lean-to roof, would be located adjacent to the boundary line between the two properties and replace an existing 1.8m close boarded fence. Given the height of the new structure (some 3m) and its rearward projection from the back elevation of no. 2 by approximately 3m, it would appear as an unacceptably dominant and overbearing feature as viewed from the patio of no. 2a."

Conclusions

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

In comparison to the application refused under ref. 12/04033 the proposal has been amended so that the two storey element will be situated to the northern side

of the host dwelling and rear element will be single storey. Part of the single storey rear element will project a further 1 metre in depth, although the roof design has also been revised. In addition, a clear 1 metre separation will be maintained between the entire extension and the northern boundary. The maximum height of the single storey element (nearest to the neighbouring property at No 2A) has been reduced from 4.72m to 3.95m with the roof pitched downward in the direction of that adjoining property. Overall, it is felt that this change in design address the concerns raised by the Planning Inspector in terms of its impact on No 2A.

Taking the above changes into consideration it is considered that the ground of refusal raised in respect of the 2012 application has been addressed. The proposed 1 metre separation between the extension and the boundary with No 2A and the roof design (which falls in the direction of that neighbouring property) means that the overall prominence of the extension will be diminished. The re-siting of the two storey element will also reduce the visual impact of the development.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/04033 and 13/03762, excluding exempt information.

RECOMMENDATION: PERMISSION

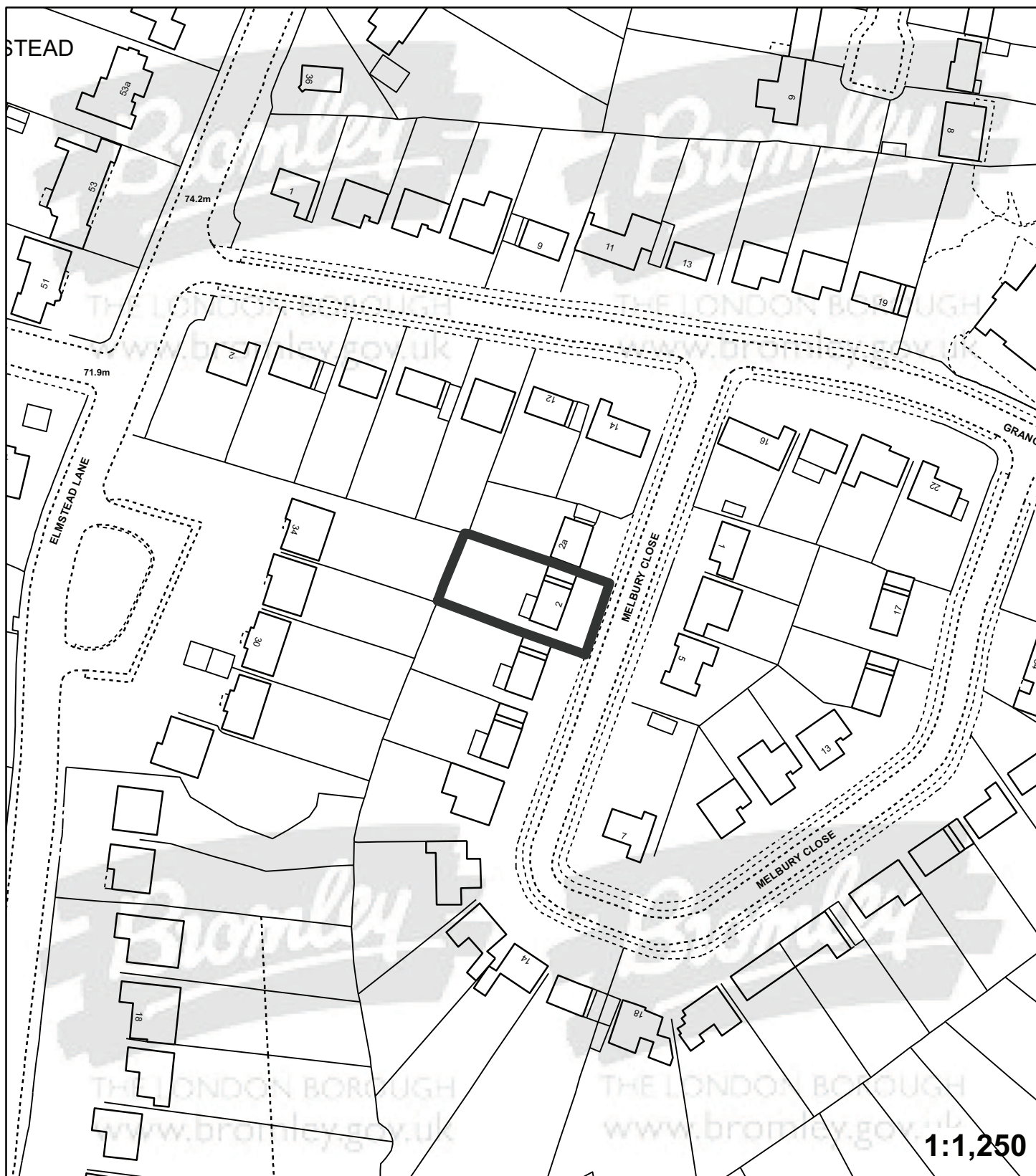
Subject to the following conditions:

- | | | | |
|---|-----------------|--|-----------------|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years | |
| 2 | ACI09 ACI09R | Side space (1 metre) (1 insert) Reason I09 | |
| 3 | ACI17 ACI17R | No additional windows (2 inserts) I17 reason (1 insert) BE1 | flank extension |
| 4 | ACC04 ACC04R | Matching materials Reason C04 | |
| 5 | ACK01 ACC03R | Compliance with submitted plan Reason C03 | |

Application:13/03762/FULL6

Address: 2 Melbury Close Chislehurst BR7 5ET

Proposal: Two storey side and single storey rear extension



SECTION '2' – Applications meriting special consideration

Application No : 13/03859/FULL1

Ward:
Bromley Town

Address : J Sainsbury Plc Walters Yard Bromley
BR1 1TP

OS Grid Ref: E: 540206 N: 169434

Applicant : Sainsbury's Supermarket Ltd

Objections : YES

Description of Development:

Erection of an ancillary pod to carry out shoe and watch repairs, dry cleaning, key cutting and engraving services (Use Class A1).

Key designations:

Conservation Area: Bromley Town Centre
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The site is located within the car park of the Sainsbury's store in Walters Yard, Bromley.

The proposal is to erect an ancillary 'pod' to carry out shoe and watch repairs, dry cleaning, key cutting and engraving services (Use Class A1). The unit will be located at the western side of the car park, and would involve the repositioning of the current motorcycle parking bay to a new position approximately 25m further along the same bank of parking bays, and the overall loss of two parking spaces.

Amended documentation clarifying the positioning of the proposed pod was received on 19th December 2013.

Location

The site is located within the car park of the Sainsbury's store in Walters Yard, Bromley. The site is identified as Opportunity Site P in the adopted Area Action Plan (AAP) for Bromley Town Centre, and is within the identified Bromley North Village Improvement Area also within the Bromley Town Conservation Area.

Comments from Local Residents

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

- the proposed activities to be carried out in the pod would jeopardise other local businesses
- the proposal would increase competition for other similar small businesses in the area
- there is currently no designated bicycle parking in the car park; the application should only be granted if these are provided
- the loss of parking spaces is not welcomed
- increased risk of children being knocked over while parents collect things from the pod

Comments from Consultees

The Councils Highway Engineers requested clarification of the positioning of the proposed pod in order to ensure that cars parked in adjacent spaces can open passenger doors. Amended drawings were received on 19th December; on this basis no objection is raised.

APCA - at the time of writing no comments from the Panel had been received.

From a Heritage and Urban Design perspective, at the time of writing, no comment had been received from the Councils Conservation Officer.

Environmental Health - at the time of writing, no comments had been received.

Town Centre Management - at the time of writing, no comments had been received.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conservation Areas
- S7 New Or Extensions To Existing Retail Developments
- T18 Road Safety.

Bromley Town Centre Area Action Plan (AAP) policies:

BTC4 - New Retail Facilities; Policy OSP: Sainsburys, West Street; Policy IA1 - Bromley North Village Improvement Area

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.

The Council's SPG guidance, including the Bromley Town Centre Conservation Area Supplementary Planning Guidance is also a consideration.

Planning History

The site has a detailed planning history relating to the development of the existing Sainsbury's store and associated signage applications.

Members will also consider a separate application for three internally illuminated fascia signs and four non-illuminated wall panels relating to the proposed ancillary A1 pod under ref. 13/03872 on the same agenda as the current application.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area; the impact that it would have on the amenities of the occupants of surrounding residential properties; and the impact of the proposed overall loss of two car parking spaces at the site.

The proposed 'pod' will be positioned at the western edge of the car park, in an area currently occupied by motorcycle parking bays. The pod will be 2.65m deep and 6.55m wide, with a flat roof at an overall height of 2.45m. The pod will serve as ancillary concession space to the supermarket, providing dry cleaning, shoe repairs, key cutting and engraving services.

The entire Sainsbury's site is within Opportunity Site P as identified in the adopted Area Action Plan for Bromley Town Centre. The site also falls within the Bromley Town Centre Conservation Area. Given the nature of the location and its position within the curtilage of the existing supermarket, the pod is not considered to detract from the character of the area or impact unduly on the amenities of surrounding properties and businesses.

The proposal is considered to complement the existing retail use on the site, in line with the requirements of Policy BTC4 of the Bromley AAP. The pod would be well integrated into the existing nature of the site, providing development that accords with the general principles set out in the NPPF, and would allow small scale business activity to operate alongside the supermarket, supporting economic growth which is at the heart of recent Government focus.

In relation to the loss of two car parking spaces, the applicants suggest that the loss of these spaces would maintain parking availability at a level that would comply with the standards of the London Plan, and ensure sufficient parking is provided as set out in Appendix II of the UDP.

The Council's Highways division has inspected the application and initially commented that the drawings indicate that the existing parent and child bay and ancillary pod are almost flushed to each other with hardly any gap. Clarification of this point was sought from the applicant, and amended drawings showing the proposed positioning of the pod were received on 19th December. Following

receipt of these amended documents, no Highways objections are raised subject to a standard planning condition.

Concerns have been raised in relation to the impact of the development on the success of other local business that already provide the types of services proposed to be offered by the new retail space. It is not, however, the role of the planning system to restrict competition, preserve existing commercial interests or to prevent innovation, and it is not considered that the proposal should be refused planning permission on this basis.

Having had regard to the above it was considered that the proposed pod providing ancillary retail space within the curtilage of the main supermarket 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. The proposed alterations to the car park layout, including the repositioning of designated motorcycle bays, is not considered to result in detrimental impact on the overall function of the car park, or general highway safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/03859 and 13/03872, excluding exempt information.

as amended by documents received on 19.12.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 5 The ancillary retail pod hereby permitted shall be used for dry cleaning, shoe and watch repairs, key cutting and engraving services only and for no other use without the prior approval of the Local Planning Authority.
Reason: To safeguard the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.
- 6 The use shall not operate outside of the hours of operation of the main Sainsbury's store.
Reason: To safeguard the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.

INFORMATIVE(S)

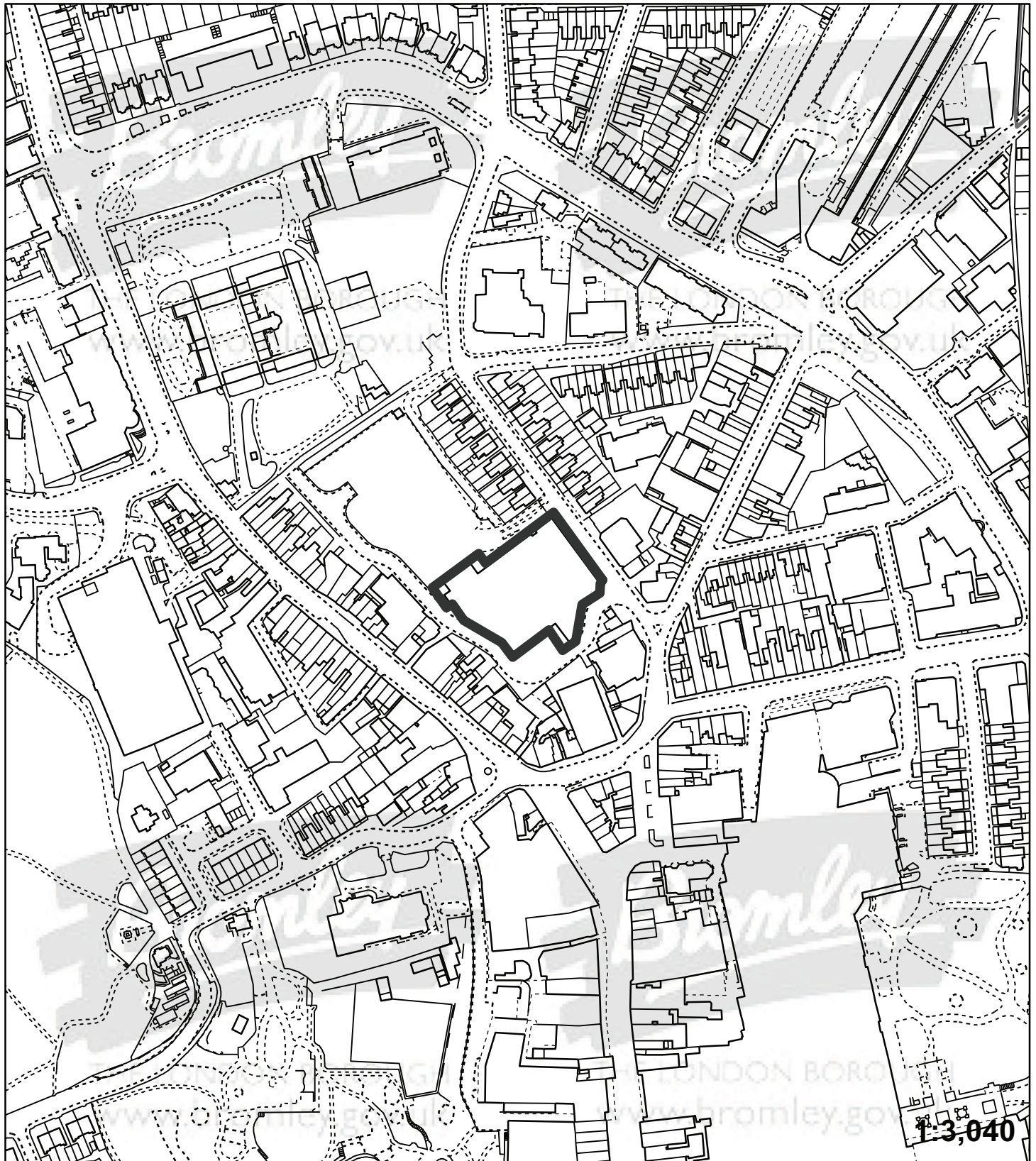
- 1 Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding

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:13/03859/FULL1

Address: J Sainsbury Plc Walters Yard Bromley BR1 1TP

Proposal: Erection of an ancillary pod to carry out shoe and watch repairs, dry cleaning, key cutting and engraving services (Use Class A1).



"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 : 13/03872/ADV

Ward:
Bromley Town

Address : J Sainsbury Plc Walters Yard Bromley
BR1 1TP

OS Grid Ref: E: 540206 N: 169434

Applicant : Sainsbury's Supermarket Ltd

Objections : NO

Description of Development:

Three internally illuminated fascia signs and four non-illuminated wall panels (relating to ancillary A1 pod proposed under ref 13/03859/full1)

Key designations:

Conservation Area: Bromley Town Centre
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

This application is for signage related to the proposed ancillary A1 pod proposed under ref. 13/03859/FULL1. The proposal is for three internally illuminated fascia signs and four non-illuminated wall panels for the front and side elevations of the pod.

Location

The site is located within the car park of the Sainsbury's store in Walters Yard, Bromley. The site is identified as Opportunity Site P in the adopted Area Action Plan (AAP) for Bromley Town Centre, and is within the identified Bromley North Village Improvement Area also within the Bromley Town Conservation Area.

Comments from Local Residents

Nearby owners/occupiers and businesses were notified of the application and representations were received which have been summarised in the report that accompanies this application for advert consent (see ref. 13/03859/FULL1).

Comments from Consultees

The Councils Highway Engineers inspected the file and note that none of the proposed signs appear to interfere with any visibility splays. On balance, no objection raised.

APCA - at the time of writing no comments from the Panel had been received.

From a Heritage and Urban Design perspective, at the time of writing, no comment had been received from the Councils Conservation Officer.

From an Environmental Health perspective no objection is raised.

Town Centre Management - at the time of writing, no comments had been received.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
BE21 Control of Advertisements and Signs
T18 Road Safety.

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.

The Council's SPG guidance, including the Bromley Town Centre Conservation Area Supplementary Planning Guidance is also a consideration.

Planning History

The site has a detailed planning history relating to the development of the existing Sainsbury's store and associated signage applications.

Members will also consider a separate application for the erection of an ancillary 'pod' to carry out shoe and watch repairs, dry cleaning, key cutting and engraving services (Use Class A1) to which this application relates (13/03859/FULL1) on the same agenda as the current application.

Conclusions

The main issues relating to the application are the impact the proposed signs would have on highway safety and visual amenity.

Policy BE21 of the Unitary Development Plan relates to control of advertisements, hoardings and signs and states that advertisements and signs should be in

keeping with the scale, form and character of their proposed location. They should have regard to the character of the surrounding area, and they should preserve or enhance the character or appearance of conservation areas.

The proposed signs will be positioned on the front and side elevations of the proposed pod, facing predominantly into the car park of the Sainsbury's store. The signs are not considered to interrupt visibility spays or result in a detrimental impact on highway safety.

It is noted that the supermarket and its car park possesses a large amount of existing signage, however due to the context of the site this is to be expected. The proposed signage is not considered to impact harmfully on any surrounding visual amenity.

The majority of the signs and wall panels will be non-illuminated and no concerns are raised from a highway safety or environmental health perspective over the proposed illumination of the front and side fascia signs.

Having had regard to the above, it was considered that the proposed signs are appropriate in size, and have sufficient regard for the site's setting. The signs are not considered to result in unnecessary visual clutter. Consequently, they are considered to present a proportionate, subordinate and integrated feature within the site, and are therefore considered to be in line with the requirements of relevant policies.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/03872 and 13/03859, excluding exempt information.

RECOMMENDATION: ADVERTISEMENT CONSENT GRANTED

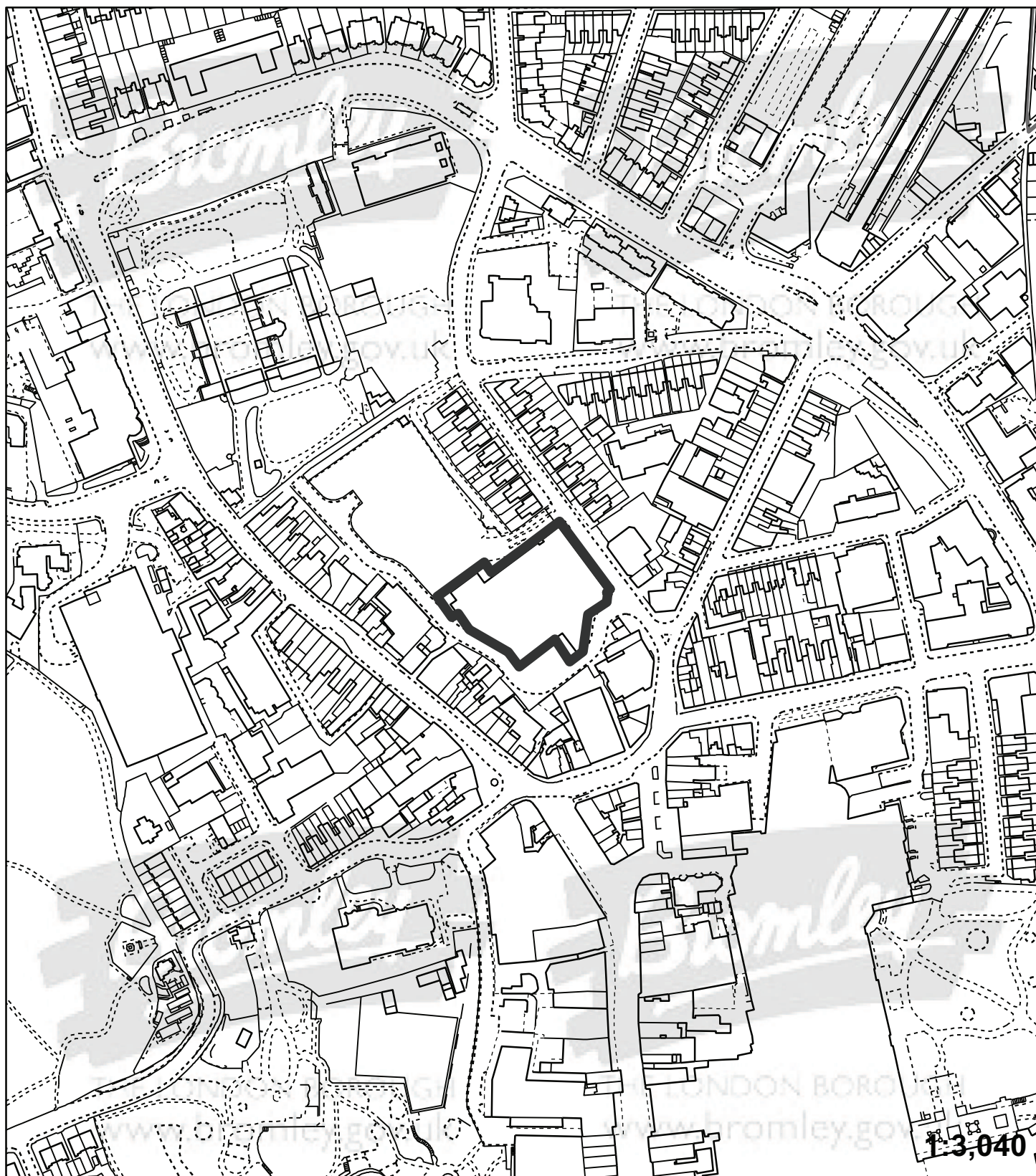
subject to the following conditions:

| | | | | |
|---|--------|-------------------------------|--------------|----|
| 6 | ACF01 | Standard 5 year period | | |
| | ACF01R | Reason F01 | | |
| 7 | ACF02 | Rest. of luminance-(s) (2 in) | fascia signs | 88 |
| | ACF02R | Reason F02 | | |

Application:13/03872/ADV

Address: J Sainsbury Plc Walters Yard Bromley BR1 1TP

Proposal: Three internally illuminated fascia signs and four non-illuminated wall panels (relating to ancillary A1 pod proposed under ref 13/03859/full1)



"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 : 13/03906/FULL1

Ward:
Darwin

Address : Trowmers Luxted Road Downe
Orpington BR6 7JS

OS Grid Ref: E: 543102 N: 161551

Applicant : Mr E Bullion

Objections : YES

Description of Development:

Two storey 4 bedroom dwelling house with attached garage and access via Cudham Road on land at Trowmers

Key designations:

Conservation Area: Downe Village
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

- Two storey 4 bedroom detached L-shaped dwelling measuring approximately 9.1m in height
- Attached double garage.
- Access is proposed from Cudham Road, utilising an existing strip of land with gates fronting the road which would lead to a circular driveway adjacent to the house.
- Tile hanging and brickwork is proposed for the dwellinghouse

Location

- The application site is part of the existing garden of Trowmers.
- Trowmers is a large Victorian detached house situated in extensive grounds. It is Locally Listed.
- The proposed access from Cudham Road comprises a grassed area with wrought iron gates and is located between Downe Hall Farm Cottage and 30 High Street Downe.
- The application site is located within the Downe Village Conservation Area and forms part of the Green Belt.

- The site is bounded by predominantly residential development along Cudham Road/High Street Downe to the north-east and Luxted Road to the north-west.
- To the east and south is open Green Belt land with limited development.
- To the south-west further along Luxted Road are a number of larger dwellings set on spacious plots fronting the road.
- The organic evolution of the village has led to a variety of building and plot sizes and shapes with a mix of large detached gentry properties, semi-detached houses and terraced housing. The majority of these also front the road.
- The unifying characteristic of the area is the rural backdrop to the built environment with mature vegetation appreciated not only in the views between buildings but also the open agricultural landscape around the edge of and surrounding the conservation area.

Comments from Local Residents

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

Objections:

- not an infilling development but a proposal for backland development
- entirely inappropriate
- proposed egress onto Cudham Road is opposite a dangerous T-junction where sight lines are obscured by parked vehicles
- intrusion into visual amenity of the green areas behind house
- blot on the landscape
- contrary to Green Belt policy and government guidelines
- detrimentally impact the Downe Village Conservation Area
- two storey house within the centre of Downe and within the Green Belt would be a disaster
- safety concerns to pedestrians and residents by creating new driveway onto Cudham Road
- serious overlooking and privacy issues to neighbouring residents
- contrary to Policy H7, as it is backland development, G1, BE10, NE6
- access is on fact onto High Street not Cudham Road
- sight lines are poor and opposite a busy junction
- unhappy about disruption whilst it is being built
- would create a precedent and encourage similar applications - infill by stealth
- inappropriate interpretation of Green Belt policy
- had the NPPF has intended new detached two-storey buildings to be constructed on vacant Green Belt land they would have said so
- does not constitute or support "limited infilling" due to the large plot size proposed
- no "very special circumstances" that can justify or permit the proposed development on Green Belt land

- detrimental impact to neighbouring properties and residents and to Downe Village community
- does not support local context and street pattern
- grass area with iron gates not presently used as a driveway or thoroughfare for vehicles
- would create additional pressures on surrounding traffic
- harm amenities enjoyed by local residents, in particular the safe and available on-road parking and pedestrian route along Cudham Road
- proposed development is of enormous proportions with parking for up to 4 vehicles
- future possibility of a loft conversion due to height and pitch of roof which far exceeds any neighbouring property
- scale and design out of keeping with any neighbouring property and would appear cramped
- detrimentally impact the rear open outlook of properties on Cudham Road
- openness and visual amenity of Green Belt would be irreparably injured
- loss of privacy to neighbours
- overlooking from windows
- obstruction to the view from the public right of way to the south of Trowmers and would obstruct views on Cudham Road and Luxted Road
- view from outside Downe Church and across Cudham Road would be altered
- cumulative effects on surrounding environment
- no guarantee that existing screening and shrubs would be retained
- proposed dwelling would be clearly visible from neighbouring house and harm an otherwise unobstructed view of Green Belt green field
- could impact on root stock of trees, including those that are protected.

A petition against the development was also received.

Supporting Comments:

- Downe Village is well suited to small sympathetic expansion
- small infill development will benefit village
- will cause no distress to the local area or community due to the discreet location
- access via Cudham road is existing and will not cause road congestion
- will enhance village.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposed garage or use of the existing access. However, it appears that it will also be used for construction traffic and concerns are raised over how they will accommodate construction vehicles.

The Council's Environmental Health Officer has raised no objections to the proposal but has recommended informatives regarding the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990 and contamination.

The Council's Drainage Advisor has advised that contrary to the information provided by the applicant, there is no public surface water sewer near to the site, surface water will therefore have to be drained via soakaways.

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
- BE3 Buildings in rural areas
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- G1 The Green Belt
- H7 Housing Density and Design
- H9 Side Space
- NE6 World Heritage Site
- T3 Parking
- T7 Cyclists
- T18 Road Safety

- SPG1 General Design Principles
- SPG2 Residential Design Guidance

Downe Village Conservation Area Statement

London Plan:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.16 Green Belt

Mayor of London's Housing Supplementary Planning Guidance

Chapter 9 of the National Planning Policy Framework (NPPF) 2012 is a material planning consideration. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The applicant has suggested that the Council's Unitary Development Plan Policy G1 can be afforded little or no weight as it is inconsistent with the National Planning Policy Framework 2012 because limited infilling in villages is not included in the exceptions to inappropriate development listed within the policy. Members are advised that this Policy can be afforded weight, however it should be read in conjunction with the NPPF to ensure any decision made reflects current policy. This report includes references to Policy G1 where it is up to date and relevant.

Planning History

In 1985, outline planning permission was refused under ref. 85/02568 for four houses and garages. The application was dismissed at Appeal.

In 1994, outline planning permission was again refused and dismissed at Appeal for a detached four bedroom house and detached double garage under ref. 94/02057.

Conclusions

The main issues relating to the application are firstly whether or not the proposal is appropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances justifying inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

According to the NPPF, new buildings within the Green Belt will be inappropriate, unless they are for certain purposes. With regard to this proposal, these include limited infilling in villages, which the applicant has argued makes this proposal appropriate development in the Green Belt.

In order to constitute appropriate development as set out in the application, the proposal must be limited infilling within a village. The NPPF and the Bromley UDP do not define 'limited infilling' or 'a village'. Furthermore the boundaries of Downe Village are not defined within the UDP for the purposes of Green Belt policy, however the village is included within the Green Belt.

It is not considered that the proposal constitutes 'limited infilling'. An "infill" site is commonly understood to constitute development between existing buildings, generally fitting within a pattern of existing development and involving the completion of an otherwise continuous and largely uninterrupted built frontage of dwellings adjacent to the street. The proposed location of the dwelling is not within the space between existing structures but would intrude into currently open land to the rear, extending the built-up area of the village. Furthermore, the L shaped footprint of the building and overall height results in a building of substantial scale. The proposed dwelling therefore does not constitute limited infilling and is considered inappropriate development in the Green Belt, and in this instance no very special circumstances have been demonstrated and no exception to the fundamental aims of Green Belt policy has been justified.

In addition to the question of whether the proposal is appropriate development, the openness and visual amenity of the Green Belt should not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design. The dwelling, as proposed, would extend the built-up area of the village to the south of Cudham Road and the east of Luxted Road, encroaching on open Green Belt land. Currently open views from the rear of properties surrounding the site would be particularly impacted, as well as views from the public right of way to the south of Trowmers. Of particular significance would be the impact of the proposal on the current open views of the lawns and trees of Trowmers obtained from between the buildings either side of the access from Cudham Road. These would be replaced by that of a large two storey dwelling and driveway with vehicle parking. All of this would have a significant visual impact on the openness and character of the Green Belt.

Also of material consideration is the Conservation Area designation of the site and surrounding area. Within the Conservation Area the vast majority of houses, gardens and spaces contribute positively to its character and appearance. Soft landscaping and the spacious character of the street scene are of particular importance and "development of parcels of land created from rear gardens will be resisted as the gardens contribute to the character of the area, are an important amenity for residents, often provide wildlife habitats and help to integrate the built environment into its wider landscape context" (Downe Village Conservation Area Statement).

Trowmers is noted in the Conservation Area statement for the positive contribution it makes to the character of the Conservation Area and is also included on the Council's Local List. In this instance, the proposed dwelling and associated hard landscaping which is expected would have the effect of closing the existing open vista which exists between the cottages either side of the Cudham Road access, detrimental to the spaciousness and visual amenities of the area and harmful to the setting of the locally listed building.

Concerns have been raised by local residents over loss of privacy and overlooking from the development. However, there is considerable separation proposed between the new dwelling and surrounding buildings, as well as substantial screening from trees and vegetation around the edge of the site. As such, the development is unlikely to give rise to significant overlooking into neighbouring residential dwellings. However, the proposed two storey dwelling would be clearly visible from the rear elevations of neighbouring dwellings which currently enjoy an otherwise unobstructed view of open Green Belt land. This would be harmful to the amenities of the occupiers of those buildings and would set a precedent for further similar development in Downe and other villages in the Borough.

With regard to the impact of the development on trees, while the proposal would involve the removal of some trees, it would not affect any significant trees at the site.

In terms of the impact on Highways and road safety, while the size of the proposed garage is considered sub-standard, there would be ample parking available on the

driveway as well as adequate turning space and, as such, the proposal is considered acceptable from a parking perspective. The proposed access via Cudham Road would utilise an existing crossover and as it would only serve one dwelling it unlikely to result in an unacceptable intensification of its use. However, it appears that it would also be used by construction traffic during construction phase and concerns are raised over how construction vehicles will be accommodated. As such, a condition requiring a construction management plan is recommended should permission be granted.

Having had regard to the above, it is considered that the proposed development is inappropriate in the Green Belt and would impair the openness and visual amenities of the Green Belt. Furthermore, the proposal would fail to either preserve or enhance the character and appearance of the Downe Village Conservation Area. In addition, the development proposed would have a detrimental impact on the outlook from neighbouring properties, harmful to the amenities of the occupiers of those buildings.

Background papers referred to during production of this report comprise all correspondence on files refs. 85/02568, 94/02057 and 13/03906, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

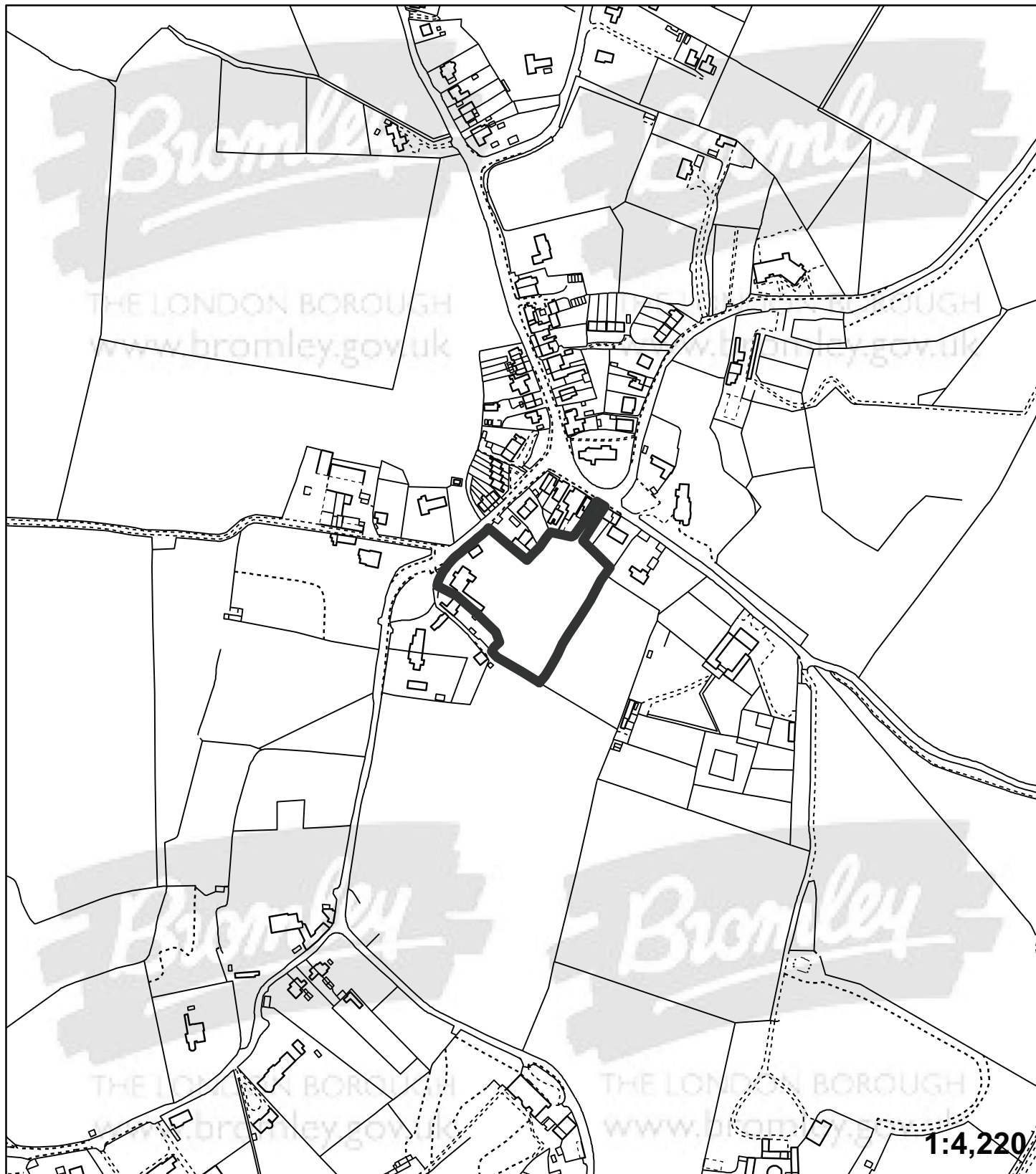
The reasons for refusal are:

- 1 The proposed development constitutes inappropriate development within the Green Belt and no special circumstances exist which might justify the grant of planning permission as an exception to established Policy G1 of the Unitary Development Plan and the National Planning Policy Framework 2012.
- 2 The proposal, by reason of its size, layout, design and bulk would fail to take into account the existing character, landscaping and spaciousness of the site, which contribute to the character and appearance of the Downe Village Conservation Area and the proposal would therefore fail to either preserve or enhance the character and appearance of the Conservation Area. This would be contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.
- 3 The proposal, by reason of its size, layout, design and bulk would be detrimental to the amenities that the occupiers of nearby and adjacent properties might expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policy BE1 of the Unitary Development Plan.

Application:13/03906/FULL1

Address: Trowmers Luxted Road Downe Orpington BR6 7JS

Proposal: Two storey 4 bedroom dwelling house with attached garage and access via Cudham Road on land at Trowmers



"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 : 13/03939/FULL1

Ward:
Farnborough And Crofton

Address : Public Conveniences Adjacent To 20
Church Road Farnborough Orpington

OS Grid Ref: E: 544335 N: 164225

Applicant : Mr P Murray

Objections : YES

Description of Development:

Demolition of public convenience building and erection of detached two storey 3 bedroom dwelling with vehicular access and off-street parking

Key designations:

Conservation Area: Farnborough Village
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Loop
Open Space Deficiency

Proposal

Permission is sought to replace a vacant WC block with a two storey 3-bedroom dwelling, incorporating one off-street parking space.

The proposed dwelling will be situated 1.5m away from the NW boundary (shared with No 20), and will abut SE boundary. It will maintain a minimum separation of 5.0m to the site frontage, with the parking space situated to the southern end of the site. Its footprint will measure 8.5m (w) x 7.5m (d) and it will rise to a height of approximately 7.9m (excluding the chimney stack). The house will incorporate a gable roof and a weatherboard and red brick façade. The rear garden/paved patio area will measure 3.5m in depth.

The application is accompanied by a Design and Access Statement and historic photographs of the application site.

Location

The site is situated along the western side of Church Road, approximately 60m south of its junction with Farnborough High Street, and forms part of the Farnborough Village Conservation Area.

The surrounding streetscene contains a number of historic buildings, amongst which is included the adjacent dwelling at No 20 - a statutory Grade II listed Seventeenth Century two storey house incorporating a weatherboarded first floor, ground floor brickwork with some revealed half timbers and a sloping tiled roof at the rear. The neighbouring house at No 18 is also a statutory Grade II listed property which dates from Eighteenth Century. A number of other surrounding properties within the surrounding streetscene are either statutorily or locally listed. Further information regarding the history of the area is set out in the Council's Supplementary Planning Guidance for the Farnborough Village Conservation Area.

Comments from Local Residents

The following were received from local consultees:

- unacceptable loss of cherry plum tree at the front of the site which makes an important local contribution, especially with dwelling now set further back. The tree enjoyed a healthy summer
- proposed building is too large for the plot and would overshadow the surrounding properties. It constitutes overdevelopment
- house is not in keeping with neighbouring historic/Listed buildings
- a smaller property would be more appropriate
- house has only 1 car space; most 3 bedroom properties have at least 2 vehicles. Parking along that stretch of road is at a premium, especially when there are funerals and weddings
- loss of light and overshadowing to Nos. 18 and 20
- loss of view and outlook from neighbouring dwelling at No 20
- loss of satellite signal to neighbouring property
- increase in parking congestion
- very imposing development
- proposed patio area at the front of the proposed dwelling is unacceptable
- concerns regarding water supply
- structural concerns relating to impact on neighbouring Listed building

Comments from Consultees

Technical Highways comments have received requiring the provision of one off-street parking space. (This has been incorporated in the proposal).

English Heritage has withdrawn earlier objections (relating to refused application ref. 13/01719) and has raised general observations in respect of this application. It states:

"By setting the building further back from the street its visual impact on the neighbouring listed building has been reduced. The amendments to the design mean that it will appear more harmonious with its context, despite a small increase in the proposed height of the ridge line. If the Council decides to approve the application, we would encourage you to attach conditions which strictly control the quality of the proposed materials, brick bond,

pointing etc. These will ensure that the external finish of the building is sensitive to its historic surroundings."

Any further comments will be reported verbally at the meeting.

No objections raised by Thames Water or the Environmental Health division.

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
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance for the Farnborough Village Conservation Area

National Planning Policy Framework

No objection has been raised by the Tree Officer, subject to inclusion of a landscaping condition

Planning History

Under ref. 13/01719, a proposed detached two storey dwelling was refused on the following grounds:

"The proposal, by reason of its size, excessive footprint and unsatisfactory design would be detrimental to the setting and historic character of No 20 Church Road which is a Grade II Listed Building, and to the overall character and appearance of this part of the Farnborough Village Conservation Area, contrary to Policies BE1, BE8, BE11 and H9 of the Unitary Development Plan, Paragraph 137 of the National Planning Policy Framework, and the Supplementary Planning Guidance for the Farnborough Village Conservation Area.

The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and if permitted would place an unacceptable strain on the existing on-street parking and adversely affect general conditions of road safety in surrounding roads, and is therefore contrary to Policies T3 and T18 of the Unitary Development Plan."

An accompanying application for Conservation Areas Consent, in respect of the demolition of the existing WC building (ref. 13/01722/CAC) was refused on the following ground:

"In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the setting of neighbouring statutory listed buildings, particularly in relation to the adjacent dwelling at No 20 Church Road; its impact on the character and appearance of the Farnborough Village Conservation Area; the impact that it would have on the amenities of the occupants of surrounding residential properties; and in relation to parking provision and general conditions of road safety in the area.

Amongst the relevant policies set out on the Unitary Development Plan, Policy BE8 advises 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.

Policy BE11 advises that in order to preserve or enhance the character or appearance of conservation areas, a proposal for new development, for engineering works, alteration or extension to a building, or for change of use of land or buildings within a conservation area will be expected to:

- (i) respect or complement the layout, scale, form and materials of existing buildings and spaces;
- (ii) respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- (iii) ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character or appearance of the area.

The Supplementary Planning Guidance for the Farnborough Village Conservation Area (at Para 3.25) notes that Farnborough Village contains a number of listed and locally listed buildings. These all make a positive contribution to the character or appearance of the conservation area, as do a number of the unlisted buildings. There will be a general presumption in favour of the retention of all buildings that make such a positive contribution. Elsewhere, the Council will still need to ensure that any re development proposals preserve or enhance the character of the area. When the Council is considering an application for conservation area consent to demolish, the appearance of any proposed replacement building, and its relationship to its surroundings will be a material consideration.

Paragraph 137 of the National Planning Policy Framework advises that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The existing building is not considered to make a positive contribution to the Conservation Area, although given its siting, height and general "low-key" appearance is neither considered to detract from the overall character and appearance this most historic part of the Farnborough Village Conservation Area which contains six statutorily listed buildings (including Church of St. Giles the Abbot) dating from the Seventeenth to early-Nineteenth centuries and various other locally listed buildings.

In comparison to the application refused under ref. 13/01719 the siting of the proposed dwelling has been revised to provide a wider separation between the house and street (from a minimum of 1.2m to a minimum of 5.0m), and the separation to the northern boundary (adjoining No 20) has been increased from 1.0m to 1.5m. The external appearance of the dwelling has been simplified through the removal of the front and rear dormers and front porch, although the ridge height has been increased from 6.9m to 7.5m. On balance it is considered that these changes satisfactorily address the previous grounds of refusal.

The simplified vernacular design is considered to be an improvement on the previous applications as it has removed dormers and other overly fussy ornamentation, which better reflects its local and historic context. The ridge height is slightly higher than the adjacent listed building but it is set back from the road and this will provide a bookend effect to this side of the street which is not considered an unusual arrangement within historic settings, not harmful to local character. The revised siting of the dwelling will also safeguard the setting of the neighbouring listed building at No 20 which will retain its prominence from views from the south.

From a Highways perspective previous concerns relating to the local of off-street parking have been addressed and so it is considered that general conditions of road safety will not be so adversely affected.

However, despite this proposal addressing previous concerns raised in relation to the impact on the adjacent listed building and on the wider Conservation, as well as in regard to parking and highway safety, the revised siting of the dwelling means that it will project some 6 metres beyond the rear building line at No 20 - at both ground and first floor levels - which is considered to represent an unacceptable relationship. This would seriously prejudice its amenities by reason of overshadowing, loss of light and visual impact, contrary to the objectives set out in Policy BE1.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01719, 13/01722 and 13/03939, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

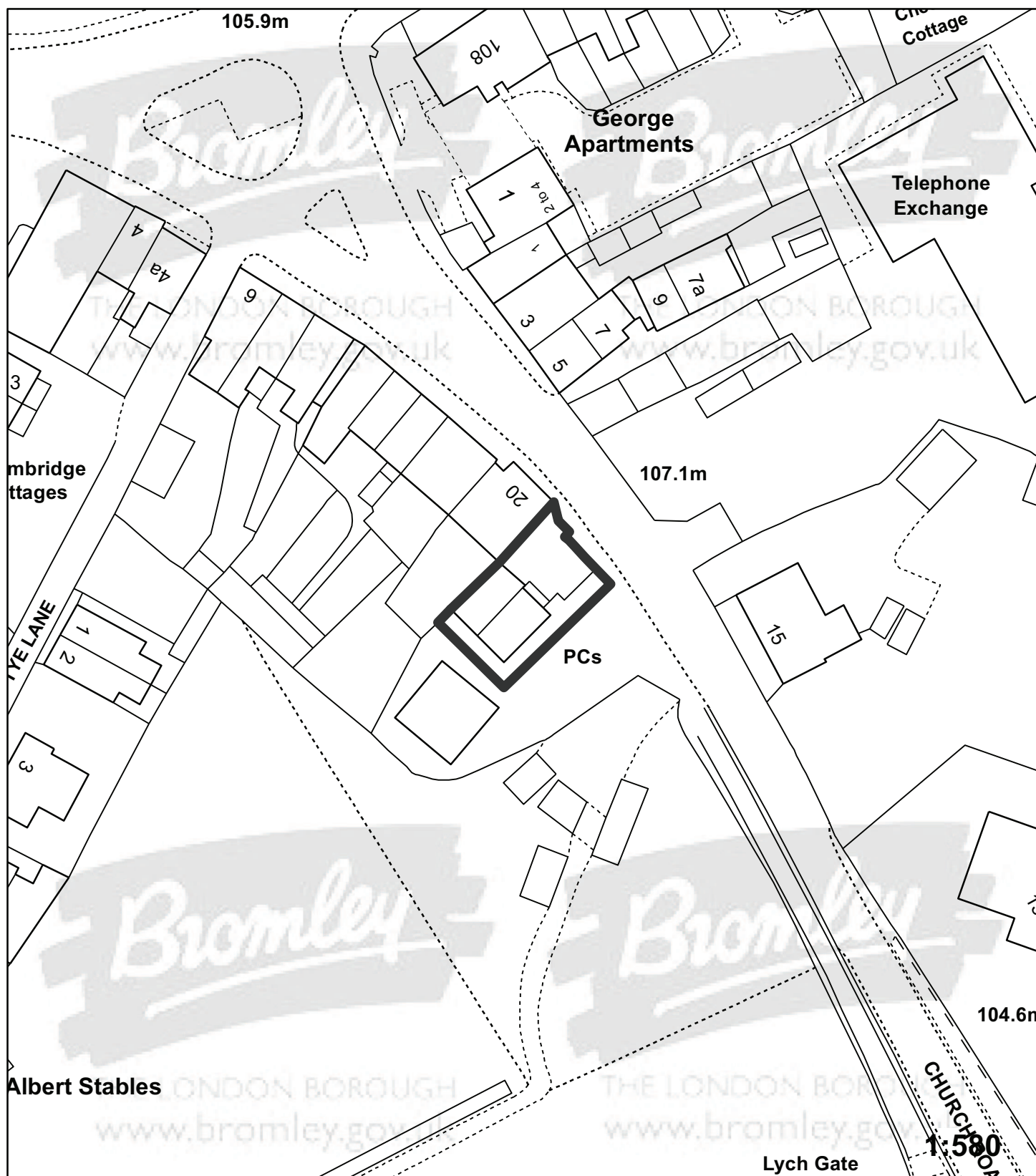
The reasons for refusal are:

- 1 The siting of the proposed dwelling, which will project well beyond the rear building line of the neighbouring dwelling at No 20, is unsatisfactory and would therefore seriously prejudice its amenities by reason of overshadowing, loss of light and visual impact, thereby contrary to Policy BE1 of the Unitary Development Plan.

Application:13/03939/FULL1

Address: Public Conveniences Adjacent To 20 Church Road
Farnborough Orpington

Proposal: Demolition of public convenience building and erection of detached two storey 3 bedroom dwelling with vehicular access and off-street parking



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

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

Application No : 13/03263/TPO

Ward:
Copers Cope

Address : Jansondean 56 Oakwood Avenue
Beckenham BR3 6PJ

OS Grid Ref: E: 538642 N: 168936

Applicant : Mr O Ahmad

Objections : YES

Description of Development:

Fell one horse chestnut tree in back garden
SUBJECT TO TPO 754

Proposal

Fell one horse chestnut tree in back garden of property.

Comments from Local Residents

Objections to the proposed felling have been received and there are concerns about the loss of the tree unless it is confirmed that there is no alternative to felling

Planning Considerations

This application has been made by the owner of the property which is a residential care home for the elderly. The tree is towards the end of the back garden of the property. The reason given for the proposed felling is that the tree is showing signs of decay, bark has come off one side of the tree, there are signs of worms and the trunk is very fibrous.

Conclusions

The tree has been inspected - it is about 18 metres in height and is in a declining condition. There is an area of decay, almost the full height of the main trunk and the bark has progressively been lost from this area, a second area of decay on the opposite side of the trunk and there is also an old wound at the base again where bark is missing. This part of the garden did not appear to be heavily used but in view of the condition of the tree it would not be prudent to insist on its retention.

RECOMMENDATION: CONSENT GRANTED FOR TREE WORKS

subject to the following conditions:

- | | | |
|---|--------|-----------------------------|
| 1 | ACB06 | Replacement tree(s) |
| | ACB06R | Reason B06 |
| 2 | ACB09 | Tree consent - commencement |
| | ACB09R | Reason B09 |

Application:13/03263/TPO

Address: Jansondean 56 Oakwood Avenue Beckenham BR3 6PJ

Proposal: Fell one horse chestnut tree in back garden
SUBJECT TO TPO 754



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Page 65

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

Application No : 13/03498/FULL1

Ward:
Bromley Town

Address : 67 Ravensbourne Road Bromley BR1
1HW

OS Grid Ref: E: 540121 N: 168861

Applicant : Mrs Wendy Chow

Objections : NO

Description of Development:

Conversion of single dwelling house to provide 3 self contained flats involving the erection of a 2 storey rear extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
Local Cycle Network
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
River Centre Line

Proposal

- The proposal seeks permission for a 2 storey rear extension and the conversion of the existing single dwellinghouse to provide 3 self-contained flats.
- The proposed rear extension will project in depth by 3.5 metres to match the rear elevation of the rearward most part of the host dwellinghouse. This will effectively replace an existing timber structure at lower ground level and balcony area at ground floor level.
- Each new unit created will have 2 bedrooms, and each will have separate access.
- One parking space is available to the front of the site, and two are available to the rear via an existing access track that the applicant has right of way across.

Location

The application site is located on the south-western side of Ravensbourne Road, close to Bromley Town Centre and hosts a semi-detached dwellinghouse with two storeys to the front and three to the rear and with an existing rear dormer extension that was carried out through 'permitted development' tolerances under building regulations. The area comprises of residential dwellings, a number of which have been converted into self-contained units.

Comments from Local Residents

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

Comments from Consultees

The site is located within a high PTAL area and lies inside the inner area of the Bromley Town Centre Controlled Parking Zone (CPZ) where there is limited parking available. No objection to the alterations. However in order to reduce pressure on the existing parking demand in the area, future residents of the development should not be eligible to apply for parking permits.

The site is located within Flood Zones 1 and 2, the low and medium risk zones respectively, with the proposed works being located within Zone 1. Under the NPPF, a Flood Risk Assessment is not required. The Environment Agency (EA) raised no objection, but suggested that as the River Ravensbourne is culverted within 14 metres of the proposed works, any works in, over, under or within eight metres of this culvert will require consent from the EA.

No comment from Drainage.

Planning Considerations

BE1 Design of New Development
H11 Residential Conversions
H7 Housing Density and Design
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1

Supplementary Planning Guidance 2

The National Planning Policy Framework 2012 is relevant to any proposal at this location.

The London Plan is also of relevance to any application.

Planning History

A certificate for a loft conversion involving a hip-to-gable alteration and erection of a rear dormer was granted under ref. 13/02305.

Conclusions

Members may consider that the main issues relating to the application are the effect that the proposal 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 two storey rear extension element of the proposal will effectively replace an existing timber-framed structure. Members may consider that it is unlikely to have any impact upon the street scene as all the works will be to the rear of the host dwellinghouse. The neighbouring property has had similar extension works done however they are to third floor level so are higher than the proposal at Number 67.

Policy H11 of the Unitary Development Plan (UDP) allows for residential conversions if 4 criteria are satisfied, including criterion (ii), which requires a satisfactory living environment for the intended occupiers; and criterion (iv), which states that conversion should not lead to a shortage of "medium or small-sized family dwellings" in the area. Policy BE1 sets out 9 separate criteria which should be satisfied by all new development proposals, of which it was considered that criterion (v), concerning the protection of residential amenity, the most relevant in this case.

Whilst it is considered important to retain a mix of house types appropriate to the borough's household structure within in area, it is considered that the proposal would not diminish the supply of family dwellings in the area, and in fact with the property being very close to Bromley Town Centre, this is an ideal location for smaller car-free units that can take advantage of the close proximity of the site to various bus routes and the nearby mainline train stations of Bromley North and Bromley South.

On the balance of probability, it may be considered that 3 units might normally be expected to generate more demand for car parking than 1, and it can be seen that parking conditions in Ravensbourne Road are already very congested, there are parking controls in the area with either pay and display spaces or permit only spaces along the road, and advice from the Council highways engineer was that future residents should be prevented from applying for parking permits, which can be controlled by planning condition.

Turning to residential amenity, it can be seen that the proposal would meet the internal floor space standards. There is an area of outdoor amenity to the rear of the building, and nearby public amenity spaces that are available for outdoor recreation.

On balance Members may consider that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, and as such the proposed extension and conversion of the host building is acceptable and worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02305 and 13/03498, 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 ACH33 Car Free Housing
 ACH33R Reason H33
- 4 ACI13 No windows (2 inserts) flank extension
 ACI13R I13 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In order to accord with the terms of the planning permission hereby granted, to protect the residential amenity of nearby residents and to comply with Policies BE1 and H11 of the Unitary Development Plan.

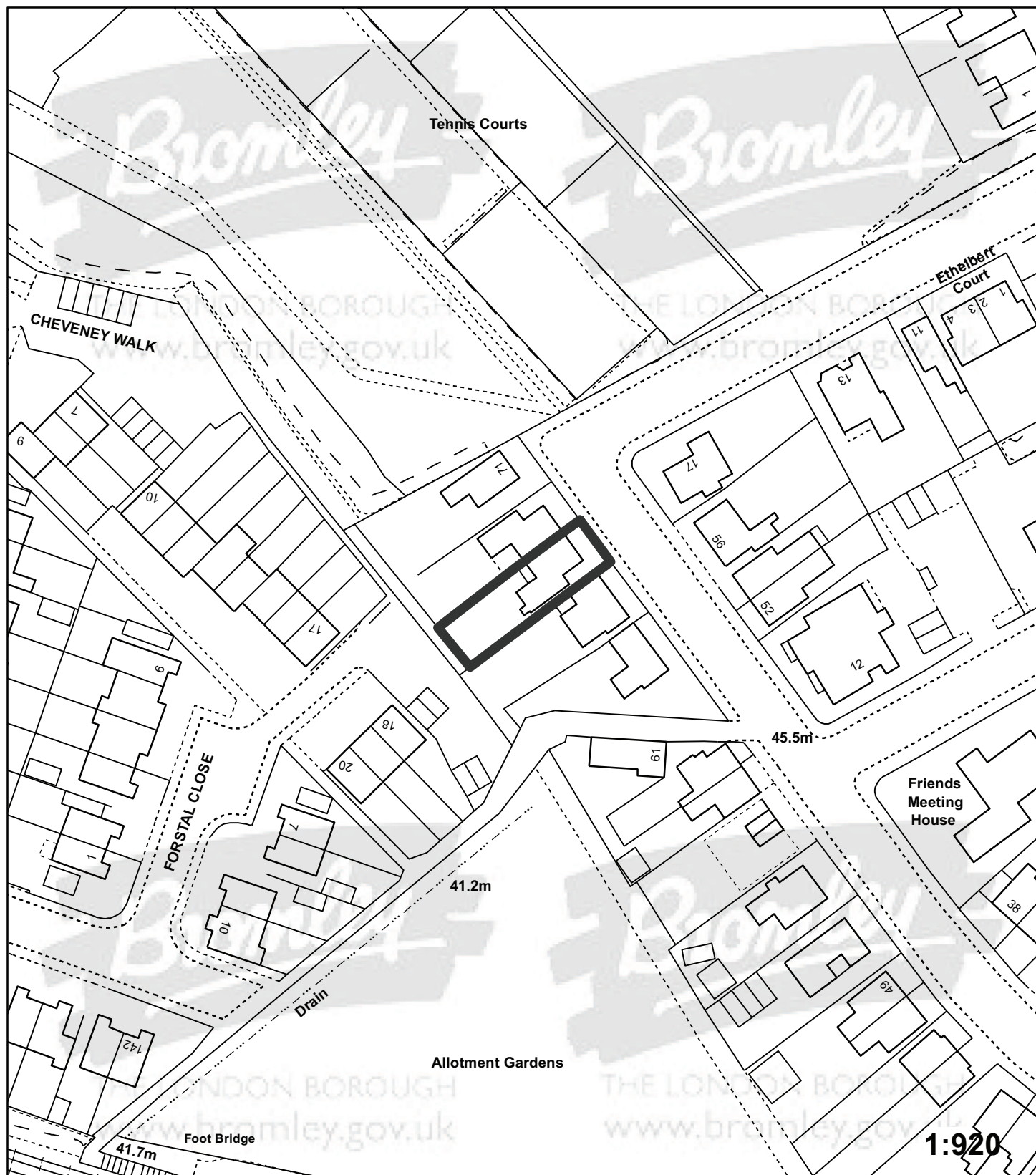
INFORMATIVE(S)

- 1 Please be aware that the River Ravensbourne is culverted within 14 metres of the proposed works. It is a designated 'main river' and under the jurisdiction of the Environment Agency for its land drainage functions as stated within the Water Resources Act 1991 and associated byelaws. Any works in, over, under or within eight metres of this culvert will require consent from ourselves. This is in addition to any planning permission. We would encourage the applicant to ensure that their works are outside the eight metre byelaw. If they do encroach they should contact the Partnerships and Strategic Overview team at PSO.SELondon&NKent@environment-agency.gov.uk to apply for consent.

Application:13/03498/FULL1

Address: 67 Ravensbourne Road Bromley BR1 1HW

Proposal: Conversion of single dwelling house to provide 3 self contained flats involving the erection of a 2 storey rear extension



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

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

Application No : 13/03509/FULL6

Ward:
Petts Wood And Knoll

Address : 3A Lucerne Road Orpington BR6 0EP

OS Grid Ref: E: 545897 N: 166344

Applicant : Mr C Davies

Objections : YES

Description of Development:

Conversion of garage to habitable room and elevational alterations

Key designations:

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

Proposal

Permission is sought for the conversion of the existing garage to a habitable room and elevational alterations consisting of the replacement of the garage door with a wall and window.

Location

The application site is located to the eastern edge of Lucerne Road just north of the junction with Oatfield Road and features a two storey detached dwelling. The property benefits from an in/out driveway to Oatfield Road

Comments from Local Residents

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

- the loss of the garage would result in increased on-street parking pressure
- no other property in the road has had such a conversion and it would be out of character

Comments from Consultees

Highways were consulted and have raised no objection on the basis that the drive has capacity for at least three cars.

Planning Considerations

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

BE1 Design of New Development
T3 Parking

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

Planning History

Application ref. 88/04523 was granted permission for a first floor side extension. Application ref. 97/0260 was refused permission for a single storey rear extension with a detached garage, while application ref. 98/00193 was refused permission for a single storey rear extension.

Application ref. 04/04058 was granted permission for a single storey and first floor side extensions. This did not include a garage.

Conclusions

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

The highway features parking controls for much of the day - 8am to 6.30pm Monday to Saturday - and as such on-street parking is largely unavailable. The single garage proposed to be converted is accessed via an in and out drive that accommodates at least three cars and it is not considered that the loss of the garage would result in an on-street parking issue. As such the proposal complies with Policy T3.

The elevational changes would feature a window of the same dimensions as presently in place elsewhere and materials to match the existing dwelling. This is considered acceptable and complies with Policy BE1

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 or harm off or on-street parking provision.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03509, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:13/03509/FULL6

Address: 3A Lucerne Road Orpington BR6 0EP

Proposal: Conversion of garage to habitable room and elevational alterations



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

Application No : 13/03693/FULL1

Ward:
Farnborough And Crofton

Address : 12 Park Avenue Farnborough Orpington
BR6 8LL

OS Grid Ref: E: 542999 N: 165512

Applicant : Mr K. Rajakanthan

Objections : YES

Description of Development:

Detached two storey 6 bedroom dwelling with accommodation in roofspace, integral double garage, covered swimming pool, detached pool plant and changing room buildings, and entrance gates and piers.

Key designations:

Conservation Area: Farnborough Park

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding

Proposal

Permissions have been granted for a replacement dwelling on this site since 2006 (including Conservation Area Consent for demolition of the existing dwelling), and the host dwelling has recently been demolished. Works are underway to construct the most recently permitted scheme (ref.11/00877), but the current application has been submitted in order to make changes to the proposals which are summarised as follows:

- the first floor rear-facing dressing room would be extended 4.7m further to the rear over the ground floor orangery
- the 5 rooflights originally proposed in the south-western elevation of the cinema/games room facing No.10 would be replaced with 3 dormer windows, one of which (to a w.c.) would be obscure glazed
- the roof over the rear pool room would be increased in height by 0.3m
- the portico detail to the main entrance in the front elevation would be amended slightly to reposition the columns and provide an arched opening
- the detached pool plant room would be increased in depth from 4.8m to 6.2m, and would be repositioned 2.5m further away from the house

- a further detached building measuring 5.7m x 3.8m to provide changing rooms would be located at the far end of the garden adjacent to the proposed tennis court
- new entrance gates and piers with a maximum height of 2.8m are proposed to each of the entrances to the in-out driveway - each entrance would be widened along with the driveway within the site.

Location

The site lies on the south-eastern side of Park Avenue, and is located within Farnborough Park Conservation Area. It forms a substantial size plot in common with other plots in the close vicinity which are occupied by large detached dwellings.

The site lies between Nos.10 and 14 Park Avenue, and backs onto properties fronting The Glen.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.10 and from Farnborough Park Estate Ltd which can be summarised as follows:

- many amendments to the original scheme have already been made, and these further amendments are "a step too far"
- excessive bulk and massing
- the provision of 3 dormer windows instead of rooflights in the south-western flank elevation would result in overlooking of No.10, particularly as they would be only 3m from the flank boundary.

Comments from Consultees

The Advisory Panel for Conservation Areas object to the proposals on the grounds of overdevelopment, excessive bulk, unsatisfactory massing and overintensification.

From a highways point of view, the access and parking provision are considered acceptable, and no objections are therefore raised.

Thames Water raise no objections in principle, however, the Council's drainage engineers consider that the submitted surface water strategy to discharge surface water run-off directly to the public sewer is not acceptable. Conditions should be imposed requiring further details which should maximise the use of SUDS and reduced surfacw water run-off to greenfield run-off rate.

No environmental health concerns are raised.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density & Design
BE11 Conservation Areas
NE7 Development and Trees

Planning History

A number of permissions have been granted for a replacement dwelling on this site since 2006, the most recent being as follows:

Permission was granted under ref. 08/01766 for a detached house in July 2008, and the plans were revised in 2010 (ref. 10/02272) to include a single storey rear extension, increased width of the swimming pool building, amendments to the fenestration and additional rooflights.

The proposals were further revised in 2011 (ref.11/00877) to add a pool plant room, dormer windows over the pool building, a covered balcony over the front entrance with pitched roof above, an increase in the height of the roofs by approximately 0.3m, and further changes to the positions of doors and windows.

Conclusions

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

The increase in the height of the roof over the pool room by 0.3m would not be visible from the front of the building, whilst the first floor rear extension over the orangery would be set some distance away from the side boundaries (8m to the north-eastern boundary and 15m to the south-western boundary). These extensions are not, therefore, considered to have a harmful impact on the appearance of the building, the character of the Conservation Area, or on the amenities of neighbouring properties.

The proposed dormer windows in the south-western flank elevation (which replace 5 rooflights originally proposed) would face the north-eastern flank elevation of No.10, and while one of the windows would be obscure glazed, the other two are proposed to be clear glazed. The clear glazed windows would, however, not result in any undue overlooking of No.10 as they would face the side garage wall of No.10, and there are no first floor windows in the flank elevation of this property.

The proposed amendments to the pool plant building, which include an increase in its depth and its relocation further back into the site, would not have a harmful impact on nearby trees, and would not result in loss of amenity to the adjacent property at No.10.

The proposed changing room building at the far end of the rear garden would be well screened from neighbouring properties, including those at the rear, and due to its modest size, would not be harmful to the amenities of neighbouring residents not to the character of the Conservation Area.

The minor amendments to the design of the portico details for the main entrance to the front of the house would not be harmful to the appearance of the dwelling.

The proposed new entrance gates and piers would be set approximately 2-3m back from the front boundary of the site, and due to their open railing design, would not appear overdominant nor out of character with this part of the Conservation Area.

No significant trees are affected by the proposals, and details of the landscaping, materials and windows have also been submitted as part of the proposals, which are considered acceptable.

The revised scheme is not, therefore, considered to have a harmful effect on the character and appearance of Farnborough Park Conservation Area, nor on the amenities of nearby residents.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/03494, 08/01766, 10/02272, 11/00877 and 13/03693, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 3 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 4 ACC07 Materials as set out in application
ACC07R Reason C07
- 5 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 6 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 7 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the north-eastern flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
ACI12R I12 reason (1 insert) BE1
- 8 Before the development hereby permitted is first occupied, the proposed window(s) at ground floor level in the south-western flank elevation serving the gymnasium, social area and changing rooms shall be obscure glazed

in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

- ACI12R I12 reason (1 insert) BE1
- 9 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the south-western flank elevation serving the w.c shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
- ACI12R I12 reason (1 insert) BE1
- 10 ACI17 No additional windows (2 inserts) first floor flank dwelling
ACI17R I17 reason (1 insert) BE1
- 11 ACK01 Compliance with submitted plan
ACK05R K05 reason

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)).

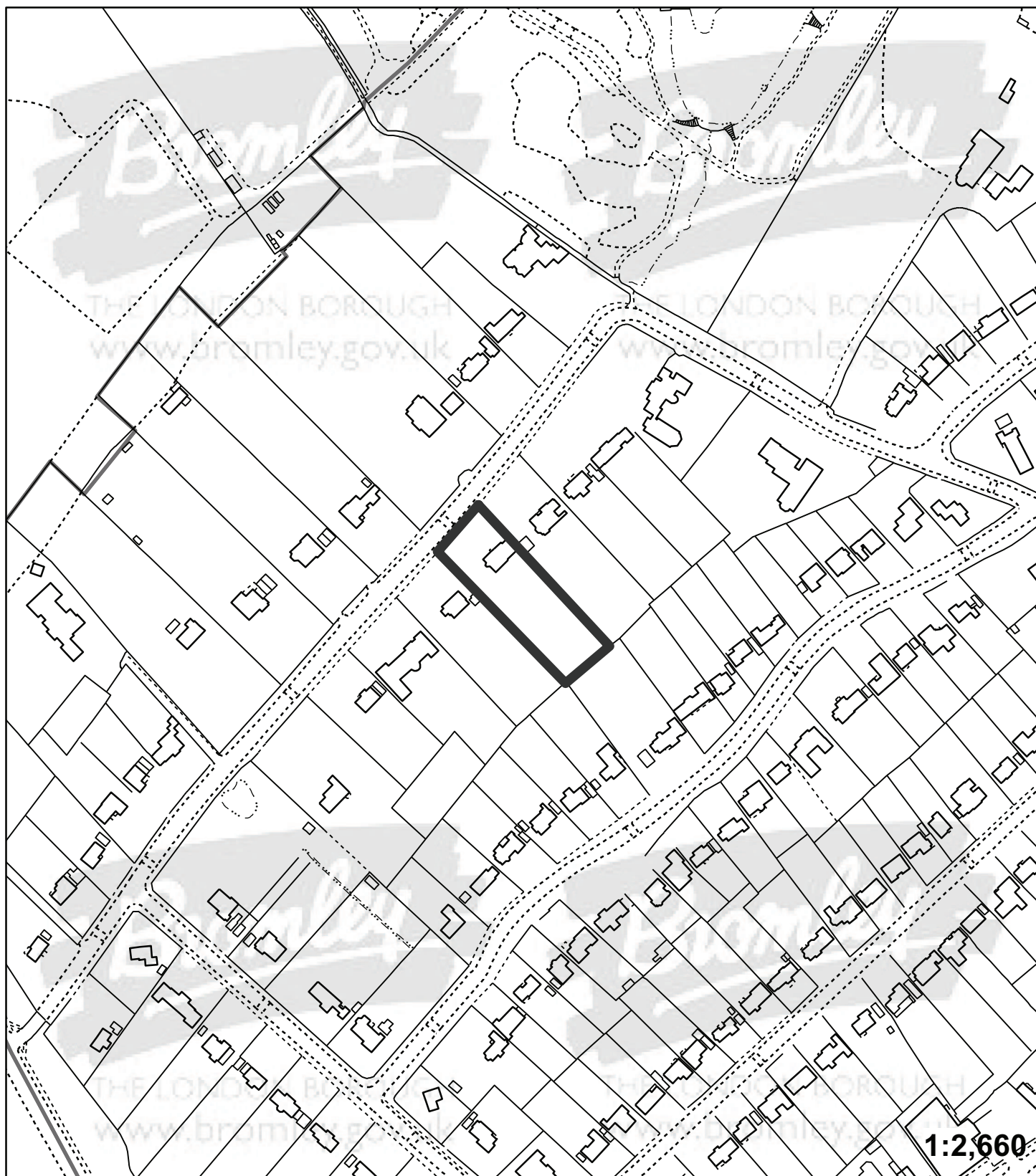
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/03693/FULL1

Address: 12 Park Avenue Farnborough Orpington BR6 8LL

Proposal: Detached two storey 6 bedroom dwelling with accommodation in roofspace, integral double garage, covered swimming pool, detached pool plant and changing room buildings, and entrance gates and piers.



"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 : 13/03698/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 16 Spring Gardens Orpington BR6 6HJ

OS Grid Ref: E: 546701 N: 163964

Applicant : Mr And Mrs Reade

Objections : NO

Description of Development:

Single storey side and rear extension and enlargement of roof incorporating rear dormer to form habitable accommodation at first floor level

Key designations:

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

Proposal

The proposal comprises the following elements:

- ground floor side and rear extensions: the side element will project to within 0.93m of the western flank boundary; the rear element will project 3.6m in depth and partially replace an existing single storey rear projection
- the roof will be altered and enlarged and incorporate a larger front gable which will be of similar design to that at the adjoining semi at No 14. It will incorporate a rear dormer to enable additional accommodation at first floor level

Location

The application property is situated along the northern side of Spring Gardens within a road which contains a variety of one- and two-storey dwellings. The road is dominated by a central green which also adjoins The Meadway.

Comments from Local Residents

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

Comments from Consultees

Not applicable.

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; ensure a satisfactory standard of design which complements the qualities of the surrounding area; and the provision of a side space separation to the flank boundary in respect of two storey development.

Planning History

Under ref. 09/03328, planning permission was granted for a single storey side/rear extension, pitched roof over existing rear extension and front porch at the adjoining semi at No 14 Spring Gardens.

There is no relevant planning history concerning the application property itself.

Conclusions

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

As noted above the adjoining semi at No. 14 has been extended, including at roof level. Unusually, that dwelling incorporates a large dormer which rises above main ridge line. In this case it is proposed to provide a similar arrangement at No 16 which will result in a greater degree of symmetry between the two houses. The external design indicated on the plans (including use of materials) would appear to match those used at No. 14. Accordingly, from a design perspective this scheme is considered acceptable.

Whilst a side space separation of slightly less than 1m is proposed in respect of the western side of the dwelling (dimensioned at 0.93m at the front part of the extension), given the overall design of the extended dwelling, which will maintain its bungalow appearance, it is not considered that spatial standards in the area will be compromised, or that there is any conflict with Policy H9.

With regard to neighbouring amenity it is noted that the adjoining semi at No. 14 has been extended at the rear, whilst the other neighbouring house at No. 18 (situated to the west) comprises a two storey house of conventional design. Given the layout of those houses and their relationship to No 16 it is not considered that neighbouring amenity will be adversely affected.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03328 and 13/03698, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan
 ACC03R Reason C03

Application:13/03698/FULL6

Address: 16 Spring Gardens Orpington BR6 6HJ

Proposal: Single storey side and rear extension and enlargement of roof incorporating rear dormer to form habitable accommodation at first floor level



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

Application No : 13/03779/RECON

Ward:
Cray Valley East

Address : North Site Coates Lorilleux Ltd Cray
Avenue Orpington BR5 3PP

OS Grid Ref: E: 546879 N: 167967

Applicant : Mr Peter Killey

Objections : YES

Description of Development:

Removal of condition 2 of permission ref 10/03237 regarding provision of additional landscaping within the site.

Key designations:

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

Proposal

Following construction of a new sprinkler tank and pump house - as permitted under ref. 10/03237/FULL1 - it is sought to remove Condition 2 which related to the provision of additional landscaping within the site.

Location

The application site comprises a large industrial complex adjoining Cray Avenue, Cray Valley Road, Lynton Avenue and Stanley Way. The proposed tank and pump house would be located within the south western corner of the site at the junction of Stanley Way and Lynton Avenue. The site is predominantly flat, although there is a slight fall from southwest to northeast.

Comments from Local Residents

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

- photographs provided with the application are not a fair representation of the site

- the tank is clearly visible through and above the sparsely landscaped boundary
- the boundary wall and fence is in need of repair

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and BE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; and to resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

Planning History

Under ref. 10/03237, planning permission was granted for the installation of new sprinkler tank and pump house and demolition of existing workshops, subject to a landscaping condition. The remaining conditions have been complied with.

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 tank and pump house are situated within a sizeable industrial complex which is occupied by numerous buildings and other structures. The main consideration in the case of this proposal relates to the need to provide additional boundary screening within the site, as required by Condition 2 of permission ref. 10/03237.

The tank, which rises to a maximum height of 6.6m is partially visible from surrounding streets at Lynton Avenue and Stanley Way, although it is not considered that it appears significantly obtrusive within the area or out of character given the industrial nature of the site.

The pump house is situated in a fairly discrete location partly obscured by the aforementioned tank and surrounding trees. Given its height, only the upper parts of this structure appear visible from the adjacent street.

Given the existing site characteristics, including the boundary wall and existing trees it is not considered that the provision of additional landscaping treatment is necessary. The sprinkler tank and pump house are partially visible from the surrounding streetscene, but it is not considered that these adversely affect local character, especially given the industrial nature of their site, and in terms of their overall height and size. In addition the existing deciduous trees provide dense screening for approximately half of the year.

Background papers referred to during production of this report comprise all correspondence on files refs 10/03237 and 13/03779, excluding exempt information.

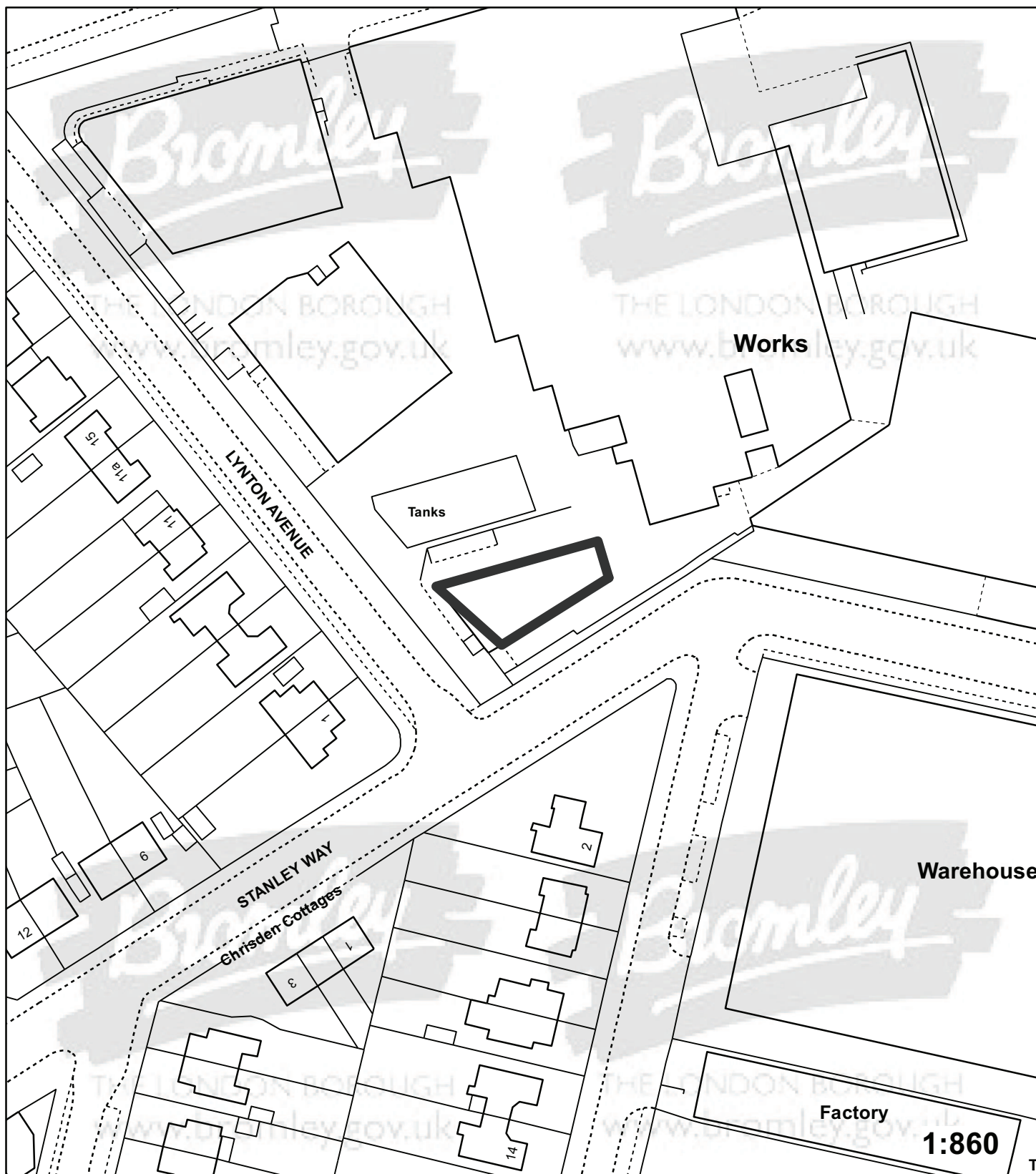
RECOMMENDATION: APPROVAL

subject to the following conditions:

Application:13/03779/RECON

Address: North Site Coates Lorilleux Ltd Cray Avenue Orpington BR5 3PP

Proposal: Removal of condition 2 of permission ref 10/03237 regarding provision of additional landscaping within the site.



"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 : 13/03830/FULL6

Ward:
Kelsey And Eden Park

Address : 1 Elderslie Close Beckenham BR3 3BB

OS Grid Ref: E: 537558 N: 167473

Applicant : Mr & Mrs Carl Wiggins

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Existing extensions are to be demolished in order to facilitate this single storey extension. It proposes a flat roof design with a roof lantern and glazing to the eastern flank and rear elevations. The rear of the original house has a small set back to the eastern side and therefore the proposed overall rearward projection to this elevation will be 7.4m; it will be set off the eastern boundary by c 1.4m. The rearward projection to the western elevation will be c 5.5m and will be set c 1.1m from that boundary. The height to the eaves is c 3.4m and to the top of the roof lantern c 4.2m.

Location

The site is a detached two storey dwelling house located on the south side of Elderslie Close. The rear gardens of houses in South Eden Park Road adjoin the eastern boundary of the application site.

Comments from Local Residents

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

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan: BE1 Design of New Development; H8 Residential Extensions; SPG1; SPG2

Planning History

The applicants previously submitted a Certificate of Lawfulness (ref. 13/02643) for consideration on the basis of revised permitted development criteria; no Prior Notification had been undertaken and therefore the certificate was due to be refused. It has been agreed to hold decision on the Certificate pending the outcome of this planning application.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The extension proposes a substantial rearward projection and whilst it is not considered to have a detrimental impact on the street scene, due to its siting, careful consideration needs to be given as to the impact on neighbouring amenities.

Windows are to be installed on the eastern flank. Given the relationship to the rear gardens on this boundary and the existing screening to the boundary it may be considered that the impacts are not so great as to raise a planning objection.

In terms of impact on neighbouring amenities to the west, it is noted that the building line in the vicinity is staggered and therefore the rear building line of the application site is already set much further back than the adjacent property at number 3. The site plan identifies that No. 7 Elderslie Close offers a similar set back relationship so there is a pattern of development in the vicinity which sees the detached units set back to the intervening pair of semi-detached units. There is an existing conservatory type extension to the application site, with a rearward projection of c 2.6m and with glazing on the flank allowing for overlooking onto number 3. The proposed projection of the new extension is c 5.5m; no windows are proposed to this flank. It is set just over a metre from the boundary and there is an element of neighbouring soft landscaping to the boundary which will help to off-set the impact of the proposal. It is noted that no neighbour objections have been received. The rear gardens have a southerly orientation.

Whilst this application proposes a substantial rearward projection given the factors highlighted above it may be considered, on balance, to not have such a detrimental impact on neighbouring amenities as to warrant a planning ground of refusal.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 13/03830 and 13/02643, excluding exempt information.

RECOMMENDATION: PERMISSION

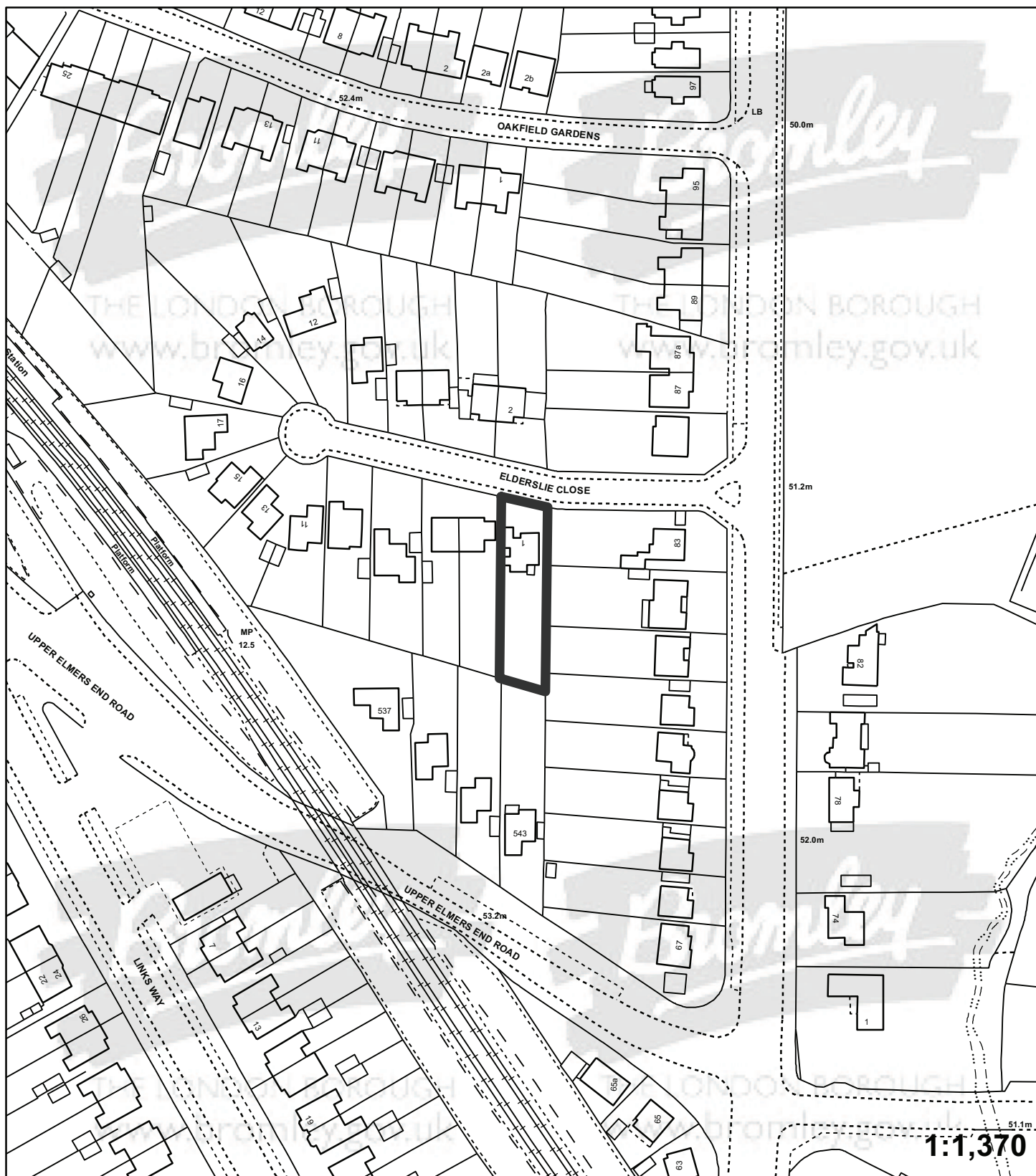
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:13/03830/FULL6

Address: 1 Elderslie Close Beckenham BR3 3BB

Proposal: Single storey rear extension



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

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

Application No : 13/04017/FULL6

Ward:
Shortlands

Address : 9 Rosemere Place Shortlands Bromley
BR2 0AS

OS Grid Ref: E: 539237 N: 168249

Applicant : Mr Mohammad Tawanaee

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer extension, rooflights to sides and front porch

Key designations:

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

Proposal

This proposal seeks alterations to the roof by adding a rear dormer extension to create an additional bedroom with en-suite, utility room and additional storage space. Additional rooflights are also proposed on the flank roof elevations.

A front porch is included on the plans, but this was granted planning permission as part of appeal Ref: APP/G5180/D/13/2206367.

Location

The property is located at the southern end of Rosemere Place, with the southern boundary of the property shared with 49 South Hill Road.

Comments from Local Residents

Nearby properties were notified and representations received which are summarised as follows:

- the alterations to the original submission are minor and do not remove any substantive rationale for the refusal of the planning application. Permitted

development rights for roof extensions in Rosemere Place were removed to prevent overlooking.

- the proposed rear dormer is obtrusive and an invasion of privacy as it provides visual access directly into the bedrooms of nearby homes and destroys the visual conformity of the houses in Rosemere Place.
- houses in Rosemere place are close to the revised boundaries with South Hill Road and the owners of those properties only entered into discussions with the developers on the basis that the properties would be limited to two storeys.
- the outlook from a number of properties in South Hill Road would be severely impacted in terms of loss of privacy through overlooking.
- the original development was granted on appeal provided that no roof extensions were made, since this made for a cramped estate;
- two of the dormer windows would directly overlook No.40 (land which was recently acquired from 49 South Hill Road.
- if granted the application will set a precedent for other properties in Rosemere Place and lead to further roof extensions, further cramping development.
- more bedrooms would lead to more residents and more traffic in and out of the close which is already busy.
- tThe proposed dormer would dominate the roof and have a bulky appearance which would be out of character with the area and impact on the outlook from South Hill Road.

Comments from Consultees

Not applicable.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

Planning permission was granted at appeal (Ref: APP/G5180/A/07/2054389) in July 2008 for the demolition of 42 Kingswood Avenue and the erection 5 four bedroom detached houses with attached garages, two detached four bedroom houses with detached garage buildings and two 5 bedroom detached houses with attached garages and the associated estate road.

The successful appeal followed two unsuccessful appeals (Ref: APP/G5180/A/06/2016442 and 2016443) for similar developments on the site. In allowing the 2008 appeal the Inspector referred to the fact that the revised proposal incorporated hipped roofs with lower pitches and no rooms in the roof. He considered that the design would substantially reduce the bulk and massing, on plots 3 to 9, from what was previously proposed. Following the revisions to the

scheme, the Inspector concluded that the proposal would not be overbearing or harm the living conditions of adjacent dwellings in terms of noise, disturbance, or outlook.

The Inspector also imposed a planning condition removing Permitted Development Rights, to ensure that the impact of any future proposals for extensions to these properties on the amenities of adjoining properties can be properly considered.

A subsequent planning application (ref. 09/01048) was granted planning permission in July 2009. The proposal comprised of 7 four bedroom and 2 three bedroom houses with plots 6 and 7 being the three bedroom units. This proposal included a slight reduction in the size of some of the residential units granted under ref. APP/G5180/A/07/2054389.

An application (ref. 09/01048) was also subsequently submitted and approved for an amendment to the above application including; tiling, render, low level roof pitch.

Planning application ref. 13/02270 for roof alterations to incorporate side and rear dormer extensions and a front porch was refused planning permission in September 2013. A split decision was issued in respect of a subsequent appeal which dismissed the appeal in respect of the roof alterations, but granted planning permission for the porch.

Conclusions

This application follows a previous application ref. 13/02270 for roof alterations to incorporate side and rear dormer extensions and a front porch which was refused planning permission in September 2013. The appeal in respect of this application granted planning permission for the porch but dismissed the appeal in respect of the roof alterations.

In terms of the rear dormer, the appeal Inspector considered that because it would be symmetrical and be positioned in the centre of the roof it would not unbalance the appearance of the existing dwelling and the characteristic hipped roof form would remain the dominant feature. The Inspector considered that whilst the dormer would be quite large it would not be detrimental to the character and appearance of the area. The Inspector also considered that the outlook from properties in South Hill Road would not be unduly affected.

Whilst the Inspector acknowledged that the rear dormer would overlook the rear garden of No.51, South Hill Road and the windows in the rear elevation would also be affected, the property already experiences direct overlooking from the existing first floor bedroom windows of the appeal property and the Inspector did not consider that the additional window proposed at second floor level would result in any significant harm.

The appeal Inspector also accepted that the rooflights would be acceptable and not detract from the characteristic hipped roof form.

The case officer visited the occupiers of Nos. 53 and 51 South Hill Road to view the application site from their rear gardens and windows. Photographs are available on the file. Whilst the back to back distances between the dwellings in South Hill Road and the application site are relatively modest, the additional of a rear dormer is not considered to significantly increase the level of overlooking when compared to the existing. It is recognised that the houses in Rosemere Place have been built on land that was previously part of the rear gardens of the properties in South Hill Road , and that the issue of overlooking was considered in detail by the Inspector at the time that the application for these houses was granted. Whilst permitted development rights were removed by the Inspector, it is considered that the additional of a rear dormer extension to this property will not significantly increase the level of overlooking when compared to the existing, and that the impact of the proposed extension on properties in South Hill Road therefore falls within acceptable levels.

In summary, it is considered that the proposed rear dormer and the rooflights will not detract from the streetscene or the visual amenities of the area or result in an unacceptable impact on the amenities of the occupiers of the surrounding residential properties, the application is therefore recommended for permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02270 and 13/04017, excluding exempt information.

RECOMMENDATION: PERMISSION

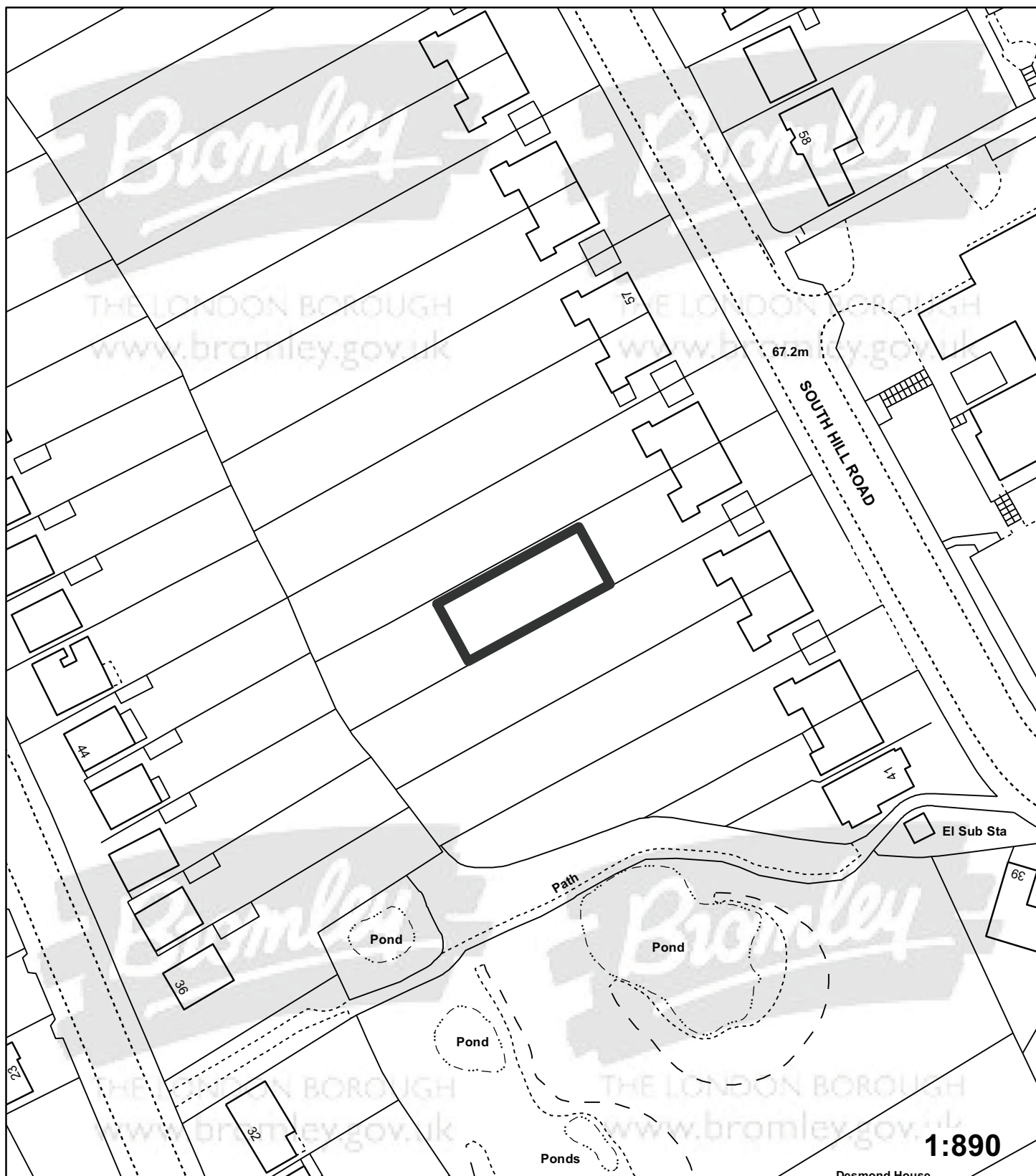
Subject to the following conditions:

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

Application:13/04017/FULL6

Address: 9 Rosemere Place Shortlands Bromley BR2 0AS

Proposal: Roof alterations to incorporate rear dormer extension, rooflights to sides and 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"

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

Application No : 13/02730/FULL3

Ward:
Petts Wood And Knoll

Address : Public Conveniences Station Square
Petts Wood Orpington

OS Grid Ref: E: 544471 N: 167619

Applicant : Mr Sullyman Gurdere

Objections : YES

Description of Development:

Single storey front extension and change of use from former public convenience building to retail (class A1)

Key designations:

Conservation Area: Station Square Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

London City Airport Safeguarding

Secondary Shopping Frontage

Proposal

- The proposal seeks to provide a single storey front extension to the building along with a change of use from former public convenience building to retail (class A1)
- The proposed retail unit will employ 2 full time staff and the proposed opening times have not been specified.
- The proposed extension will have a width of 8.0m and a rear projection of 2.5m. The altered roof will be pitched with a height of 4.8m (matching the height of the existing roof).

Location

The property is located within the Station Square and comprising a single storey modest public convenience building. The site is adjoined by the Daylight Inn and a restaurant to the rear, both of which are locally listed buildings. The site falls within the Station square Petts Wood 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 setting and appearance of the conservation area

Comments from Consultees

APCA raises objection to the application on the basis that the partial demolition and alterations are contrary to policy and out of character with the architecture of the square.

Technical highways comments have been received stating that the development is located within an area with a PTAL rate of 2. The site is part of shopping centre in a busy district centre where parking is controlled, so there are unlikely to be any highway issues. However, the site is situated on a bus route and involves demolition. Also the plans do not incorporate areas to store and aid the collection of waste, therefore, standard conditions are suggested.

No Environmental Health objections are raised subject to informatives.

Waste Services had commented on the previous application that storage for trade waste should be provided.

English Heritage has not commented on the 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
BE10 Locally Listed Buildings
BE11 Conservation Areas
S2 Secondary Frontages
S6 Retail And Leisure Development
T3 Parking
T18 Road Safety

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

The National Planning Policy Framework and the Supplementary Planning Guidance for the Station Square Petts Wood Conservation Area are also considerations.

The Council's Tree Officer has stated that there is an ash tree in the grounds of the adjoining restaurant that is protected by TPO. However this tree was in a declining condition has been heavily reduced. The RPA of the tree is 8.7 metres - the existing building is within the RPA and half of the proposed extension would also be within the RPA. This represents a small percentage of the total rooting area and

the proposal would not cause significant harm subject to the construction of suitably designed foundations. Standard conditions are suggested.

Planning History

Planning permission was refused under ref. 13/00815 for demolition of former public convenience building, change of use of land to retail (Class A1), and erection of a two storey retail building. The refusal grounds were as follows:

'The proposed building, by reason of its excessive height and scale, would fail to preserve and enhance this part of the Station Square Petts Wood Conservation Area and would impact harmfully on the setting of the Locally Listed Buildings, thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the conservation area.'

This application has been subsequently dismissed at appeal. The Inspector stated that the introduction of a far bulkier building of a significantly greater height at the eaves and ridge would upset the delicate and harmonious balance of the buildings on Station Square and would prove intrusive in the context of the settings of both locally listed buildings, and the wider character of the conservation area. The Inspector did not however object to the principle of the loss of the building.

Planning permission was granted under ref. 13/02778 for a change of use to retail of former public convenience building to retail (Class A1).

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Station Square Petts Wood Conservation Area, the impact on the setting of the locally listed buildings, the impact on neighbouring amenities, the impact on parking and highway safety and the impact on retail viability in the Secondary Shopping Frontage

The Supplementary Planning Guidance (SPG) for the Station Square Petts Wood Conservation Area states:

- '3.1 Station Square retains its original form and a substantial number of original neo-Tudor shops. The square is an important retail location forming part of Petts Wood District Centre: as such, pressures for change and renewal in the urban fabric will arise. The Council will aim to preserve its key buildings, the Estate Office & the Daylight Inn, together with the remaining shops from Scruby's development that provide their setting and illustrate the architectural and historical development of the square. Proposals that bring about the re-use of existing buildings constructed prior to 1939 will be encouraged.
- 3.2 The Council will expect all proposals for new development to conform with the general character of the conservation area, especially in regard to the scale and height of construction, design and materials used. It is hoped that

all improvement works will take account of the character of the buildings and alter them as little as possible. Changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area.

- 4.17 The area's layout will also restrict new development opportunities. There are no vacant plots and there is generally insufficient backland to accommodate new development. The open space in the centre of the square (surrounding the Estate Offices and the Daylight Inn) is important to the character and appearance of the area as a whole.
- 4.19 When considering development proposals, the Council will pay special attention to the scale and bulk of proposed buildings and their relationship with adjacent buildings. Increases in development density and height could damage the character of the area and proposals of this nature will be strongly resisted.'

The SPG places emphasis on the open spaces and character around the Daylight Inn on the central island of Station Square. It states that new development should conform to the general character and appearance of the area, whilst retaining the special features of the area.

It is considered that the alterations to the modest single storey building on this part of Station Square to provide a significantly bulkier building and remodelling of the roof would harm the special character of this part of the conservation area, given the poor an unattractive design proposed. The proposed additional bulk in the manner proposed would detract from the setting of the area and would provide a new front elevation that would not respect the host building or the relationship that the building has with the conservation area and adjacent locally listed buildings. The new shopfront will be sited in advance of the current frontage of the building and the roof will be of a new shape that will take no cue from the existing structure and the elevational treatment is not reflective of the special features of the area. Therefore the proposal would detract from the character of the building and would fail to preserve or enhance the character and appearance of the conservation area.

It is considered that the principle of providing a retail use at the site is not objected to and was not under the previously permitted scheme. A retail use in this location would make good use of the redundant building and is suitable within this secondary frontage. It is also considered that a retail use per se at the site would not impact harmfully on the conservation area. The Council will look to support retail uses in this location, subject to impact appropriate scale and lack of harm caused to other nearby centres. It is also considered that the proposal is unlikely to impact harmfully on neighbouring residential amenities as a retail use would operate during shopping hours.

From a highway safety point of view, the site has good accessibility to public transport and the proposed lack of car parking is not considered to be likely to result in further parking stress in the locality as the area has controlled parking.

Having had regard to the above it was considered that the proposal is unacceptable in that it would result in a significantly detrimental impact on the character and appearance of the Station Square Petts Wood Conservation Area. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00815, 13/02778 and 13/02730, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

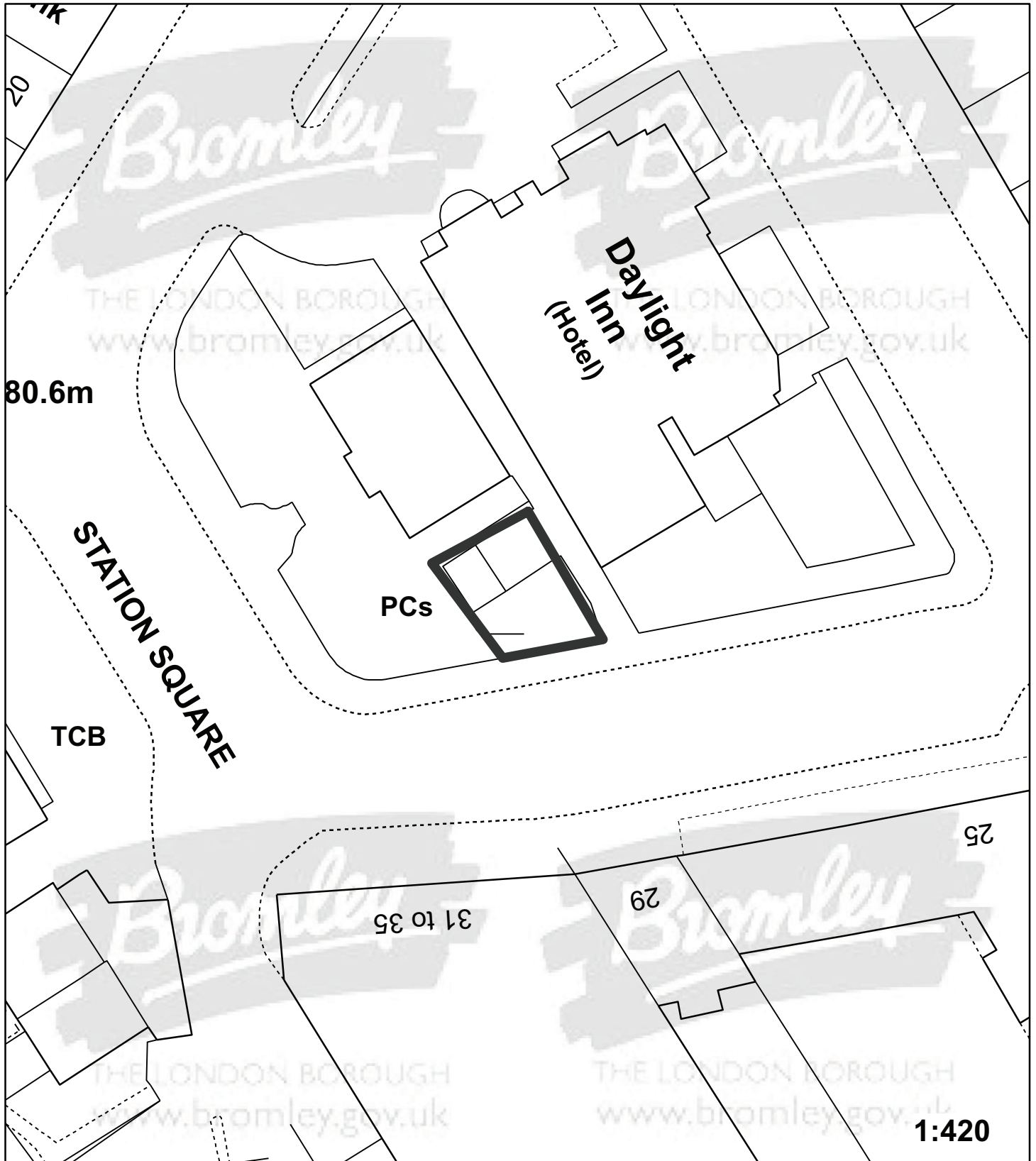
The reasons for refusal are:

- 1 The proposal, by reason of the substantial alterations and poor design of the resulting building, would fail to preserve and enhance this part of the Station Square Petts Wood Conservation Area and would impact harmfully on the setting of the Locally Listed Buildings, thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the conservation area.

Application:13/02730/FULL3

Address: Public Conveniences Station Square Petts Wood Orpington

Proposal: Single storey front extension and change of use from former public convenience building to retail (class A1)



"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 : 13/03969/FULL6

Ward:
Darwin

Address : 6 Hazelwood Road Cudham Sevenoaks
TN14 7QU

OS Grid Ref: E: 544631 N: 161623

Applicant : Mr Paul Hambleton

Objections : YES

Description of Development:

Side and rear extensions and roof alterations to include dormers to provide additional first floor accommodation, front porch and bays and demolition of existing detached garage at rear

Key designations:

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

Proposal

- The proposal seeks to provide a two storey side extension, providing a garage at ground floor level and additional bedroom at first floor. The extension will have a width of 4.0m and a length of 6.1m. The roof will match the height of the existing roof and will be 5.6m. A 1.5m side space will be retained to the flank boundary of the site.
- The proposal will include a replacement porch and ground floor bay features.
- Front and rear replacement dormers will be provided within the roof space.
- The proposal includes a ground floor rear extension to provide an enlarged shower and utility room.
- The proposal seeks to remove the existing detached garage to the rear of the site.

Location

The dwelling is sited on the western side of Hazelwood Road and currently the site comprises a chalet dwelling with accommodation in the roof space. The area is characterised by similar detached dwellings with a typically low bulk. The site lies within the Green Belt.

Comments from Local Residents

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

- out of character with surrounding development
- overdevelopment and excessive bulk - dwelling has been extended previously
- impact on privacy and amenities
- impact on Green Belt
- inaccurate and misleading plans

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are:

BE1 Design Of New Development
H8 Residential Extensions
G1 Green Belt
G4 Dwellings In The Green Belt Or On Metropolitan Open Land
NE7 Development And Trees

London Plan Policy 7.16 Green Belt
London Plan Policy 7.21 Trees And Woodlands

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

Planning History

Planning permission was granted under ref. 84/02883 for a single storey rear extension, dormers and front veranda.

Planning permission was refused under ref. 88/02134 for a single storey side and rear extension and front/rear dormers. The refusal grounds were as follows:

'The proposed extension would be out of character in this locality by reason of the excessive site coverage by buildings and the minimum side space provision, and would thus present a cramped appearance, detrimental to the street scene, and out of character with this semi-rural Area of Special Character within the Green Belt contrary to Policies E.1, R.5 and R.14 of the Bromley Borough Plan.'

Planning permission was refused under ref. 11/03349 for an addition of first floor to form 2 storey dwelling house, two storey front, side and rear extension and balcony area to rear. The refusal grounds were as follows:

'The proposed extension, by reason of its excessive bulk, scale, height, design and the additional floor area created would be disproportionate and would result in a significantly larger dwelling that would be out of character with the area, harmful to the appearance of the street scene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan and Central Government Guidance contained in PPG2 'Green Belts'.'

Planning permission was refused under ref. 12/01633 for addition of first floor to form 2 storey dwelling house, two storey front, side and rear extension and balcony area to rear, front porch and side dormers. The refusal grounds were as follows:

'The proposed extension is considered to be inappropriate development and, by reason of its excessive bulk, scale, height, design and the additional floor area created would be disproportionate and would result in a significantly larger dwelling that would be out of character with the area, harmful to the appearance of the street scene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan.'

Planning permission was refused under ref. 12/03590 for addition of first floor to form 2 storey dwelling house, two storey front, side and rear extension, balcony to rear, front porch and side dormers. The refusal grounds were as follows:

'The proposed extension, by reason of its excessive bulk, scale, height, design and the additional floor area created would be disproportionate inappropriate development which would result in a significantly larger dwelling that would be out of character with the area, harmful to the appearance of the street scene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan and guidance within the National Planning Policy Framework.'

The application was subject to a subsequent appeal. The Inspector concluded that the proposal would constitute inappropriate development and would add disproportionately to the original dwelling.

Conclusions

The main issues relating to the application are the effect that it would have on the rural character and openness of the Green Belt and the impact on nearby residential amenities. The impact on trees is also a consideration.

The property lies within the Green Belt where there is a limit under Policy G4 of the UDP that restricts extensions to residential properties to 10% floor area increase over the original building. In this case, the extension would provide an extension of 54 square metres which will add a 44.2% increase in floor area to the existing structure. The house has been extended in the past, therefore the actual percentage floor area increase over the original building would exceed this figure

considerably. This doesn't include the covered area in front of the garage which may also be considered to be floor space for Green Belt purposes.

In light of the extent of the floor area increase, the proposal would not technically comply with Green Belt policy and would therefore be inappropriate by definition. Along with the Council's Green Belt policy, development proposals must also be assessed under Para 89 of the National Planning Policy Framework which states that extensions to buildings should not add disproportionately to the original building.

The existing house possesses a first floor. The planning permission granted in 1984 added dormers to the roof and a single storey rear extension, however the roof height and shape was not altered, therefore it is considered reasonable to assume that the house possessed an original first floor useable floor area in 1948 even if no dormers were originally present. The roof floor area can therefore be considered original to the building and the Council has no evidence to dispute this. Nevertheless, the dwelling has been extended in the past and this must be considered.

The applicant proposes to remove the existing detached garage to the rear of the site, which amounts to 28 square metres. In this case, it is considered that although this would create openness to the rear of the site that would benefit the Green Belt and concentrate the built development on the site towards the main dwelling, the floor area of the garage cannot be included when calculating the increases to the dwelling as established policy does not allow for this. In any case, the removal of the garage does not result in a net reduction in floor area and therefore its removal would not create a gain to the openness of the Green Belt in floor area terms.

Irrespective of the addition of floor space, Policy G4 also states that the bulk and scale of the resulting dwelling should not harm the visual amenities or rural character of the Green Belt. The NPPF states that an extension must not add disproportionately to the original house. In this case, the roof will retain the existing height, which reflects the local street scene, however the bulk of the building will be significantly greater with the addition of a half-hipped roof, larger dormers and two storey side extension. The re-pitching of the rear roof would add further floor area within the roofspace that does not currently exist. Front bays and additional dormers would also add to the increase in bulk. It is accepted that the design of the extensions is an improvement over the previously refused schemes, with the roof height and original design of the building being retained, however it is considered that the increases in bulk and floor area would create harm to the openness and visual amenities of the Green Belt, particularly when considering that the dwelling has been extended in the past. On balance the proposal would result in disproportionate additions to the original dwelling that would result in a detrimental impact on the openness and visual amenities of the Green Belt.

In respect to neighbouring amenity, despite its size the proposals would not result in serious loss of amenity to neighbouring properties. The separation to the neighbouring houses is adequate to prevent any severe loss of outlook or loss of light, and the extensions will not project significantly to the rear of No. 10 which is

the closest property to the bulky side addition. No neighbouring side windows will face the development and No. 2 possesses a side store room which adjoins the flank boundary. The upper floor windows are not considered to result in a serious degree of overlooking to properties to the rear, which are 30m away. Other examples of first floor dormers and windows exist on this row of dwellings (and those on Downe Avenue) and therefore this relationship is considered common in the area.

On balance it is considered that the proposal would impact harmfully on the openness and rural character of the Green Belt. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03349, 12/01633, 12/03590 and 13/03969, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

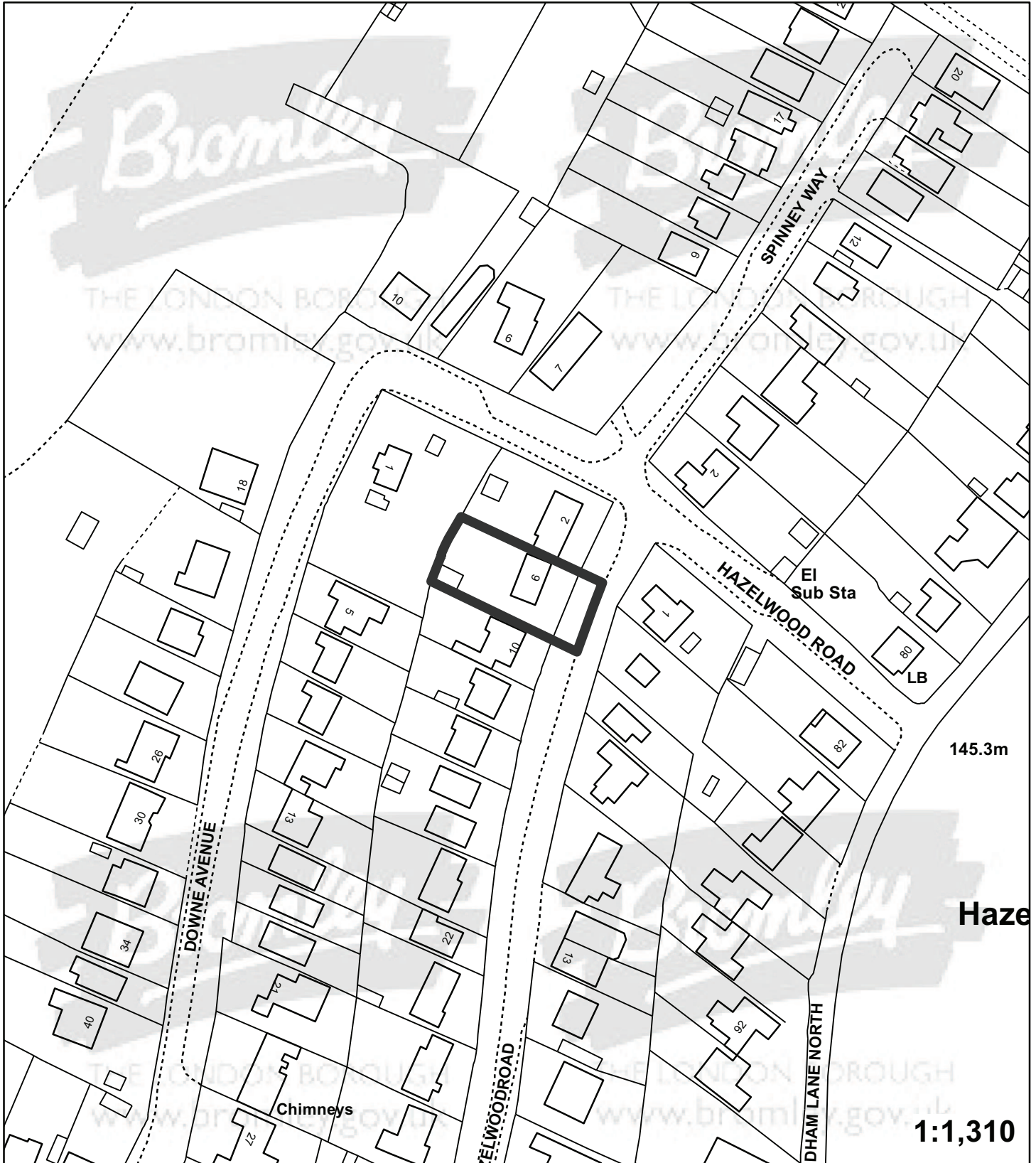
The reasons for refusal are:

- 1 The proposed extensions, by reason of their excessive bulk, scale and additional floor area created, would constitute disproportionate and inappropriate development which would result in a significantly larger dwelling that would be detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan and guidance within the National Planning Policy Framework.

Application:13/03969/FULL6

Address: 6 Hazelwood Road Cudham Sevenoaks TN14 7QU

Proposal: Side and rear extensions and roof alterations to include dormers to provide additional first floor accommodation, front porch and bays and demolition of existing detached garage at rear



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