



THE LONDON BOROUGH
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DATE: 11 March 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 20 MARCH 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 23 JANUARY 2014**
(Pages 1-10)
- 4 **PLANNING APPLICATIONS**

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|------------------------------|----------|--|
| 4.1 | Chelsfield and Pratts Bottom | 11-16 | (13/04165/REG3) - Warren Road Primary School, Warren Road, Orpington |

SECTION 2 (Applications meriting special consideration)

| Report No. | Ward | Page No. | Application Number and Address |
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| 4.2 | Clock House | 17-24 | (13/03082/FULL1) - St Michael and All Angels Church, Ravenscroft Road, Beckenham |
| 4.3 | Bromley Common and Keston Conservation Area | 25-36 | (13/03655/FULL1) - Rivenhall, Holwood Park Avenue, Orpington |
| 4.4 | Copers Cope | 37-42 | (13/03853/FULL2) - Junction House, 4-6 Southend Road, Beckenham |
| 4.5 | Penge and Cator | 43-50 | (13/04218/FULL1) - 2A Kingswood Road, Penge |
| 4.6 | Darwin | 51-56 | (13/04248/FULL6) - Two Ways, Viewlands Avenue, Westerham |
| 4.7 | Bickley | 57-60 | (13/04288/FULL6) - 16 Falcon Avenue, Bickley |
| 4.8 | Hayes and Coney Hall | 61-66 | (13/04292/FULL1) - 11 Alexander Close, Hayes |

| | | | |
|------|----------------------|-------|--|
| 4.9 | Petts Wood and Knoll | 67-72 | (14/00249/FULL6) - 4 Little Thrift, Petts Wood |
| 4.10 | Clock House | 73-76 | (14/00449/RESPA) - County House, 221-241 Beckenham Road, Beckenham |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|-------------------------------|----------|--|
| 4.11 | Plaistow and Sundridge | 77-84 | (13/02568/FULL1) - 10 Aldermay Road, Bromley |
| 4.12 | Plaistow and Sundridge | 85-90 | (13/03404/FULL1) - 12 Aldermay Road, Bromley |
| 4.13 | Chislehurst Conservation Area | 91-96 | (13/03970/FULL1) - The Bickley Arms, Chislehurst Road, Chislehurst |
| 4.14 | Biggin Hill | 97-104 | (13/04199/FULL1) - 39 Church Road, Biggin Hill |
| 4.15 | Bickley | 105-108 | (13/04243/FULL6) - Greenwood, Bickley Park Road, Bickley |
| 4.16 | Clock House | 109-114 | (14/00395/FULL6) - Glenwood, Blakeney Road, Beckenham |
| 4.17 | Orpington | 115-118 | (14/00401/PLUD) - 95 Kynaston Road, Orpington |
| 4.18 | Shortlands | 119-124 | (14/00459/FULL6) - 48 Elwill Way, Beckenham |

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

| Report No. | Ward | Page No. | Application Number and Address |
|------------|--------------|-----------|--|
| 4.19 | Bromley Town | 125 - 130 | (13/04036/VAR) - 61 High Street, Bromley |

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 23 January 2014

Present:

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

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor Russell Jackson apologised for his early departure from the meeting; he left the Chamber at 8 pm.

25 DECLARATIONS OF INTEREST

No declarations of interest were received.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 NOVEMBER 2013

RESOLVED that the minutes of the meeting held on 14 November 2013 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

27.1 CRAY VALLEY WEST

(13/03376/FULL2) - Enso House, New Mill Road, Orpington

Description of application – 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.

Comments from Ward Member Councillor John Ince in support of the application were reported at the meeting.

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 condition 3 amended to read:-
'3 The premises shall be used for a health diagnostic and treatment centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Reason: In order to comply with Policy EMP4 of the Unitary Development Plan and in the interest of the amenities of the area.'

A further condition was added as follows:-

6 Customers shall be admitted to the premises by previously booked appointment only and there shall be no 'walk-in' appointments without the prior approval in writing of the Local Planning Authority. Reason: In order to control the number of visitors to the premises in the interests of parking and highway safety and to accord with the terms of the employment use proposed in the application and so that any change can be reconsidered with regard to these impacts with regard to Policies T18 and EMP4 of the Unitary Development Plan.

27.2 CHISLEHURST

(13/03499/FULL6) - 44 Marlings Park Avenue, Chislehurst

Description of application – Part one/two storey side extension to each flank elevation with part one/two storey rear extension and additional vehicular access.

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

The final sentence of the third paragraph on page 23 of the report was amended to read:- '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. 42.'

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.

27.3 SHORTLANDS

(13/03629/FULL6) - 43 Tootswood Road, Bromley

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

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 the addition of a further condition to read:-

6 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.

**27.4
CHISLEHURST**

(13/03762/FULL6) - 2 Melbury Close, Chislehurst

Description of application – Two storey side and 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.

**27.5
BROMLEY TOWN
CONSERVATION AREA**

(13/03859FULL1) - J Sainsbury PLC, Walters Yard, Bromley

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

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

Objections from the Advisory Panel for Conservation Areas were also reported at the meeting.

Members having considered the report and objections, **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 and informative to read:-

7 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

INFORMATIVE

2 The applicant is advised to retain the maximum number of car parking spaces available in order to satisfy parking demand.

**27.6
BROMLEY TOWN
CONSERVATION AREA**

(13/03872/ADV) - J Sainsbury PLC, Walters Yard, Bromley

Description of application – Three internally illuminated fascia signs and four non-illuminated wall panels (relating to ancillary A1 pod proposed under ref 13/03859FULL1).

It was reported that further objections to the application had been received.
Members having considered the report and objections, **RESOLVED that ADVERTISEMENT CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**27.7
DARWIN
CONSERVATION AREA**

(13/03906/FULL1) - Trowmers, Luxted Road, Downe

Description of application – Two storey 4 bedroom dwelling house with attached garage and access via Cudham Road on land at Trowmers.

It was reported that further representations in support of the application had been received.
Comments from the Advisory Panel for Conservation Areas were reported at the meeting.
Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended in the report of the Chief Planner with the reason for refusal amended to read:-
'The proposed development constitutes inappropriate development within the Green Belt, harmful to its openness and character by reason of its bulk, design and siting and no very 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.'

**27.8
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

**(13/03939/FULL1) - Public Conveniences Adjacent
to 20 Church Road, Farnborough**

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

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

Comments from the Advisory Panel for Conservation Areas were reported at the meeting.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**27.9
COPERS COPE**

**(13/03263/TPO) - Jansondean, 56 Oakwood Road,
Beckenham**

Description of application – Fell one horse chestnut tree in back garden SUBJECT TO TPO 754.

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

**27.10
BROMLEY TOWN**

**(13/03498/FULL1) - 67 Ravensbourne Road,
Bromley**

Description of application – Conversion of single dwelling house to provide 3 self-contained flats involving the erection of a 2 storey rear extension.

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

**27.11
PETTS WOOD AND KNOLL**

(13/03509/FULL6) - 3A Lucerne Road, Orpington

Description of application – conversion of garage to habitable room and elevational alterations.

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 with the addition of a further condition to read:-
'4 The additional accommodation shall be used only by members of the household occupying the dwelling at 3A Lucerne Road and shall not be severed to form a separate self-contained unit.
Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.'

**27.12
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(13/03693/FULL1) - 12 Park Avenue, Farnborough

Description of application – 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.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-
1 The proposal would, by reason of its size and design, constitute an overdevelopment of the site, harmful to the character and appearance of the Farnborough Park Conservation Area and contrary to policies BE1, H7 and BE11 of the Unitary Development Plan.

**27.13
CHELSFIELD AND PRATTS
BOTTOM**

(13/03698/FULL6) - 16 Spring Gardens, Orpington

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

It was reported that the application had been amended by revised plans received on 14 January 2014.

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.

**27.14
CRAY VALLEY EAST**

(13/03779/RECON) - North Site Coates Lorilleux Ltd, Cray Avenue, Orpington

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

It was reported that the application had been amended by documents received on 14 January 2014.

Members having considered the report and objections, **RESOLVED that THE REMOVAL OF CONDITION 2 be APPROVED**, as recommended in the report of the Chief Planner and subject to the following condition:-

'1 The existing trees and shrubs between the tank and pump house and the site boundary shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

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

**27.15
KELSEY AND EDEN PARK**

(13/03830/FULL6) - 1 Elderslie Close, Beckenham

Description of application – Single storey rear extension.

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.

**27.16
SHORTLANDS**

(13/04017/FULL6) - 9 Rosemere Place, Shortlands

Description of application – Roof alterations to incorporate rear dormer extension, rooflights to sides and front porch.

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

Referring to the applicant's two previously unsuccessful appeals and the subsequent successful appeal in July 2008, Councillor Fawthrop considered

there were inconsistencies in the decisions taken by different Planning Inspectors who had dealt with this property. Councillor Grainger stated that Committee Members were entitled to make a decision in accordance with their views based on their knowledge of the site, even if this differed from some of the opinions expressed by a Planning Inspector. 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. Councillor Fawthrop's vote against granting permission was noted.

SECTION 4

(Applications recommended for refusal or disapproval of details)

27.17 PETTS WOOD AND KNOLL CONSERVATION AREA

(13/02730/FULL3) - Public Conveniences, Station Square, Petts Wood

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

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.

27.18 DARWIN

(13/03969/FULL6) - 6 Hazelwood Road, Cudham

Description of application – 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.

Councillor Grainger considered that the removal of an existing garage should be taken into account in calculating the expanded footprint however, Cllr Scoates pointed out that a replacement garage could be built by way of permitted development.

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.

Before the meeting was formally brought to a close, Councillor Grainger requested that future planning reports include a summary on the height of proposed developments (in addition to width) as he considered this to be a significant element which should be discussed. The Planning Officer agreed to bring Councillor Grainger's request to the attention of the Planning Section.

The meeting ended at 8.55 pm

Chairman

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Agenda Item 4.1

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

Application No : 13/04165/REG3

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

Address : **Warren Road Primary School Warren**
 Road Orpington BR6 6JF

OS Grid Ref: **E: 545712 N: 164469**

Applicant : **Warren Road Primary School**

Objections : NO

Description of Development:

Detached timber framed classroom building

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Urban Open Space

Proposal

Detached timber framed classroom building to function as Sustainable Discovery classroom.

- The building, inclusive of the covered deck area would measure approximately 9.35m wide x 12.4m long x 3.6m in height
- it would include a ramped access to the western side and steps to the eastern side
- new paths are proposed to connect the building with the existing school and the existing hard paved area
- the building is designed to be environmentally sensitive
- the applicant has confirmed that there will be no increase in staff or pupil numbers as a result of the development
- the school has identified a need for greater accommodation.

Location

- The application site comprises of a Primary School with extensive grounds
- the proposed classroom building would be situated adjacent to the north-eastern boundary of the site between 3m and 10m from the boundary with properties along Cloonmore Avenue

- the site is a designated area of Urban Open Space.

Consultations from Consultees

The Council's Environmental Health Officer has raised no objections, in principle, to the application but have recommended a condition regarding noise levels from the ventilation/air condition unit.

The Council's Drainage Officer has advised that contrary to his answer to the question on the form there is no public surface water sewer near to this site. Surface water will therefore have to be drained to soakaways.

Sport England were consulted on the application. Their comments will be reported verbally at the meeting.

Thames Water have advised that with regard to sewerage and water infrastructure they raise no objections to the proposal. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.

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

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
- C2 Community Facilities and Development
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- NE7 Development and Trees
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety

London Plan

- 3.18 Education Facilities
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.18 Protecting Local Open Space and Addressing Local Deficiency

The National Planning Policy Framework (NPPF) 2012 is also a consideration.

Planning History

There is extensive planning history at the site. The most recent is as follows:

13/01702 - Replacement windows and single storey infill extension - PERMITTED

06/01186 - 2 cycle shelters each housing 10 cycles and 10 helmet lockers - PERMITTED

04/01300 - 15m x 9.6m modular building to provide nursery and after school care facilities - REFUSED

04/00266 - Single storey extension - PERMITTED

Conclusions

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

In relation to the designation of the site as Urban Open Space and the protection of this open area, the applicant has indicated that there is a need for additional classroom accommodation that cannot be met satisfactorily by the existing facilities on the site. As such the proposal in this location may be considered acceptable in principle. With regard to the loss of open space which would result from the proposal, this is considered minimal and the benefit of the development to the wider community is considered to outweigh the loss that would entail.

With regard to appearance, siting and scale, the proposed building would be positioned towards the outer edge of the site, just beyond the existing built development and car parking area. It would be modest in scale and height and would incorporate a green sedum roof and red cedar cladding. New hard paved path is also proposed to connect the building with the rest of the school and the adjacent car park area, however, this would be modest in width and would be unlikely to impair the openness of the site. A condition is recommended that details of the materials for the proposed paths are submitted should permission be granted. Overall, it is therefore considered that the development would appear attractive to look, would complement its surroundings and, fundamentally, would not impair the open nature of the site.

In terms of the impact on the amenities of occupiers of nearby residential dwellings along Cloonmore Avenue, the building would be sited near to the rear boundaries of these dwellings. Given the site levels, the proposed building would be on a lower level than the adjacent houses and, given its height and materials, is anticipated as having minimal visual impact from these properties. As the site is already used as a school playing field, it is not considered that any significant noise would result from the proposed classroom so as to harm the amenities of neighbours. Three high level flank windows are proposed to the northern side of the building, however, given the site levels, and the proposed angle of the building no undue overlooking into neighbouring dwellings is expected.

With regards to the impact on highway safety, as no increase in staff or pupil numbers is proposed, it is unlikely that the development would lead to additional traffic movements within the local road network. The proposal is therefore considered acceptable from a road safety perspective.

No significant trees would be affected by the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed building is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the open nature of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04165, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 09.01.2014 14.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the openness and appearance of the area and the residential amenities of the area.

- 5 The building hereby permitted shall be used only as ancillary classroom accommodation for Warren Road Primary School and there shall be no increase in staff or pupil numbers as a result of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with Policies BE1, T2, T3 and T18 of the Unitary Development Plan in the interests of the residential amenities of the area and highway safety.

- 6 Details of the materials to be used for the new paths shall be submitted to and approved in writing by the Local planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the appearance of the area.

- 7 At any time the noise level from the ventilation air conditioning plant at this site in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. Thus

if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

Reason: In order to comply with Policy 7.15 of the London Plan and in the interest of the amenities of nearby properties.

8 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways. Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change

ADD02R Reason D02

INFORMATIVE(S)

- 1 Before 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.

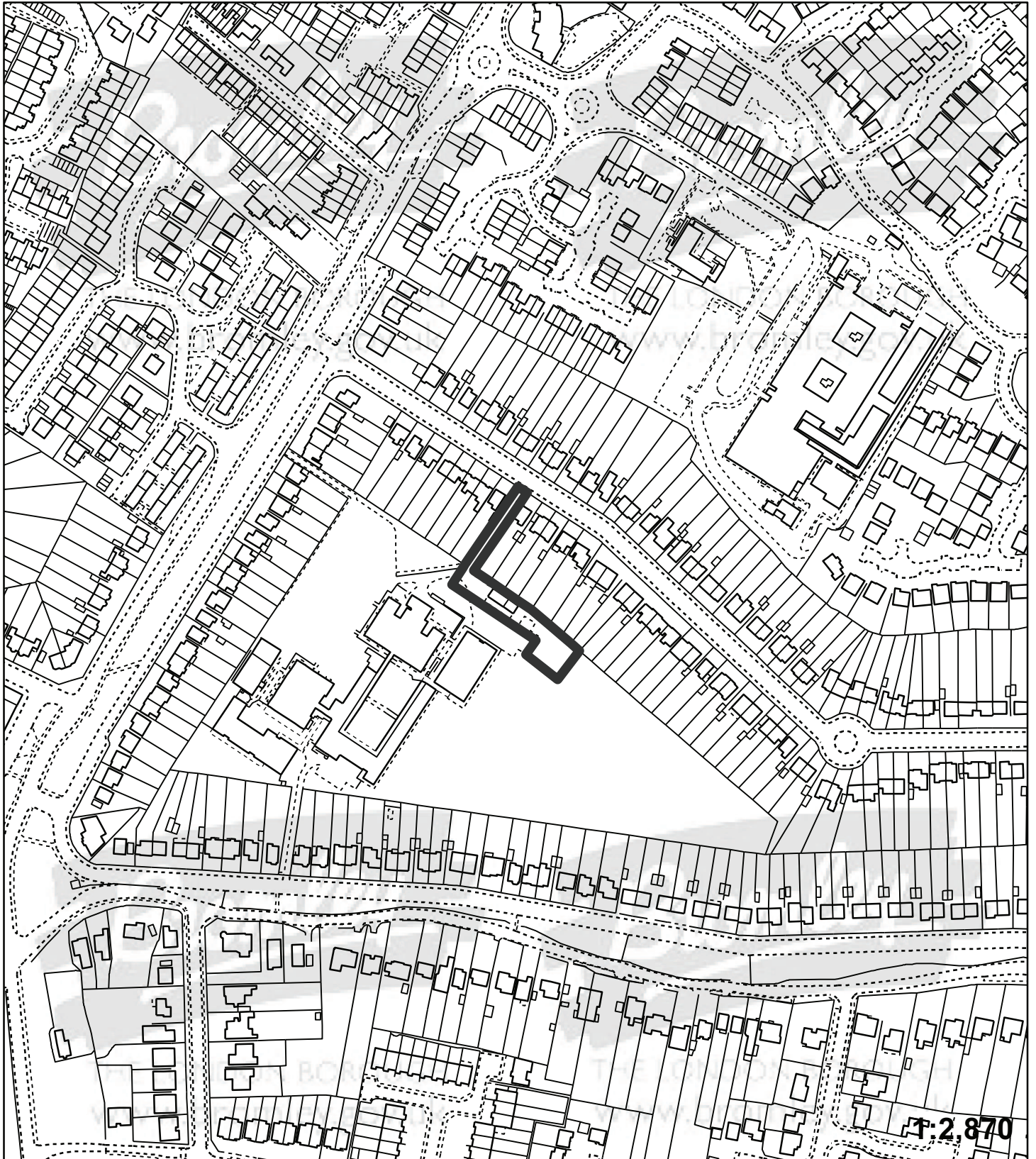
If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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

Application:13/04165/REG3

Address: Warren Road Primary School Warren Road Orpington BR6 6JF

Proposal: Detached timber framed classroom 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 : 13/03082/FULL1

Ward:
Clock House

Address : St Michael And All Angels Church
Ravenscroft Road Beckenham BR3 4TP

OS Grid Ref: E: 535607 N: 169419

Applicant : Parochial Church Council

Objections : YES

Description of Development:

Demolition of church hall, reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together with the erection of a terrace of 4 dwellings fronting Birkbeck Road and a pair of 4 bedroom dwellings fronting Ravenscroft Road with associated car parking spaces and cycle space.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds

Update

Members will recall that this application was presented to the Plans Sub Committee held on the 12th December 2013. Members resolved to defer this case without prejudice to seek the removal of one dwelling to both Birkbeck Road and Ravenscroft Road (two in total) with proposed floor plans showing greater detail.

The applicants have reduced the development on Ravenscroft Road to two houses. They state that this allows for a greater gap to neighbouring properties and two parking spaces on each dwelling.

Any additional comments will be reported at the meeting.

The report previously is repeated subject to updates.

Proposal

The application seeks permission for the following:

- Demolition of church hall in Birkbeck Road
- Reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together
- 2 Houses in Ravenscroft Road
- Terrace of 4 dwellings fronting Birkbeck Road

Location

The application site (St Michaels and All Angels Church land) fronts both Birkbeck Road and Ravenscroft Road.

Comments from Local Residents

The comments received during the consultation period are summarised as follows:

- full glazing will reflect into front living areas of the houses opposite
- current hall sits on boundary line with 128. This will leave property unsecured
- forward of building line
- concern about building works
- object to appearance of the buildings out of character
- overdevelopment
- lack of parking
- increase in services and uses at church
- current parking locally difficult (especially with services)
- road safety
- concern in respect of the submitted parking survey
- loss of Green space
- impact on house
- loss of sunlight
- strain on local resources

The West Beckenham Residents Association state as follows:

We support our members objections to the scale of the proposed housing development on Ravenscroft Road. We consider the proposed development of three x four bedroom houses to be over development of this small plot of land.

The development would be barely 1 metre away from neighbouring properties. The impact of the development and increased use of the church premises, (the latter which we support) will impact significantly on traffic congestion and parking issues on this road. In our view the development should be restricted to two houses and the land freed up should be used to increase parking facilities for the church.

Comments from Consultees

From a highway point of view the 6 spaces in Birbeck Road appears satisfactory. In Ravenscroft Road there is concern for the number of spaces provided. However, updated car parking survey (from that submitted) is being undertaken and will be reported verbally at the committee.

The police advise that they would seek to have the agreed 'Secure by Design' condition attached to any permissions that may be granted in connection with this application and that the wording is such that the development will achieve certification - not merely seeking to achieve accreditation. By the inclusion of such measures this development will satisfy the needs of local policy H7 (vii) and BE (vii) as well as demonstrating how such measures will be incorporated to minimise crime as contained in DCLG circular 01/2006 paragraph 87.

From a Drainage point of view this site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water. Standard Condition D06 and D02 should be added on any approval to this application.

There are no objections from a pollution point of view.

No significant trees would be affected by the proposal.

There are no policy objections to the loss of the Church Hall as improved community facilities are submitted as part of the application.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and design
- H9 Side Space
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T15 Traffic management
- T18 Road Safety
- C1 Community Facilities

In strategic terms the most relevant London Plan 2011 policies are:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice
- 6.3 Assessing Effects of Development on Transport Capacity
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime

7.4 Local Character

7.6 Architecture

London Plan Housing Supplementary Planning Guidance

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

Planning History

There is no recent relevant planning history.

Conclusions

In this case, main issues appear to include the effect of the proposal on the character and appearance of the area, the effect of the proposal on the living conditions of neighbouring residents in terms of visual intrusiveness and loss of privacy, the intensity of use, the impact on the parking in the area and the community facilities.

Central Government Advice Planning Policy regarding Housing, seeks more efficient use of land but at the same time not comprising the quality of the environment. This application needs to be assessed in the light of this guidance and appears to be the nub of whether the development is acceptable at this site.

On this basis, consideration must be made as to whether proposals are acceptable at this site and whether the development fits within its environment. Furthermore, an assessment needs to be made as to whether the development would protect the amenities of the adjacent properties.

As stated above the application appears to be in separate parts:

- Demolition of church hall in Birkbeck Road (loss of the Community use)
- Reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together
- 2 Houses in Ravenscroft Road
- Terrace of 4 dwellings fronting Birkbeck Road

In terms of the changes to the frontage of the church, these seem to be reasonable from an elevational prospective. However, Members will need to take into account that activities of the church will all be in Ravenscroft Road.

In terms of the proposed houses in Birkbeck Road and their impact on the street scene, the plans indicate that the proposal would be slightly higher than its neighbour at 128 but some distance from the vicarage. A metre side space is provided at both ends of this development. The garden areas are relatively short but confined by the rear of the remaining church building. There are windows to the side but there could be obscure glazed. There is concern for the boundary detail. However, could also be conditioned that details are to be submitted, although the ownership of the boundary is a private legal matter.

In terms of the proposed houses in Ravenscroft Road and their impact on the street scene, the plans indicate that the proposal would be of a similar height as its neighbour at 115 at the boundary but would be higher in the middle of the site. The garden depths will be similar to that at 115. A metre side is provided. It is clear that there will be an impact on the adjacent properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful.

In terms of the impact on neighbouring residents of the new units the relationship appears reasonable. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

With reference to the loss of community use, (Church Hall) the application provides changes to the existing church to provide a community hall area to the front of the building.

In relation to the density of the development at Ravenscroft Road is approximately 48 units per hectare and 63 in Birkbeck Road

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03082, excluding exempt information.

as amended by documents received on 04.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first or second floor flank units hereby permitted, without the prior approval in writing of the Local Planning Authority.
 ACI17R I17 reason (1 insert) BE1
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 5 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 6 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 7 ACD06 Sustainable drainage system (SuDS)
 ADD06R Reason D06
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B or C of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be

erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

ACI03R Reason I03

- 9 Details of the northern flank elevation to the units fronting Ravenscroft Road be submitted to and approved by the Local Planning Authority before the development hereby permitted is for commenced and carried out in accordance with the approved details.

ACI17R I17 reason (1 insert) BE1

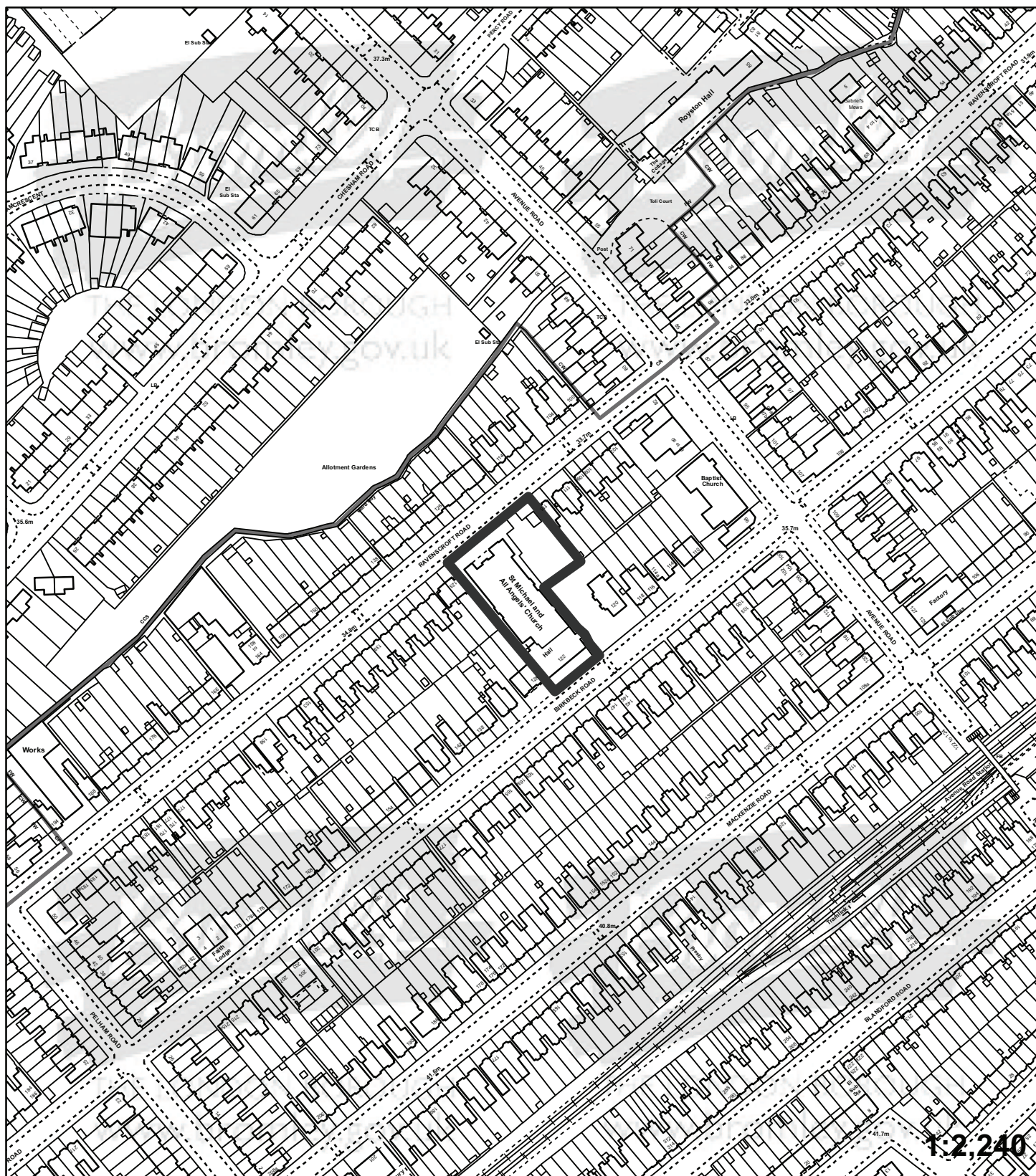
INFORMATIVE(S)

- 1 You should seek the advice of the Trees and Woodland Team at the Civic Centre on 020 8313 4471 or e-mail: trees@bromley.gov.uk regarding removal and replacement of the street tree affected by the access
- 2 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding any of the following matters:-
 - the agreement under S.38 of the Highways Act 1980 concerning the estate road (Highways Planning Section)
 - the alignment and levels of the highway improvement line (Highways Planning Section)
 - general drainage matters (020 8313 4547, John Peck)
 - the provision of on-site surface water storage facilities (020 8313 4547, John Peck)
 - the provision for on-site storage and collection of refuse (020 8313 4557 or e-mail csc@bromley.gov.uk)
- 3 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:
 - A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

Application:13/03082/FULL1

Address: St Michael And All Angels Church Ravenscroft Road Beckenham BR3 4TP

Proposal: Demolition of church hall, reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together with the erection of a terrace of 4 dwellings fronting Birkbeck Road and a pair of 4 bedroom dwellings



"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 : 13/03655/FULL1

Ward:
**Bromley Common And
Keston**

Address : Rivenhall Holwood Park Avenue
Orpington BR6 8NG

OS Grid Ref: E: 542832 N: 164607

Applicant : Mr P Elliott

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of two detached houses

Key designations:

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

Proposal

The application is for planning permission and for relevant demolition of an unlisted building in a conservation area. The proposal seeks to:

- demolish the existing unlisted detached house and associated tennis court;
- create two plots;
- on plot 1, erect a two storey dwelling with accommodation in the roof measuring 19.4m wide and 18m deep with an integral garage for 2 cars;
- on plot 2, erect a two storey dwelling with accommodation in the roof measuring 16.2m wide and 14m deep with a detached garage for 3 cars; and
- create an additional access to serve the new plot (plot 2).

Subsequent to the application being lodged the proposal has been revised to reduce the overall size of the houses with a consequential re-siting of the plot 2 house a further 2m away from the trees along the southern boundary. The application was re-consulted and the consultation period ends 13 March 2014. Although the consultation expiry date is after the date of writing this report, given that the amended proposal is for a reduction in size of the houses and a slight repositioning of the plot 2 house, it is considered reasonable to verbally report any comments received following re-consultation at the committee meeting.

Location

Rivenhall is located at the southern end of Holwood Park Avenue within the designated Keston Park Conservation Area. The plot is of generous proportions with the existing dwelling sited on the northern side of the plot adjacent to the boundary with Courtways.

To the south of the existing house is a wide undeveloped side garden area that is currently occupied by an all-weather tennis court with the remaining area laid out as lawn. Along the southern boundary of the site are mature trees that form the edge of a larger area of woodland extending to the south.

On the frontage to the site there is a substantial, high, evergreen hedge fronting onto Holwood Park Avenue that provides screening from the road. There is also high hedging along the common boundary with Courtways.

The character of Holwood Park Avenue is established by large detached houses in spacious grounds. There have been a number of replacement dwellings erected in Holwood Park Avenue in recent years with some of the houses extending close to their flank boundaries.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 2 representations supporting the proposal were received, which can be summarised as follows:

- Latest application appears to have addressed all the previous concerns of the planning department so, again fully supports and endorses this latest application; and
- No objection to the proposed development and would actively support it.

Nearby owners/occupiers were notified of the application and 5 representations objecting to the proposal were received, which can be summarised as follows:

- Reasons for refusal of the previous application have not been fully addressed;
- Proposal is over-development;
- Second house is not sited on the established building line and sits a long way back in the plot resulting in backland development;
- Second house will be too close to the bridleway;
- Access for the second house crosses over the grass verge and requires the consent of Keston Park;
- Does not accept the arboricultural report;
- Design and access statement is inaccurate;
- Keston Park Development Management Committee assured residents that adding 2 houses to an existing plot would not be approved;
- 'One house, one plot' is one of the park's original covenants and should be adhered to;

- Request to split a plot that has been established for more than 80 years is not maintaining the established character of Holwood Park Avenue;
- Character of Keston Park is one of large houses on mature plots and it is essential to maintain the integrity of each established plot;
- Breaking down established plots will set a precedent within the park;
- Request that the application be heard at a later committee as an agent for an objector cannot attend; and
- Request that the application be heard at a later committee as revised plans have been consulted on and the consultation period not yet expired.

The representations are available to view in full on file. Any further comments received will be reported verbally at the Plans sub-committee meeting.

Comments from Consultees

External:

Advisory Panel for Conservation Area: No objection.

Thames Water: Would not have any objection to the application with regard to sewerage and water infrastructure capacity.

Ramblers Association: No response to consultation.

Internal:

From a conservation area point of view there is no objection to the principle of a new house in the proposed location as it would not be contrary to the character and appearance of this area.

From a trees and landscaping point of view it was advised that whilst the impact of the construction of a new house on the trees has been minimised there still remains the issue that the whole of the garden would be shaded throughout most of the day and this could lead to requests for trees to be removed or undesirable pruning out be carried out.

Note: Subsequent to these comments being received the applicant has revised the proposal to reduce the size of the 2 dwellings as well as moving the southern dwelling further away from the group of trees beside the bridleway. The applicant points out that the repositioning of the southern house in particular, augments the already satisfactory spatial relationship between it and the trees. Further comments are being sought from the Council's Tree officer and will be verbally reported at the Plans sub-committee meeting.

Highways: States access and parking is satisfactory.

Public Rights of Way: States registered bridleway BR220 runs along the southern boundary of the application site and due to its close proximity to the development, the applicant should be aware of the need to safeguard pedestrians using the

routes and that the routes must not be damaged or obstructed either during, or as a result of, the development.

Drainage: States that this site appears to be suitable for an assessment to be made of its potential for a sustainable urban drainage system (SUDS) scheme to be developed for the disposal of surface water and recommends standard conditions accordingly.

Public Protection (Pollution): No objection and recommends standard informatives.

Planning Considerations

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees
- ER13 Foul and Surface Water Discharges from Development

The following Council adopted SPG guidance is also a consideration:

Keston Park Conservation Area Supplementary Planning Guidance.
Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

London Plan policies:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.13 Sustainable drainage
- 7.4 Local Character
- 8.3 Community Infrastructure Levy

Planning History

The site has an extensive planning history for replacement dwellings on the site as follows:

The most recent planning application (ref. 13/00051/FULL1) was refused for a new detached dwelling with a detached outbuilding. The reasons for refusal of the application being:

The proposal would be a cramped, overdevelopment of the site, detrimental to its visual amenities, spatial standards and character, contrary to Policies H7, H9, BE1 and BE11 of the Unitary Development Plan, the London Plan and the National Planning Policy Framework and Supplementary Planning Guidance and Keston Park Conservation Area SPG.

The proposal would, by reason of its height, scale and bulk as well as the siting in proximity to the existing dwellinghouse, result in an unneighbourly and over bearing form of development resulting in a loss of residential amenity to the occupiers of this same property. The proposal is therefore considered contrary to Policy BE1 of the Unitary Development Plan.

The proposal would, by reason of its proximity to the protected trees which contribute significantly to the special character and appearance of Keston Park Conservation Area, impact negatively on the long term health and stability of these same trees, contrary to Policies BE1, BE11 and NE7 of the Unitary Development Plan and Keston Park Conservation Area SPG.

The period for appealing the decision for the above application has expired.

Prior to the above application, planning permission (04/02185) and associated conservation area consent (04/02186) had been granted for demolition of the existing building and erection of a replacement detached seven bedroom house with triple garage. The period for implementation of the permission has been extended several times with the most recent (11/03822) being granted in 2012.

The earliest application for a replacement dwelling on the site (03/00099) and associated conservation area consent for demolition (03/00100) were refused and dismissed on appeal in 2004.

Given the above, the site still benefits from extant conservation area consent (11/03835) to demolish the existing dwelling and extant planning permission (11/03822) to extend the time limited for implementation of permission (08/04158) for erection of a detached seven bedroom house with triple garage. The planning permission expires on 6 February 2015 and the conservation area consent expires on 6 February 2017.

Conclusions

Layout, conservation and design:

It is considered important to note at the outset that, whilst objections to the proposal on the grounds of creating two plots on a site that was allegedly always one plot have been received (and disputed by the applicant) this is not considered to be a planning matter. Neither is the issue of Keston Park covenants with regard to subdivision also raised by objectors. How the application site as defined by the 'red line' came to be or how it was laid out in the past is not a matter for consideration rather the matter requiring assessment is whether the site as a whole can adequately accommodate two houses and whether it will comply with relevant policies.

The existing house has had a number of substantial extensions to it, is not listed and arguably has no intrinsic architectural merit. Furthermore, consents to demolish the building have been granted several times and the most recently refused application was not refused on demolition or loss of a building warranting retention.

To address the previous reason for refusal relating to a cramped, overdevelopment of the site, detrimental to its visual amenities, spatial standards and character, the revised proposal is materially different from the previous scheme in that, rather than seeking to insert an additional dwelling alongside the already consented scheme, the site has been treated as a whole and the two new houses have been sited and designed to achieve a much greater spatial separation and a more satisfactory relationship to each other.

It was considered that the previous application proposed a new house that whilst generally of comparable and acceptable scale would be positioned in close proximity to the existing house and with a side space of approximately 1.8m would appear cramped. To address the previous concerns the current application involves the proposed house on plot 1 being reduced significantly in size from the consented scheme and this would enable a separation between the two houses of approximately 6m. It is considered that such a separation distance is not inconsistent with other separation distances between dwellings in Holwood Park Avenue.

Whilst the proposed houses would have a staggered building line, with the southern house set further back road the road frontage, this is to take account of the Copper Beech tree and also breaks up the line of development avoiding any terracing effect whilst still being on a plot of sufficient size to accommodate the setback. Furthermore, despite the objection, the setback house on plot 2 is not 'backland' development as it is not land behind a developed area rather it is one site which fronts a road.

It is also noted that the Advisory Panel for Conservation Areas does have any objections to the proposal with regard to its layout or conservation and design matters.

Given the above and subject to conditions requiring the submission and approval of a suitable materials, the proposal is considered to be acceptable with regard to layout, conservation and design matters and to have overcome the previous reason for refusal.

Adjoining neighbouring amenity:

The previous application was refused as it was considered that it would by reason of its height, scale and bulk as well as the siting in proximity to the existing dwellinghouse, result in an unneighbourly and over bearing form of development resulting in a loss of residential amenity to the occupiers of this same property.

The current proposal that, as noted above, rather than seeking to insert an additional dwelling alongside the already consented scheme, has treated the site

as a whole and the two new houses have been sited and designed to achieve a much greater spatial separation and a more satisfactory relationship to each other. As well as overcoming the design concerns noted above, the revised proposal includes two houses that would now be sited in locations where there would be no unacceptable impact on the daylight/sunlight of plot 1 as a consequence of the positioning of plot 2. Additionally, although the houses are staggered, the position of plot 2 would be arguably little different to the relationship of plot 1 to the adjacent property at Courtways. There would be no mutual overlooking between the houses nor the unacceptable overlooking of private garden areas. The same conclusion is reached with Courtways that adjoins plot 1 to the north particularly given the high boundary treatment. It is also noted the occupiers have expressed their support to the application.

It is noted that a situation could arise whereby the new house on plot 2 is built and the existing house adjoining it to the north not demolished which would result in an unacceptable relationship with regard to neighbouring amenity. To prevent this, a condition is recommended requiring the demolition of the existing dwelling prior to development of the new house on plot 2.

Given the above, it is considered the revised proposal is acceptable with regard to adjoining neighbouring residential amenity and has overcome the previous reasons for refusal.

Trees and landscaping:

The arboricultural report submitted with the application argued that the originally submitted proposal would not harm the trees on the site as well as confirming that the Copper Beech to the front of the site can be retained and also that the Beech Tree to the south of the new house can also be retained.

However, subsequent to concern being expressed by Council officers regarding the proximity of the southern house to the group of trees on the boundary with the bridleway, the application has been amended to reduce the overall size of the houses with a consequential re-siting of the plot 2 house a further 2m away from the trees along the southern boundary.

Given that the revisions make the houses smaller and the southern house further away from the trees on the southern boundary, they are arguably considered to improve the situation. Therefore, whilst additional comments from the Council Tree Officer are still being sought at the time of writing this report, it is considered reasonable that the comments can be verbally reported to the plans sub-committee. In addition, whilst no alterations to the high hedge fronting Holwood Park Avenue are proposed, should they be proposed in the future, given their location within a conservation area, consent from the planning authority would be required.

Given the above and subject to conditions requiring the submission and approval of a suitable landscaping plan, arboricultural method statement and the use of an approved arboricultural officer, the proposal is considered to be acceptable with

regard to trees and landscaping matters and to have overcome the previous reason for refusal.

Highways, parking and access:

The application proposes a new access to serve the second house on the southern plot (plot 2). It also proposes an integral garage for two cars and forecourt parking space to serve the house on the northern plot (plot 1).

Whilst the objections in relation to access are noted, the previously refused application proposed an additional access and was not refused on access grounds. In addition, the question of rights across the verge and whether or not Keston Park would grant such access is not a planning consideration. If Keston Park was to refuse an additional access then arguably the existing access could be shared. Furthermore, the Council's Highway Development Engineer has no objection and states that access and parking are satisfactory. It would therefore be unreasonable to refuse the application on highway, parking or access related matters.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/03655, 13/00051, 11/03822, 11/03835, 08/04158, 08/04159, 04/02185, 04/02186, 03/00099 and 03/00100, set out in the planning history section above, excluding exempt information.

as amended by documents received on 27.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

- 3 The demolition hereby permitted shall be completed prior to occupation of the new house on the southern plot (plot 2).

Reason: In order to comply with Policies H7 and BE1 of the Unitary Development Plan to prevent cramped development of the site and in the interest of the amenities of the adjacent property.

- 4 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 5 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 6 ACB18 Trees-Arbicultural Method Statement
 ACB18R Reason B18
- 7 ACB19 Trees - App'ment of Arbicultural Super
 ACB19R Reason B19
- 8 ACC01 Satisfactory materials (ext'nl surfaces)

- 9 ACC01R Reason C01
- ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 10 ACI02 Rest of "pd" Rights - Class A, B,C and E

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

- 11 ACI17 No additional windows (2 inserts) above ground floor flank houses
- ACI17R 117 reason (1 insert) BE1

12 The surface water drainage system to serve the development shall incorporate an outlet restricted to a 100mm diameter pipe to the surface water sewer and such work shall be completed before any part of the development hereby permitted is first occupied and permanently retained thereafter. In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways;
- Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365; and
- Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

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

- 13 ACD06 Sustainable drainage system (SuDS)
- ADD06R Reason D06

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.

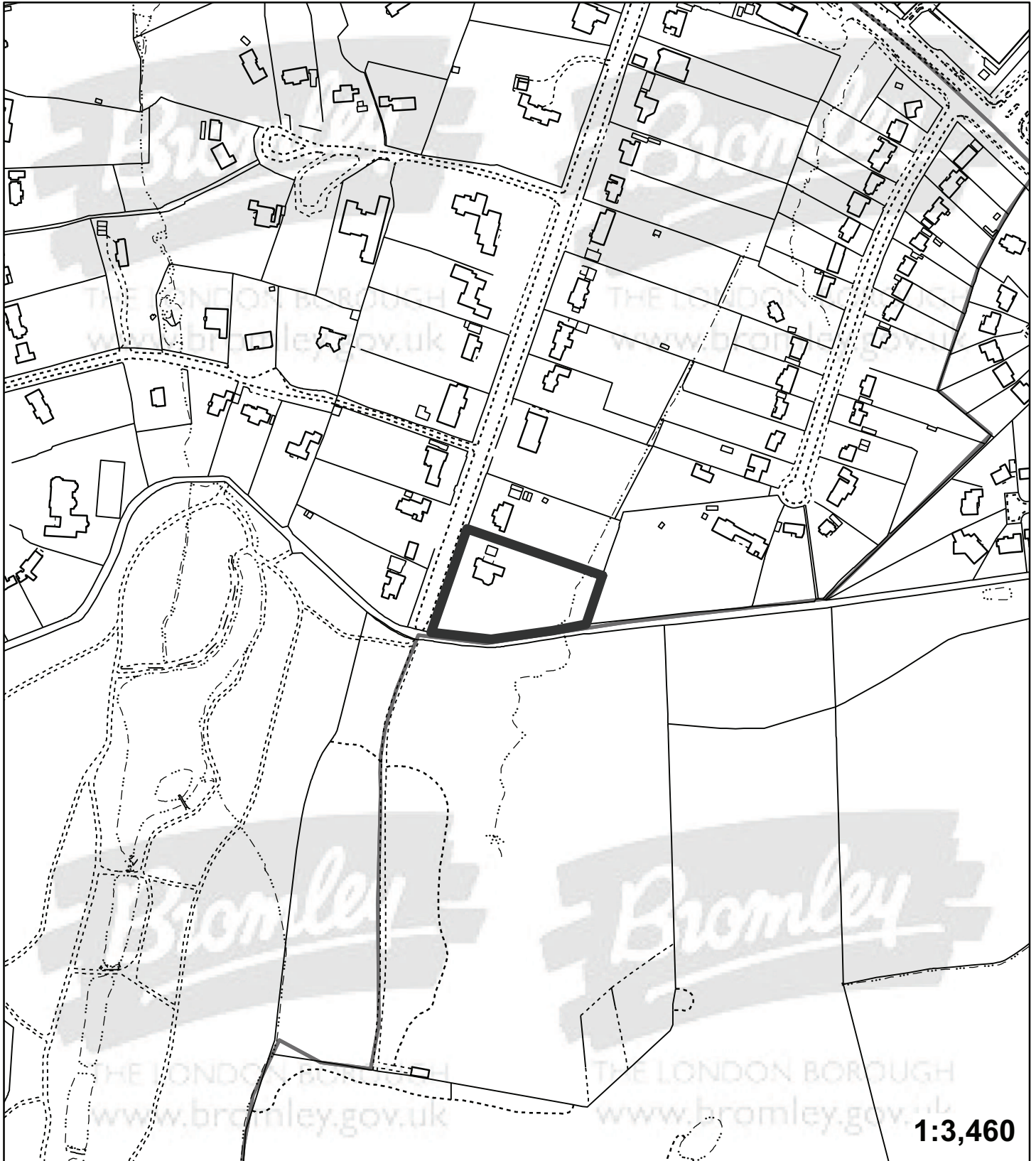
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 2 Registered bridleway BR220 runs along the southern boundary of the application site and due to its close proximity to the development, the applicant should be aware of the need to safeguard pedestrians using the routes and that the routes must not be damaged or obstructed either during, or as a result of, the development.
- 3 If during works on site suspected contamination is encountered, Public Protection should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
- 4 Before the use commences, the applicant is advised to contact the Pollution Team of Public Protection regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

Application:13/03655/FULL1

Address: Rivenhall Holwood Park Avenue Orpington BR6 8NG

Proposal: Demolition of existing dwelling and erection of two detached houses



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

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Agenda Item 4.4

SECTION '2' – Applications meriting special consideration

Application No : 13/03853/FULL2

Ward:
Copers Cope

Address : Junction House 4 - 6 Southend Road
Beckenham BR3 1SD

OS Grid Ref: E: 537466 N: 169876

Applicant : Mr Paul Barrett

Objections : YES

Description of Development:

Change of use from use class B1a office to use class D1 nursery.

Key designations:

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

Proposal

This application proposes the change of use from offices to a nursery (D1) use with associated outdoor play area and fencing. There will be up to 60 children from age 3 months to school age and when running at full capacity will have the full time equivalent of 18 staff. Two sets of proposed operational hours are referred to in the submission: 8am to 6pm, Monday to Friday, and 7.30am to 6.30pm, Monday to Friday.

Location

The site is located on the east side of Southend Road with residential located directly to the north and north east (with what appears to be the associated residential parking to the east (rear) of the site) and commercial (restaurant) to the south.

Comments from Local Residents

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

- increase in numbers of cars to the location
- playground doesn't seem to meet Ofsted regulations
- misleading to say only two nurseries in the local area

Comments from Consultees

Highways comments note that the site is in a PTAL 4 area. Given the additional submitted information Highways are satisfied in respect of trip rates, car use and the availability of pick-up and drop-off locations and that the on street parking demand generated by the development would not have an adverse impact on the parking demand and traffic within the local road network. However, concerns are raised in respect of how the nursery is going to manage the car park; conditions are suggested in the event of a planning permission.

From a Policy point of view it is noted this site does not fall within a designated business area as per the UDP Proposals map. The site is not located in a Strategic Industrial Locations (SIL) as per the London Plan. The applicant has not fully addressed Policy EMP3 with regards to providing evidence demonstrating there is no local shortage of office floorspace, nor is there evidence demonstrating long term vacancy despite marketing. An anecdotal note of a few vacant office premises does not constitute a sufficient assessment of supply and demand in the area. Given that the premises are currently occupied in office use, there is therefore no evidence of long-term vacancy and no marketing for an office use has taken place.

The applicant has addressed Policy EMP3 criteria (ii) in respect of a loss of employment by the fact that the proposed nursery use will employ 18 full time equivalent employees, as opposed to the 12 employees currently employed in the office. It is noted that this proposal will ensure an employment generating use is retained on the site.

Additionally, the applicant has not addressed criteria (i) and (ii) of Policy EMP5; hence there is no evidence to suggest the premises are unsuitable for B-use class employment, nor is there evidence to suggest the site is no longer viable for office use. The proposal conflicts with the Council's aim to safeguard a supply of land in the Borough to provide for the growth and development of business and industry. The findings of the GVA Grimley Economic Development and Employment Land study (2010), DTZ study (2012), and the Mayor of London's projections for job creation in the Borough emphasise the importance of ensuring a supply of business sites to meet future need.

Environmental Health raise no objection in principle but recognise that this sort of use often raises concerns with noise and the effect on neighbouring amenity. Conditions are suggested in the event of a planning permission.

Early Years have visited the location and support the proposal as places for children under the age of 3 are limited. They note that Government funding for 2 years olds has increased in the London Borough Bromley and there will be a demand for places in privately owned, full day care.

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
C7 Educational and Pre-School facilities
EMP3 Office Redevelopment
EMP5 Development outside Business Areas
T3 Parking
T18 Road Safety

SPG1
SPG2

Planning History

The planning history includes planning permission ref. 88/00858 for the change of use of ground floor from car showroom to Use Class A2 and then in 1991, planning permission ref. 91/01275 for a second floor extension with elevational alterations.

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 and commercial properties, parking and highway safety, together with the acceptability of the change of use of the premises resulting in the loss of office floorspace which is located outside of a business area.

Policies BE1 and EMP6 are relevant to this case and due consideration should be given to any adverse impacts on the amenity of the surrounding properties resulting from the change of use. The application site is located on a busy main road, within a mix of commercial and residential use. No immediate neighbour objections have been raised in respect of the proposed use and whilst it is recognised that this sort of use often raises concerns with noise and the effect on neighbouring amenity, no EHO concerns are raised in principle and relevant conditions are suggested in the event of a planning permission.

Highways concerns are limited as to the management of the car park area and in the event of a planning permission conditions are suggested in this respect.

The proposal involves the conversion of commercial premises; it does not meet the policy requirements of Policy EMP5 which are designed to retain B-use class employment sites, whilst taking into consideration viability, nor is it able to provide evidence in respect of the requirements of Policy EMP3 (i), that there is no local shortage of office floorspace and that sufficient marketing has taken place. It could be argued that the site is not a key employment site and makes a relatively small contribution to the amount of employment land in the Borough. However,

Members will be aware that this is an argument that could be repeated often and that the cumulative effects would be detrimental.

The applicant states that the premises could be converted from office to residential under Permitted Development rights (subject to the prior approval process). Whilst this may hold true, this is not the remit of this particular proposal. However, Members are advised that this proposal secures an employment generating use on the site and consideration should be had to the merits of this with regards to possible development scenarios.

Policy C7 advises that applications for new pre-school facilities will be permitted provided that they are located so as to maximise access by means of transport other than the car; it also seeks to give appropriate support to the Council's wider objectives for education, including its early year's strategy.

Members are advised to consider the balance of merits between retaining office floorspace in the Borough where there is an identified need and on the other side, the need for nursery provision in the area, coupled with the associated nursery employment.

Background papers referred to during production of this report comprise all correspondence on the application file, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

If Members are minded to grant permission, the following conditions are suggested:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 3 ACH28 Car park management
 ACH28R Reason H28
- 4 The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between the hours of 07:30 and 18:30 only.
Reason: In order to comply with Policies BE1 and C7 of Bromley's Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.
- 5 Use of the outdoor playground shall be limited to a maximum of 20 children at any time.
Reason: In order to comply with Policies BE1 and C7 of Bromley's Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.
- 6 Acoustic fencing shall be provided to the play area perimeter according to details to be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed as approved prior to the use commencing and shall be permanently maintained as such thereafter.

Reason: In order to comply with Policies BE1 and C7 of Bromley's Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.

- 7 ACK01 Compliance with submitted plan
- ACC01R Reason C01

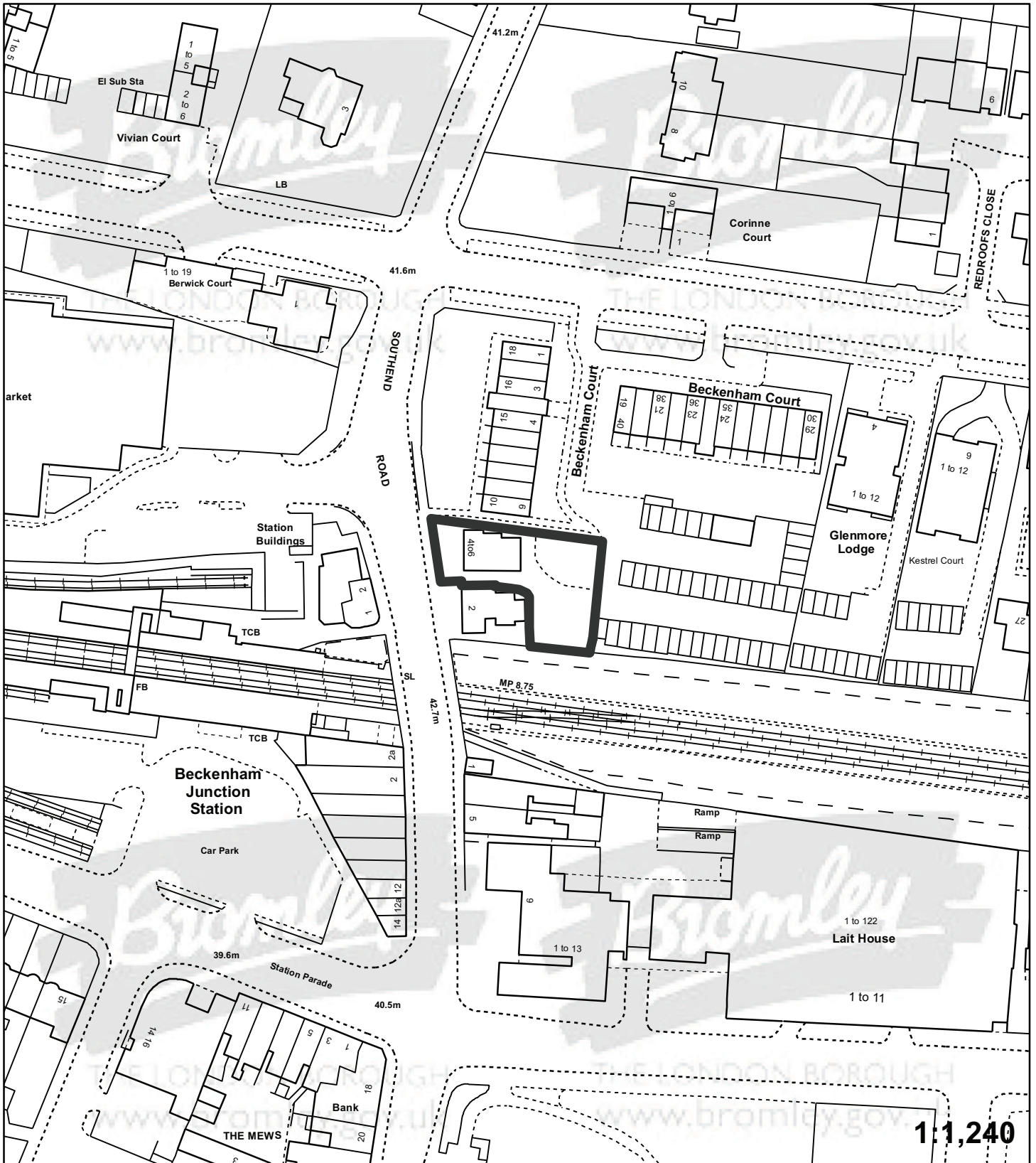
INFORMATIVE(S)

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

Application:13/03853/FULL2

Address: Junction House 4 - 6 Southend Road Beckenham BR3 1SD

Proposal: Change of use from use class B1a office to use class D1 nursery.



"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 : 13/04218/FULL1

Ward:
Penge And Cator

Address : 2A Kingswood Road Penge London
SE20 7BN

OS Grid Ref: E: 535175 N: 170528

Applicant : Mr Chris Walker

Objections : NO

Description of Development:

Demolition of existing industrial building and ancillary offices and erection of a two storey building providing four 2 bedroom flats with associated landscaping, parking, cycle and bin storage.

Key designations:

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

Update

Members should be aware that this application was considered by Members of Plans Sub-Committee 2 on 20th February 2014 where it was resolved to grant planning permission, subject to conditions. It is noted that the decision notice was not issued. Following the meeting it came to light that a property that adjoins the site was not sent a formal notification letter informing the occupants of the application. In order to rectify this situation, and following advice from the Councils Legal department, formal notification was sent to this address to allow the occupants the opportunity to make representations, should they wish to.

The application is therefore on the agenda of the next available Plans Sub-Committee to allow any additional consultations to be considered. Any consultation responses received will be reported to Members at the meeting.

Proposal

The proposal is to demolish the existing industrial buildings on the site and erect a two storey development of 4 x two bedroom apartments. Each apartment would have its own parking space. Flats 1 and 2 on the ground floor would have private outside amenity areas, with Flats 3 and 4 on the first floor having a recessed balcony.

The application is accompanied by various supporting documents including:

- Marketing information relating to the existing building
- An appraisal of the structural condition of the existing building
- A photo survey illustrating the dilapidated state of the existing premises
- An Environmental Screening Report
- A Statement of Community Involvement detailing the public consultation on the proposal that has been undertaken

Location

The application site currently comprises a derelict industrial building on the eastern side of Kingswood Road, located close to Penge High Street to the south. The area has a PTAL rating of 4.

The existing building itself is located to the rear of No.2, 2A and 4 Kingswood Road, covering the site almost in its entirety. Although currently vacant, the building housed ancillary offices associated with the industrial works to the rear. The property is currently in a very poor state of repair and has been the subject of vandalism and criminal activity in recent times.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. At the time of writing, 4 letters of support were received which made the following points:

- the need for a change of use is accepted
- the proposal would be a great improvement on what is on site at the moment
- new housing stock is supported
- parking provision is sufficient
- the existing building attracts squatters and therefore the re-development is supported
- the view from Mosslea Road will be improved
- there will be no overlooking due to the proposed high-level windows
- the area is predominantly residential and the scheme fits into the space comfortably

Comments from Consultees

Technical Highways comments were received which raise no objection, subject to planning conditions.

The Council's drainage team raise no objection subject to conditions.

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

From an Environmental Health perspective, there are no objections in principle. A condition relating to soil conditions on site is suggested. With regard to Environmental Health (Housing), at the time of writing no comments were received

The Council's Design out Crime Officer has suggested a planning condition be attached to any permission that may be granted in order for the applicant to indicate how measures to meet Secured by Design standards can be incorporated into the scheme.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space
ER4 Sustainable and Energy Efficient Development
ER7 Contaminated Land
EMP5 Development Outside Business Areas
T3 Parking
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 is also a consideration.

Planning History

The site has a long history relating to unsuccessful planning applications for development proposals, which include:

- a development of 2 two storey semi-detached houses (refused under ref: 07/02879/OUT);
- a three storey block comprising 2 one bedroom and 4 two bedroom flats (refused under ref: 08/03173/FULL1 and subsequently dismissed at appeal under ref APP/G5180/A/08/2093293;
- a three storey block comprising 4 two bedroom flats with four undercroft parking spaces, cycle and refuse storage (refused under ref: 10/01250/FULL1).

Conclusions

As can be seen from the site's planning history, the principle of residential development was broadly accepted by the Inspector who considered a previous scheme, stating that the proposal "would result in the more efficient use of well-located previously-developed urban land, in line with national policy in PPS1 and PPS 3 for that objective". While the legislation highlighted by the Inspector has

been subsequently replaced by the National Planning Policy Framework (NPPF), his comments remain a material consideration in the determination of any future planning applications that may be submitted at the site.

After considering the refusal grounds of previous applications, and in particular the comments of the Planning Inspector who dismissed the appeal for a three storey block of 6 flats (ref. 08/03173), the main issues relating to the application are the extent to which the loss of the identified business premises on site has been justified; the impact the proposal would have on the amenities of the occupants of surrounding residential properties; and the provision of adequate amenity space on site for future occupiers of the proposed units.

In respect of the loss of the commercial premises, one of the key objectives of Policy EMP5 of the adopted UDP is to retain a range of accommodation for different business uses. The most recent tenant at the site - whilst purporting to operate an engineering business - had in fact adapted the premise for use as an illegal cannabis farm before vacating leaving substantial rent arrears. The site has remained vacant since October 2012.

The Council requires applicants to provide evidence that the site has undergone 'full and proper marketing' to demonstrate that criteria (ii) of Policy EMP5 has been met. The application is supported by two marketing reports from established local agents, detailing the marketing of the premises dating back to August 2006. No firm or suitable interest has been expressed during the time since the site was vacated. As can be seen from the schedule of photos, and after undertaking a site inspection, it is clear that the commercial space at the site is sub-standard, and would require significant investment to bring it up to modern expectations. Indeed, the applicant has provided a structural appraisal of the building which concludes that the premises, having also been subjected to significant vandalism, are now beyond economic repair. With the above in mind, and given that the site is not a Strategic Industrial Location, it is not considered that there is sufficient value in the protection of a business use at the site.

When considering the amenity and privacy of surrounding residents, it is noted that the proposed scheme represents a reduction in overall scale compared to previous applications at the site. The existing relationship between the commercial premises and surrounding properties is far from ideal, therefore a view must be taken as to whether the proposal represents an improvement over the current set-up. The applicant has undertaken significant pre-application consultation in the local, with the proposal garnering general support locally.

It is considered that the current proposal overcomes any previous overlooking issues by obscure glazing the majority of windows proposed in the rear and flank elevations and placing them at a high level. Any windows not obscure glazed would serve internal circulation space or landings. To a large extent, this is considered to mitigate the potential for any overlooking issues to arise from the proposed side and rear windows.

The front elevation will contain a series of windows to serve the proposed kitchens and living rooms of the units. With the removal of No.2 Kingswood Road as part of

the scheme Flats 2 and 4 will be facing the street, with a large separation. The windows in the front of Flat 1 (ground floor) and Flat 3 (first floor) and will face the rear elevation of No.4 Kingswood Road, with a separation of around 6.0m. Whilst this relationship is not considered to be ideal, when noting the current outlook from the rear windows of No.4, and the extent to which the proposal would represent an improvement, the resulting impact is seen as acceptable.

Regarding amenity space for the proposed development the Inspector, when considering the previously dismissed scheme highlighted that "the ability to sit outside in conveniently accessed private amenity area is, in my judgement, an important part of a decent living environment and an integral part of a well-designed residential scheme". This is a view shared by the Council and as such Policy H7 of the Unitary Development Plan expects all new housing developments to include adequate private or communal amenity areas to serve the needs of the particular occupants.

Flats 1 and 2 on the ground floor will have access to private outside space of around 22m², with Flats 3 and 4 on the first floor having access to private balconies. These balconies have been recessed back from the front elevation in order to prevent any substantial overlooking or perceived loss of privacy at surrounding properties.

From a Technical Highways perspective, the gated access road and provision of one parking space per unit is acceptable, subject to standard planning conditions.

In summary, the proposal is considered to represent an appropriate re-use of a brownfield site, in line with national guidance. The current proposal is a general reduction in scale and bulk over previously refused schemes, and a significant reduction in the nature of the built form on site. The proposal is considered to improve the character and appearance of the streetscene without resulting in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on the file ref.13/04218, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACC01 ACC01R | Satisfactory materials (ext'nl surfaces) Reason C01 |
| 3 | ACD02 ADD02R | Surface water drainage - no det. submitt Reason D02 |
| 4 | ACH03 ACH03R | Satisfactory parking - full application Reason H03 |
| 5 | ACH18 ACH18R | Refuse storage - no details submitted Reason H18 |

- 6 ACH22 Bicycle Parking
 ACH22R Reason H22
- 7 ACH29 Construction Management Plan
 ACH29R Reason H29
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In the interest of the residential amenities of the surrounding area.

- 10 Before the development hereby permitted is first occupied, the proposed windows in the rear and flank elevations (as indicated on the approved plans) 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.

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

- 11 ACI21 Secured By Design
 ACI21R I21 reason
- 12 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 13 ACK09 Soil survey - contaminated land
 ACK09R K09 reason
- 14 The application site is located within an Air Quality Management Area (AQMA) declared for NOx. In order to minimise the impact of the development on local air quality, any gas boilers must meet a dry NOx emission rate of <40mg/kWh.

Reason: In order to minimise NOx emissions within a designated Air Quality Management Area in line with paragraph 124 of the NPPF and Policy 7.14 of the London Plan.

INFORMATIVE(S)

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

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

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

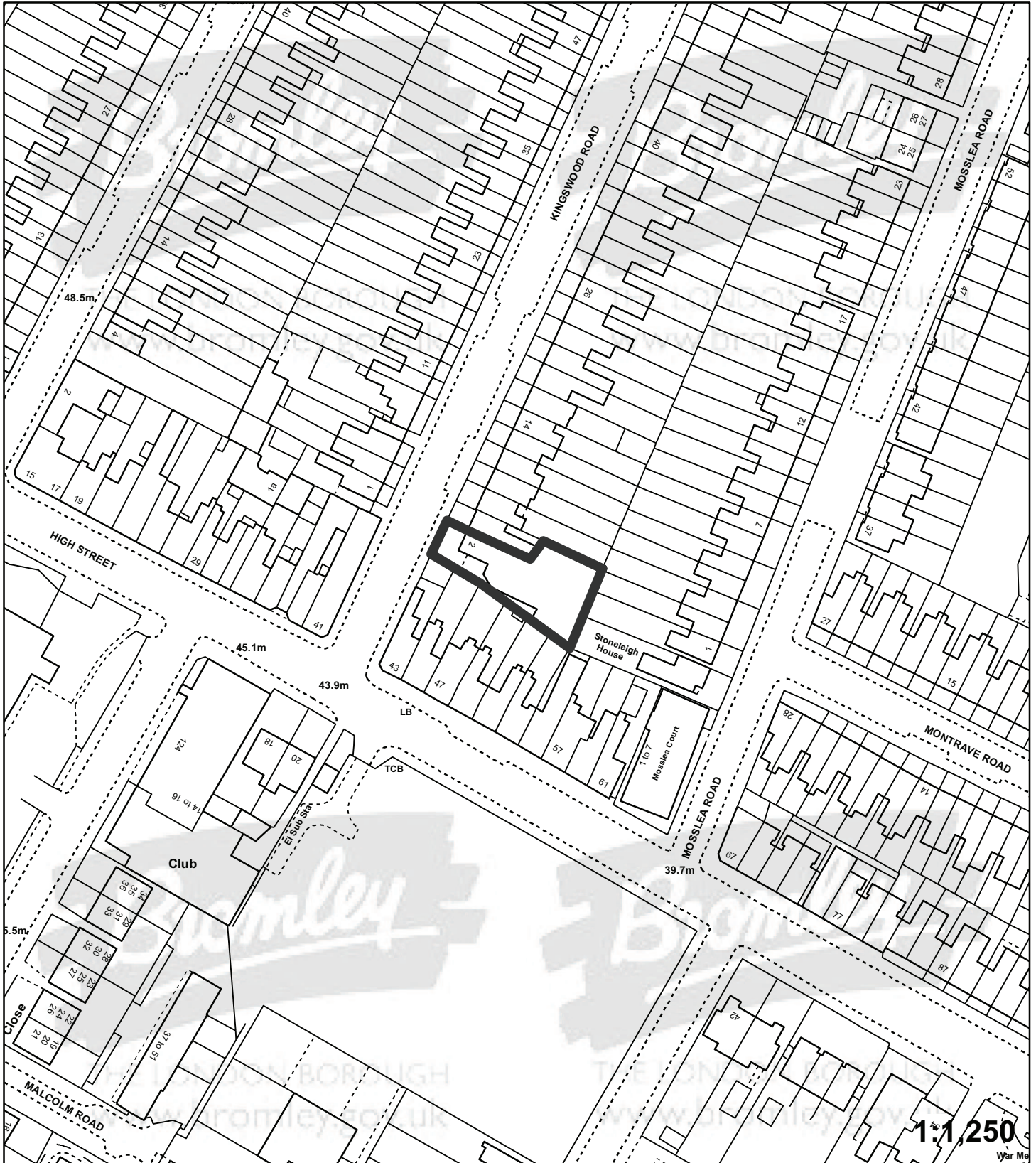
- 2 Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution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

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

Application:13/04218/FULL1

Address: 2A Kingswood Road Penge London SE20 7BN

Proposal: Demolition of existing industrial building and ancillary offices and erection of a two storey building providing four 2 bedroom flats with associated landscaping, parking, cycle and bin storage.



"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 : 13/04248/FULL6

Ward:
Darwin

Address : Two Ways Viewlands Avenue
Westerham TN16 2JE

OS Grid Ref: E: 545432 N: 157384

Applicant : Mr Tim Smith

Objections : YES

Description of Development:

Roof alterations to provide habitable accommodation within roofspace, conversion of existing garage to habitable room, erection of chimney to side, elevational alterations and detached double garage/gym/store to rear

Key designations:

Area of Outstanding Natural Beauty
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

- The proposal is for roof alterations to the main dwelling to provide a gable ended roof and additional second floor accommodation. The existing garage will be converted to a habitable room with elevational alterations to provide a front window to replace the existing garage door. At the rear of the site, a detached garage/gym/store building is proposed.
- The proposed detached garage will have dimensions of 8.8m by 7.2m. The roof will be pitched with a height of 4.4m.
- The applicant has provided a draft legal agreement which revokes the extant Certificate of Lawfulness schemes previously approved.

Location

The site lies on the corner of Viewlands Avenue and Grays Road and comprises a two storey detached dwelling. The site lies within the Green Belt and The North Kent Downs Area of Outstanding Natural Beauty.

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 special character of the AONB, Green Belt and conservation area
- precedent for future inappropriate developments in the area
- the outbuilding would be excessive in size and site coverage
- dwelling benefits from significant extension without further additions which would be harmful

Comments from Consultees

No technical highways objections are raised subject to an informative.

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
T3 Parking
T18 Road Safety
G1 Green Belt
G4 Dwellings In The Green Belt Or On Metropolitan Open Land
NE11 North Kent Downs Area of Outstanding Natural Beauty

The National Planning Policy Framework

Planning History

Planning permission was granted under ref. 95/02461 for a single storey side/front extension with enlargement of roof over whole property incorporating front side and rear dormer extensions to provide first floor accommodation including demolition of existing garage.

A Certificate of Lawfulness was refused under ref. 13/01042 for a single storey rear extension, conversion of garage into habitable room and detached garage at rear on the basis that the proposal would breach Condition 3 planning permission ref. 95/02461.

A Certificate of Lawfulness was granted under ref. 13/02162 for a single storey rear extension and detached garage.

A Certificate of Lawfulness was granted under ref. 13/02976 for two detached outbuildings at rear.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact on the openness and rural character of the Green Belt and the Area of Outstanding Natural beauty and the impact that it would have on the amenities of the occupants of surrounding residential properties. The impact on highway safety is also a consideration.

Condition 3 of planning permission ref. 95/02461 states:

'The garage hereby permitted shall be used solely for the accommodation of private motor vehicles and for purposes incidental to the dwelling at 'Two Ways' Grays Road.'

The proposal therefore seeks a variation to what was granted planning permission under ref. 95/02461 to allow the space to be used for purposes incidental to the main dwelling without also being used to store private vehicles. In light of the proposal to replace the garage with a detached one, the conversion of the garage per se is not considered to result in a loss of car parking or highway safety implications. No objections are raised by the highways engineers.

The proposed gable extension and elevational alterations may be considered not to impact harmfully on the character and appearance of the building per se. In terms of impact on the Green Belt, the proposed gable ended roof extension is considered to be modest in scale and would not add a disproportionate amount to the existing dwelling. Similarly, the floor space created at second floor level will be minimal, with a small bedroom created only. The overall roof height will not be increased. Having said this, the property benefits from a substantial extension granted in 1995 which created a two storey dwelling from the original bungalow and this, coupled with the proposal, would result in a disproportionate addition to the dwelling over and above the size of the original building. The quantum of development would therefore be inappropriate and contrary to Policy G4 and Para 89 of the NPPF, which states that the increase in size of a building resulting from its extension should not be disproportionately over and above the size of the original building. Policy G4 states that floor area increase should not exceed 10% of the original dwellinghouse. No adequate very special circumstances have been demonstrated to justify the setting aside of policy in this instance.

The proposals are not considered to impact harmfully on the amenities of neighbouring properties. The gable will be sited a significant distance from neighbouring properties and the garage will not be clearly visible from the front windows of Casita. The flank boundary is well screened and this will also obscure the garage from the view of Casita to some extent. As a result, the proposals would not impact harmfully on light or outlook from neighbouring dwellings.

The proposed detached garage, being sited in the Green Belt, is considered to be excessive in height, scale and bulk. The structure would detract from the visual amenities of the Green Belt and would have a clear impact on the openness of the area at 4.5m in height. The building will be sited at the end of the garden away from the existing built development at the site, thereby further impacting on the openness of the area. Policy G4 states that structures within the curtilage of dwellings in the Green Belt will be unacceptable by definition and no very special

circumstances have been demonstrated to justify the setting aside of Green Belt policy. In addition, the NPPF states in Para 89 that new buildings will be inappropriate, unless they fall within the list of exceptions. Domestic outbuildings do not fall within this list. The applicant has stated that the previously certified outbuildings provide a fall-back position should the proposal be refused and this is true, however it is considered that the proposed garage would be more harmful to the Green Belt than the previously certified outbuildings as well as the existing building due to its scale, bulk and height.

The site falls within the North Kent Downs Area of Outstanding Natural Beauty. It is considered that the bulk and scale of the development overall would fail to preserve the visual amenities of this special area for the reasons stated.

The applicant has offered to revoke all permitted development rights by way of a Unilateral Undertaking, however for the reasons given this is not considered to mitigate the harm outlined above.

Having had regard to the above it was considered that the development in the manner proposed is unacceptable in that it would result in a significant detrimental impact on the character and openness of the Green Belt and Area of Outstanding Natural Beauty. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/02162, 13/02976 and 13/04248, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extensions would constitute disproportionate and inappropriate development when considered alongside the existing extensions to the building, which would result in a significantly larger dwelling that would be detrimental to the openness and visual amenities of the Green Belt and the Area of Outstanding Natural Beauty, contrary to Policies BE1, H8, G1, G4 and NE11 of the Unitary Development Plan and guidance within the National Planning Policy Framework.
- 2 The proposed garage, by reason of its excessive height, size and scale, along with its siting in the Green Belt, would result in a harmful impact on the openness and rural character of the Green Belt and the Area of Outstanding Natural Beauty, contrary to Policies G1, G4 and NE11 of the Unitary Development Plan and the National Planning Policy Framework.

Application:13/04248/FULL6

Address: Two Ways Viewlands Avenue Westerham TN16 2JE

Proposal: Roof alterations to provide habitable accommodation within roofspace, conversion of existing garage to habitable room, erection of chimney to side, elevational alterations and detached double garage/gym/store to rear



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

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SECTION '2' – Applications meriting special consideration

Application No : 13/04288/FULL6

Ward:
Bickley

Address : 16 Falcon Avenue Bickley Bromley BR1
2EH

OS Grid Ref: E: 542257 N: 168507

Applicant : Mr Nathan Hartigan

Objections : NO

Description of Development:

First floor side/rear extension

Key designations:

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

Proposal

- First floor side/rear extension measuring approx.4m in depth x 5m in width
- The extension would have a hipped roof design set below the main ridge height by around 0.8m
- The extension would project beyond the northern side elevation of the main building by approx.1.8m
- A first floor flank window is proposed in the existing north elevation to serve a bathroom. It is indicated as being obscure glazed

Location

The application site comprises of a two storey detached dwellinghouse which has previously been extended to the ground floor side and rear. The existing extension is positioned between approximately 0.7 - 0.8m from the northern flank boundary of the site.

Comments from Local Residents

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

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

SPG1 General Design Principles
SPG2 Residential Design Guidance

Planning History

07/04270 - Single storey side and rear extension - PERMITTED

09/02407 - Second floor addition over whole dwelling to provide additional residential accommodation - REFUSED

13/02186 - First floor rear and side extension - REFUSED AND DISMISSED AT APPEAL

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The application is re-submission following the refusal and dismissal at appeal of the previous application (13/02186) for a first floor rear and side extension.

The proposed extension would be positioned over an existing single storey side/rear extension which is positioned less than 1 metre away from the northern flank boundary of the site, which is technically in breach of the Council's side space policy (H9) due to there not being a minimum 1m side space retained for the full height and length of the flank wall of the two storey extension. The refused scheme was identical in its relationship to the northern flank boundary of the site. However, in his consideration of the refused scheme, the Appeal Inspector concluded that although the proposal is in breach of policy H9 (i) it would not harm the street scene because it would be set well back from No.16's front building line and would not result in a cramped appearance or a 'terracing effect' as there would still be "more than reasonable space between them (No's 16 and 18) (para.6 appeal decision DC/13/02186)". In this instance, the impact on the street scene is therefore considered acceptable.

With regard to the impact of the development on the amenities of occupiers of adjacent dwellings, the previously refused scheme was considered to result in a harmful impact on the outlook from the rear windows and rear garden at No.14a, to the south of the site, as a result of the two storey building being positioned in close proximity and extending the whole length of its rear garden. In order to address this harm, the applicant has substantially reduced the width of the proposed first floor extension by setting it in from the flank wall of the building by approximately 3.1m. The height of the extension remains similar to that of the previous proposal.

Given the reduction in width and significant separation to the boundary with 14a, the proposal is now considered acceptable in terms of its impact on the amenities of the occupiers of 14a.

A flank window is also proposed in the northern elevation which would be obscure glazed, serving a bathroom, and is therefore unlikely to result in any harmful overlooking to neighbouring properties.

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 the files refs 13/02186 and 13/04288, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

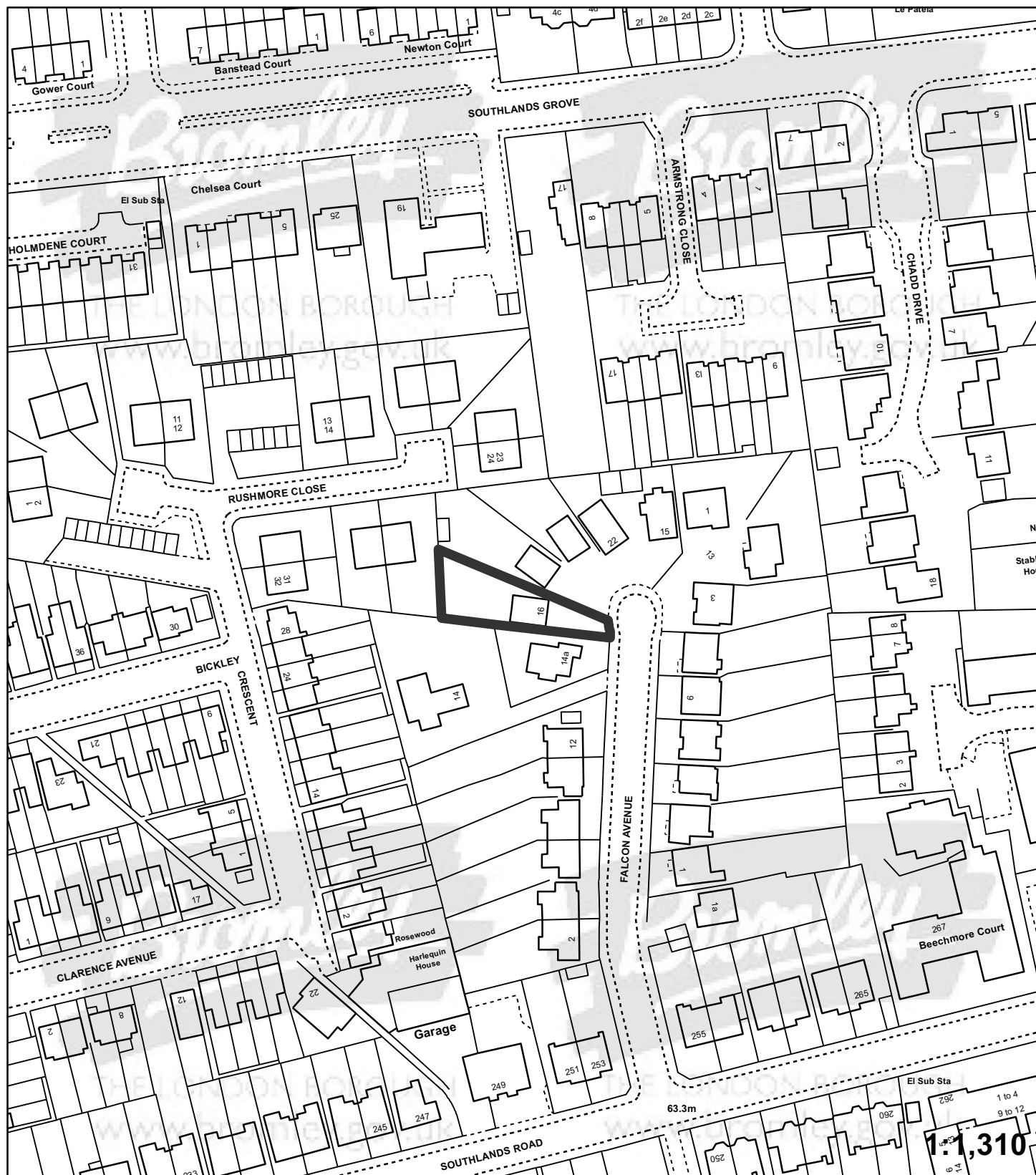
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the northern flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACI13 No windows (2 inserts) flank extension
 ACI13R I13 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

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

Application:13/04288/FULL6

Address: 16 Falcon Avenue Bickley Bromley BR1 2EH

Proposal: First floor side/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 '2' – Applications meriting special consideration

Application No : 13/04292/FULL1

Ward:
Hayes And Coney Hall

Address : 11 Alexander Close Hayes Bromley BR2
7LW

OS Grid Ref: E: 540462 N: 166301

Applicant : Mrs Tracey Mardle

Objections : YES

Description of Development:

Conversion of existing dwelling to two 3 bedroom terraced dwellings

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 previously permitted two storey side extension to the eastern flank elevation of 11 Alexander Close to form a three bedroom end-of-terrace dwelling.

The resultant dwelling would feature three bedrooms and a bathroom to the first floor and a living room, kitchen/diner and hall to the ground floor. Two parking spaces are proposed to the front of the curtilage. The existing property at No.11 would revert to a three bedroom dwelling, also with two parking spaces to the front.

Location

The application site is located to the northern edge of Alexander Close and comprises the last dwelling at the east of the cul-de-sac. The property is a two storey semi-detached property that has benefitted from a large two storey side extension

Comments from Local Residents

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

- the value of the adjoining house will be affected and have a detrimental affect upon all the other houses in the cul-de-sac.
- there is already a lack of parking and often cars are double parked outside No.11
- regard must be had as to whether the principle of converting the existing dwelling into 2 smaller dwellings would be out of character or result in an over-intensive use of the building
- if the application is proposed it would set a precedent for the conversion of other two storey side extensions within the road
- it appears the dwelling would fall below the 96 square metres internal floorspace required by the Mayor's Housing SPG
- a terrace property is out of character
- the removal of the front wall and garden is out of character
- there would be capacity for up to six off-street cars, detracting from the character of the Close.
- if 2 cars were parked as shown the front door would be obstructed
- on-street parking would be lost by the proposed crossover

The Hayes Village Association have objected on the basis of conditions attached to the original permission in 1992 and the terrace being out of character with the area. Off-street parking is also considered an issue.

Comments from Consultees

Highways have raised no objection to the proposal on the basis that two parking spaces of adequate dimensions would be provided to each dwelling (the existing and proposed).

Environmental Health Housing have commented that the front single bedroom the proposed mid-terraced dwelling (the original house) is of an insufficient size and could not be used as such.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H11 Residential Conversions
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential
 London Plan Policy 3.5 Quality and Design of Housing Developments
 The Mayor's Supplementary Planning Guidance: Housing

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

Planning History

The two storey side extension that is the proposed additional dwelling was permitted under application ref. 92/01449 and featured two garages at ground floor level. Conditions were attached that precluded the conversion of the garages under permitted development and in particular condition 2, which states:

"The additional accommodation shall be used only by members of the household occupying the dwelling 11 Alexander Close Hayes and shall not be severed to form a separate self-contained unit.

Reason: To ensure that this unit is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings."

Conclusions

The main consideration falls to be the provision of an additional dwelling in this location and the impact of an end-of-terraced dwelling to Alexander Close, the impact upon parking provision and the character of the area.

The built form of the proposed dwelling is already in place and has been considered acceptable in terms of its visual impact, its design and the impact upon the character of the area. The principle consideration is therefore the use of this development as a separate dwellinghouse. The 1992 permission contained two relevant conditions regarding non-severance and non-conversion of the permitted garages and Members should be aware that such conditions do not in themselves preclude the restricted development, but require planning permission for them. Although works have been undertaken, the current proposal is effectively seeking permission for that restricted development.

The main condition, namely that relating to non-severance, gives as its reason the prevention of the creation of an "unsatisfactory sub-division into two dwellings". The development this condition was attached to featured a ground floor that was predominantly given over to garage parking and any sub-division would therefore have resulted in a mainly first floor level of accommodation that would have been unacceptable. However, the current proposal converts the whole of the ground floor to living accommodation and the overall floor area and room sizes are considered acceptable and commensurate to that of the original dwelling at No.11. The resultant accommodation at No.11 would be that same as that of the original dwelling.

Whilst the cul-de-sac does not feature terraced dwellings, the proposed dwelling occupies a large two storey extension that is already present and is already in residential use. The size of the proposed dwelling would be of a similar scale to other dwelling, in particular No.11 and as such is not considered to result in a house that would be disproportionate to others nearby. In terms of visual impact it

is therefore not considered that there would be any readily apparent impact to the character of the area given the existing of the built form and the nature of the existing use.

Objections have been raised regarding the impact upon house prices from the introduction of a terraced property. However, the impact of development upon property values is not a material planning consideration. Further, any future application for the conversion of other side extensions within Alexander Close would need to be assessed upon their own merits and the current proposal would not in itself set a precedent for permission to be granted.

The proposed dwelling would occupy the previously permitted 1992 two storey side extension to No.11 with two parking spaces to the front of the curtilage, which would be as the existing arrangement for the dwelling in its present form. Two additional parking spaces would be created to the front of No.11 to result in two spaces per dwelling. The parking provision is considered acceptable in terms of quantity and design and no highways objections are raised.

Comments have been made that the loss of the lawned garden to the front of No.11 and its replacement with hardstanding would be harmful to the character of the area. However, consideration must be given to the possibility of this lawn being replaced by hardstanding without the need for planning permission, in addition to the level of hardstanding provided to neighbouring properties; for example it is noted that both Nos.10 and 12 (opposite) have fully paved frontages with no lawn present. As such it is not considered that the provision of additional parking and hardstanding would be out of character with the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04292, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACA04 ACA04R | Landscaping Scheme - full app no details Reason A04 |
| 3 | ACA07 ACA07R | Boundary enclosure - no detail submitted Reason A07 |
| 4 | ACC04 ACC04R | Matching materials Reason C04 |
| 5 | ACH03 ACH03R | Satisfactory parking - full application Reason H03 |
| 6 | ACH18 ACH18R | Refuse storage - no details submitted Reason H18 |
| 7 | ACH32 ADH32R | Highway Drainage Reason H32 |
| 8 | ACK01 | Compliance with submitted plan |

INFORMATIVE(S)

- 1 RDI25 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

- 2 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.
- 3 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 4 You are advised that it is an offence under Section 137 of the Highways Act 1980 to obstruct "the free passage along the highway" (which includes the footway i.e. the pavement). This means that vehicles parked on the forecourt should not overhang the footway and therefore you should ensure that any vehicle is parked wholly within the site.
- 5 You should seek the advice of the Building Control Section at the Civic Centre regarding the need for Building Regulations approval for the works on 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk

Application:13/04292/FULL1

Address: 11 Alexander Close Hayes Bromley BR2 7LW

Proposal: Conversion of existing dwelling to two 3 bedroom terraced dwellings



"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 : 14/00249/FULL6

Ward:
Petts Wood And Knoll

Address : 4 Little Thrift Petts Wood Orpington
BR5 1NQ

OS Grid Ref: E: 544122 N: 168351

Applicant : Mr & Mrs Haythorpe

Objections : YES

Description of Development:

Two storey side/rear extension and increase in roof height to incorporate rear dormer and extension to existing garage roof

Key designations:

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

Proposal

- The proposal seeks to provide a two storey extension to the side and rear of the dwelling and an increase in the height of the roof to provide roof accommodation. A rear dormer is proposed within the resulting roof and the existing side garage roof is proposed to be extended.
- The proposed extension will have a rear projection of 3.8m and a width of 10.2m. The extension will provide a 1.5m side space to the eastern flank boundary.
- The roof will be pitched with a total height of 7.9m, with the main roof of the house increased from 8.0m to 8.6m.
- The roof will include a small rear dormer and an enlarged false pitch will be provided to the front section of the existing side garage.

Location

The site lies on the southern side of Little Thrift and comprises a detached two storey dwelling. The area is comprised of similar large detached dwellings set in spacious plots. The area falls within the Petts Wood Area of Special Residential Character.

Comments from Local Residents

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

- overdevelopment of the site - excessive form of development and disproportionate side elevation
- spaces between buildings will be significantly reduced
- harmful impact on character of the Area of Special Residential Character
- impact on light and outlook to neighbouring windows, particularly side windows facing the site
- overlooking and loss of privacy - obscure glazing should be used to prevent overlooking
- measurements are missing from plans
- precedent for future similar development in the locality - design of the proposal is poor and out of keeping with the area.

Comments from Consultees

None.

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
- H10 Areas of Special Residential Character

The National Planning Policy Framework and the Council's adopted Supplementary Planning Guidance documents are also considerations.

Planning History

None.

Conclusions

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

The site lies within the Petts Wood Area of Special Residential Character (ASRC) where extensions will be expected to provide a greater than minimum side space to the flank boundaries of the site with regards to two storey residential development for the full height and depth of the extension. The proposed two storey extension will provide a 1.5m side space and this is considered to be sufficient. The result is that the extension would not appear cramped and would not

harm the spatial standards of the ASRC. The proposal would therefore be compliant with Policies H9 and H10 of the Unitary Development Plan.

The bulk and scale of the development would be significant, creating a dwelling that is significantly bigger than the existing. The dwelling would be extended by 3.8m to the rear and will provide a tall hipped roof that would be lower than the main dwelling, bearing in mind that the proposed house will be 0.6m taller than existing. The majority of the bulk will be to the rear and therefore out of view of the public areas of the ASRC, and on this basis it is considered that an extension would appear subservient from the public areas of the ASRC. The extension will be substantially set back from the building line and this is considered to reduce the visual impact on the ASRC.

The proposal will include the marginal increase in the overall height of the original roof. This is not considered to be harmful to the character of the area in general as it would not result in a dwelling that would be clearly taller than the surrounding dwellings according to the submitted elevational street scene drawing. Little Thrift is characterised by a variety of dwelling heights and therefore the relationship that the resulting dwelling will have with those around it is not considered harmful to local character.

The proposal provides a significant extension to the side and rear of the building and this will impact on the amenities of neighbouring properties. To the west, No. 4A is sited further back in its plot and therefore the extension would not extend significantly beyond the rear wall of this house. The rear windows would remain unaffected. The extension would have an impact on the flank windows of No. 4A. The first floor window serves a hallway rather than a bedroom and therefore the outlook from this window would be typical of a suburban area and is considered suitable as the dwellings are separated by at least two metres. The ground floor side window serves the kitchen, which leads into a dining area with a larger rear-facing window. This side window will lose morning sunlight however the relationship is not considered to be atypical. The kitchen and dining area windows combined provide multiple sources of light and outlook to the rooms and it is considered that although there will be an impact, this would not be significant enough to warrant a refusal.

To the east, the development will be sited adjacent to No. 3 which possesses ground floor flank windows. These currently have a limited outlook onto the flank wall of the garage and it is considered that this outlook will not be significantly altered, with the garage remaining in the same position and the existing utility room moved further from this side boundary. The extension will project beyond the rear wall of No. 3 at first floor level and therefore it will impact on outlook and light from the nearest first floor rear-facing window. The extension will be separated from this first floor window and therefore the impact is considered acceptable, with only an oblique view of the extension from this window and a possible late evening loss of sunlight. On balance it is considered that the impacts on the amenities of neighbouring properties would be acceptable in this instance.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of

amenity to local residents nor would it impact detrimentally on the character of the Area of Special Residential Character. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00249, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

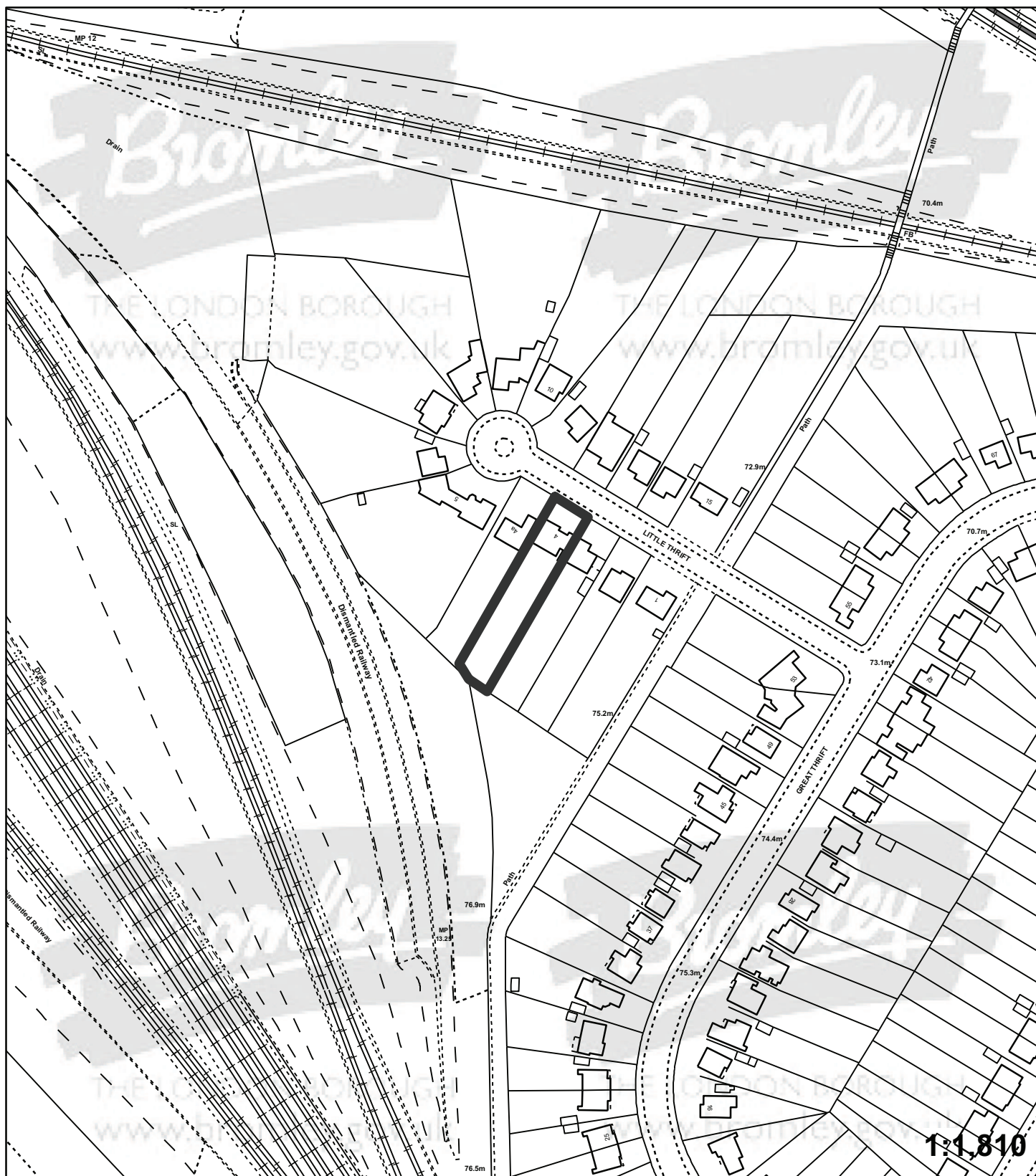
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI10 Side space (1 insert) 1.5m eastern
 ACI10R Reason I10
- 4 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan

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

Application:14/00249/FULL6

Address: 4 Little Thrift Petts Wood Orpington BR5 1NQ

Proposal: Two storey side/rear extension and increase in roof height to incorporate rear dormer and extension to existing garage roof



"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 : 14/00449/RESPA

Ward:
Clock House

Address : County House 221 - 241 Beckenham
Road Beckenham BR3 4UF

OS Grid Ref: E: 536075 N: 169640

Applicant : Perfect Estates Ltd

Objections : YES

Description of Development:

Change of use of ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 one bedroom and 10 two bedroom flats (56 day application for prior approval in respect of transport, contamination and flooding risks under Class J Part 3 of the GPDO)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Water Link Way

Proposal

The proposal is for the change of use of the ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 x one bedroom and 10 x two bedroom flats.

Members should note that this is a 56 day application for Prior Approval in respect of transport and highways impact, contamination, and flooding risks under Class J, Part 3 of the General Permitted Development Order (as amended).

This is central Government legislation that came into force on 30th May 2013.

Location

The site is located on the corner of Mackenzie Road and Beckenham Road. Beckenham Road (A234) is a London Distributor Road. The development is in an area with a high PTAL rate of 5.

Comments from Local Residents

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

- spaces at the site are supposed to be leased to an adjacent development
- insufficient information relating to refuse collection
- no parking survey has been submitted
- the change of use will bring about changes in traffic patterns
- increased noise and pollution
- overlooking at neighbouring properties arising from flats on upper floors
- loss of privacy
- the development would lower property values in the area
- not enough parking spaces are being provided
- the surrounding road network will be put under extra strain
- concerns around refuse collection arrangements for the proposed flats

Comments from Consultees

Highways - The Council's Technical Highways department have inspected file and are of the view that the 76 parking spaces proposed to be provided is acceptable. The PTAL rate is high and sufficient car parking would be provided. Also, the traffic generation from the site is not considered to alter significantly, and given the urban nature of the site any increase would not have a significant impact upon highway safety and parking demand within the local road network.

On this basis, no objection is raised by the Council's Highways Division.

Environmental Health - the Council's Environmental health team have inspected the application and visited the area. No objection to the application is raised.

Comments were received from the Council's Designing Out Crime officer which suggest a standard planning condition. However, the Council is limited to assessing the application within the narrow parameters for consultation set out below.

Planning Considerations

The application requires the Council to consider whether prior approval is required in relation to the conditions set out in J2, Class J of Schedule 2, Part 3 of the General Permitted Development Order 2013.

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

Planning History

The site has a detailed planning history relating to the existing use on site; these applications are not relevant to the determination of this Prior Approval application

Conclusions

Following an amendment to the Town and Country Planning (General Permitted Development) Order which came into force on 30th May 2013, Class J permits the change of use of a building and any land within its curtilage from Class B1(a) (offices). to Class C3 (dwellinghouses).

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

In this respect:

- (a) no objection is raised from the Council's Technical Highways department;
- (b) the site is not within a site identified as contaminated land;
- (c) the site is not within Flood Zone 1, 2 or 3

Given that the Council is limited to assessing the application against the three criteria set out above, Prior Approval is not considered to be required in this instance.

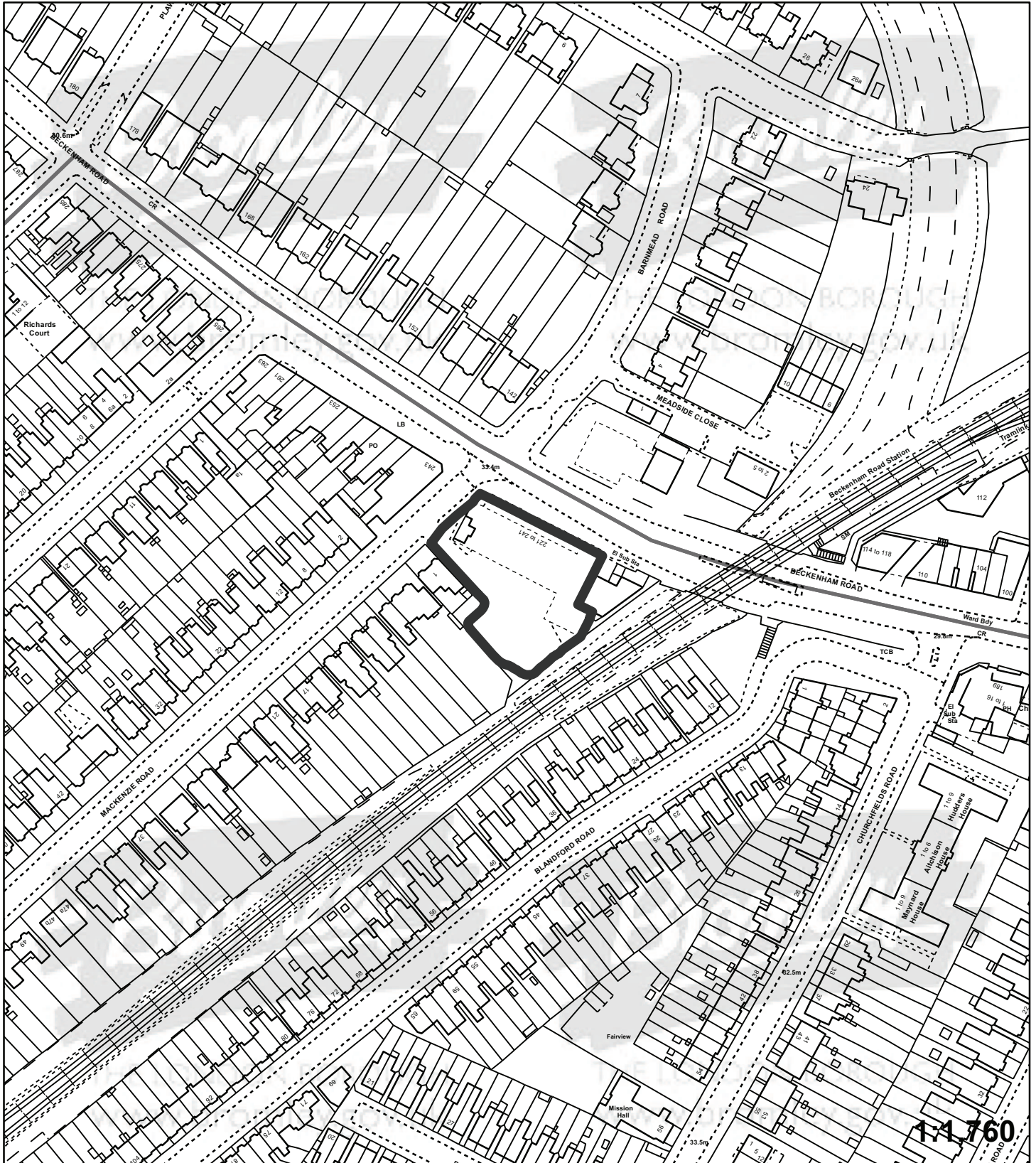
Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00449, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

Application:14/00449/RESPA

Address: County House 221 - 241 Beckenham Road Beckenham BR3 4UF

Proposal: Change of use of ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 one bedroom and 10 two bedroom flats (56 day application for prior approval in respect of transport, contamination and flooding risks under Class J Part 3



"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 : 13/02568/FULL1

Ward:
Plaistow And Sundridge

Address : 10 Aldermay Road Bromley BR1 3PH

OS Grid Ref: E: 540285 N: 169864

Applicant : Mr J Barker

Objections : YES

Description of Development:

Hip to gable loft extension, insertion of rear dormer windows and conversion of loft space to increase size of existing fourth unit from 1 bedroom to 2 bedroom flat (4 units in total)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

A side roof extension and rear dormer are proposed together with the conversion of the loft space to increase the size of the fourth flat into the loft space. The total number of flats would remain at 4.

The applicant contends that the application property is currently laid out as 4 flats as follows:

1 flat on the main ground floor, 2 units within the first floor and 1 unit utilising both the ground and first to the rear. The proposal is to extend one of the flats on the first floor into the loft space to become a 2 bedroom unit

No changes are proposed to existing parking provision.

Location

The application property is located on a pleasant residential street within walking distance of Bromley Town Centre. The road is made up of mainly semi-detached period properties, the vast majority of which remain as single dwelling

houses. The road is not within a Conservation Area or Area of Special residential Character (ASRC).

The application property is a large semi-detached Edwardian property which has retained many of the original detailing architectural detailing, to the rear the garden extends to approx. 20m in depth.

Comments from Local Residents

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

- Aldermary Road is relatively unspoilt road of Edwardian houses which are intended to be family homes the new development would create and would be out of character
- the proposed gable end will result in the roof line not matching the others in the road.
- proposal will set an undesirable precedent
- Aldermary Road is one of the more architecturally interesting roads in the borough, the Council should be encouraging owners to maintain properties as close to original as possible

Comments from Consultees

Environmental Health (Housing) has provided comments on all of the flats within the property, unit 4 relates to the unit which will be extended.

External Recreational Space - 3 Bedroom Unit 4

It is reasonable to assume a dwelling with two or more bedrooms will be occupied by a family with children.

It is unclear as to whether or not the occupants of this flat will have access to external recreational space, which the rear garden could provide.

Hazard:11 Crowding and Space (j) Lack of safely fenced or guarded recreational space, readily visible from within the property.

Natural Ventilation - Bedroom 2 Unit 1

External doors are not included when calculating the natural ventilation provision for a room. Unlike an external window an external door cannot be left open to provide natural ventilation without compromising the security of a property. In winter time leaving it open would also allow excessive heat loss. In summer time leaving it closed would prevent natural ventilation which may result in excessive heat gain in the room.

The only apparent means of natural ventilation to this room would appear to be the external French doors. This will present a conflict between providing natural ventilation to the room and adequate security.

Hazard: 2 Excess Cold (h) Amount of ventilation: inadequate, excessive, or inappropriate provision for thorough ventilation.

Hazard: 3 Excess Heat (d) Ventilation provision: lack of natural ventilation to living accommodation.

Hazard: 12 Entry by Intruders (f) doors and windows.

Natural Light - Bedroom Unit 2 (approximate floor area 13m²)

The glazed area of window to the bedroom is approximately 0.45m². The requirement is 1.3m² or which 0.65m² should be openable. The window does not provide adequate natural light to the room.

Hazard: 13 Lighting (b) Inappropriate size, shape and or position of windows preventing reasonable penetration of daylight into the room.

Means of Escape in the Event of a Fire - Unit 2

The means of escape in the event of fire from the first floor bedroom is through the ground floor living area, which is a high risk room and, therefore, not desirable.

Hazard: 24 Fire outcome (b) Inadequate means of escape.

Highways

The site is within a high (5) PTAL area. The site is within the inner area of the Bromley Town Centre controlled parking zone where there is very limited all-day parking available. I would have no objection to the principle of a car free development. However, in order not to put pressure on the existing parking situation, future residents of the development should not be eligible to apply for parking permits.

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
- H11 Residential Conversions
- T3 Parking

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

Under planning ref. 87/00006, planning permission was refused for conversion into 4 one bedroom flats and a one bedroom house.

Under planning ref. 87/01819, planning permission was refused for conversion into 3 one bedroom and 1 two bedroom flats.

Under planning ref. 87/02676, planning permission was refused for conversion into 4 self contained flats.

A subsequent appeal was allowed. In allowing the appeal the Inspector concluded as follows:

" I have taken careful note that at both the application and appeal stage numerous local residents expressed concern about the possible erosion, as they saw it, of the character of the area by such a conversion, and the precedent thereby set. I understand the nature of their concern , but, at the same time , I have, in my view, to take account of the fact, from the Council's representations, that the policy of the planning authority , as set out in the approved borough plan, is to increase the quantity and choice of housing within the Borough, subject to the proviso that the quality of the residential environment should be enhanced... The house under appeal , which formerly has as a single unit some 5/6 bedrooms, would seem to me in principle , capable of being converted in a number of ways . The proposal which would make it suitable for 4 separate dwelling units would not necessarily mean that there would be any more intensive occupation than had pertained at some time in the past. [para 4]

In this case I do not find that that any interests would clearly be harmed by the proposed conversion, which presents some positive advantages in providing for housing needs recognised in the Bromley Plan. I accept that the use of the house in the manner proposed would be different from that of the predominant pattern of development in the vicinity but consider that a limited amount of variation is acceptable , given the size and the position of the property." [para.5]

Under planning ref. 88/00764, planning permission was also granted for conversion in to 3 self-contained units. The Decision Notice was issued on the same day as the Inspectors Decision Letter quoted above. Perusal of the Building Control records provides clarification that it was the conversion of the property in the 4 units that was implemented and completed on 7 June 1988.

Conclusions

The current approved use of the property as 4 self-contained flats should therefore be a material planning consideration in the assessment of the current planning application which seeks to extend the number of bedrooms in the fourth unit from one to three.

The side roof extension from a hip end to form a gable end would in most instances result in the semi's having an unbalanced appearance. However, an application is currently under consideration for the adjoining half of the semi to be extended in the same way, there are also examples of semi-detached

pairs on the opposite side of the road that have gable end roof treatments. The extent of the roof extensions are similar in appearance to what would be permissible under permitted development rights for single dwellings houses rights that would be afforded to the majority of the dwellings within the road.

From a strategic policy perspective the borough plan has long since been superseded following permission being allowed [for 4 units] on appeal. However, it remains the case that the housing policies seek to ensure that the Boroughs larger, older properties are used efficiently in order that conversions can make a contribution towards housing supply whilst retaining established character which can be eroded through redevelopment.

In this instance it is considered that the additional bedroom created would not alter the intensity to which the property is being used to such a degree to warrant refusal on a residential amenity basis. Comments from Environmental Health Housing cover the entire property, however no changes are proposed to layout of 3 out of 4 of the existing approved units

Those comments relating to the new accommodation are restricted to whether the unit would have access to outside amenity space. The applicants agent has advised that access to the rear garden is for the sole use of the ground floor flat and whilst this is not ideal those comments relate to standards set out in the Housing Act 2004 and in this instance it is not reason in itself to refuse and otherwise acceptable scheme.

Notwithstanding the fact that the property is neither within a Conservation Area or an ASRC the side roof extension is not considered to be unacceptable.

No objections are raised from a highways point of view.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/02568 and 13/03404, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 11.11.2013 04.03.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

- 4 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on

local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan.

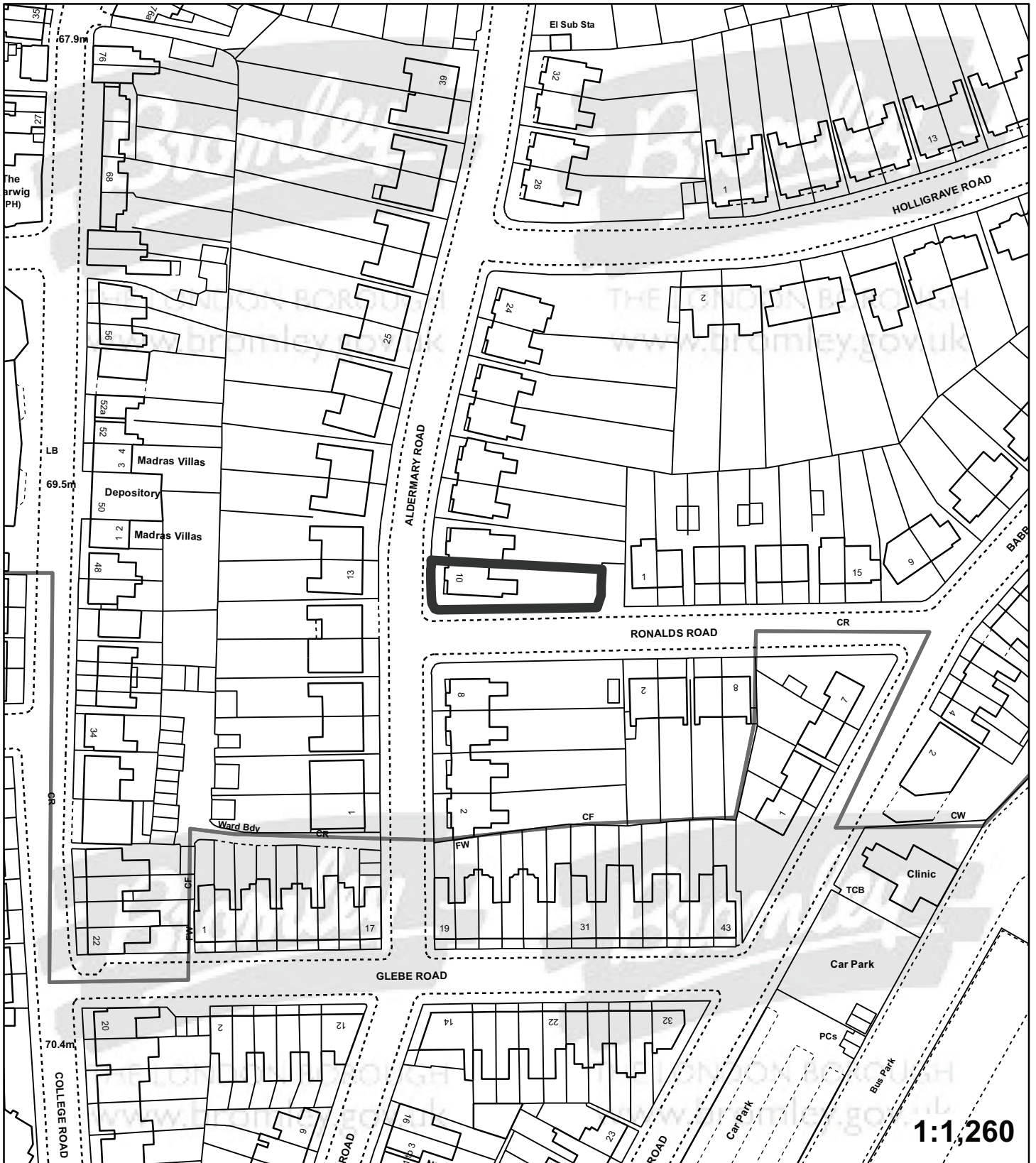
INFORMATIVE(S)

- 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:13/02568/FULL1

Address: 10 Aldermary Road Bromley BR1 3PH

Proposal: Hip to gable loft extension, insertion of rear dormer windows and conversion of loft space to increase size of existing fourth unit from 1 bedroom to 2 bedroom flat (4 units in total)



"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 : 13/03404/FULL1

Ward:
Plastow And Sundridge

Address : 12 Aldermay Road Bromley BR1 3PH

OS Grid Ref: E: 540285 N: 169873

Applicant : Mrs J Frank

Objections : YES

Description of Development:

Roof extensions, single storey rear extension and alterations to provide a one bedroom flat on the upper floor together with a two bedroom flat on both the ground and first floors (3 units in total).

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

A side roof extension, from a hip end to a gable end, a rear dormer and a single storey rear extension are proposed. It is proposed to convert the property to provide the following accommodation; a ground floor 2 bedroom flat, a first floor 2 bedroom flat and a 1 bedroom flat within the loft area. The total number of flats would be 3. No parking is proposed. A single storey rear extension is also proposed extending 2.89m in depth and 3.68m in height abutting the southern boundary with No.10.

The applicant contends that the application property is currently laid out as 2 flats and has been for some time, although there is no planning history to support this.

Location

The application property is located on a pleasant residential street within walking distance of Bromley Town Centre. The road is made up of mainly semi-detached period properties, the vast majority of which remain as single dwelling

houses. The road is not within a Conservation Area or Area of Special residential Character (ASRC).

The application property is a large semi-detached Edwardian property which has retained many of the original detailing architectural detailing, to the rear the garden extends to approx. 24m in depth.

Comments from Local Residents

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

- Aldermary Road is relatively unspoilt road of Edwardian houses which are intended to be family homes the new development would create and would be out of character
- the proposed gable end will result in the roof line not matching the others in the road.
- proposal will set an undesirable precedent
- Aldermary Road is one of the more architecturally interesting roads in the borough, the Council should be encouraging owners to maintain properties as close to original as possible
- the proposed planning application is not in keeping with the look and feel of the street
- by creating additional flats the existing parking problems will be exacerbated
- the current line of sight down the curve of the road would be rudely interrupted by this development
- proposal will unbalance the semi-detached dwellings as a pair
- the extensions will affect light to my property (No.14)
- proposal would be detrimental to the visual amenities of the street scene

Comments from Consultees

Highways - The site is within a high (5) PTAL area. The site is within the inner area of the Bromley Town Centre controlled parking zone where there is very limited all-day parking available. I would have no objection to the principle of a car free development. However, in order not to put pressure on the existing parking situation, future residents of the development should not be eligible to apply for parking permits.

Environmental Health (Pollution)

The site lies within the AQMA for NO_x so a condition should be attached to minimise gas boiler NO_x emissions. A list of suitable boilers to the applicant if needed.

Environmental Health (Housing)

Proposed Ground Floor Flat - Combined Kitchen and Living Space

The only communal living space in the proposed flat is combined with the kitchen area which is not desirable due to the risk of accidents associated with areas used for both food preparation and recreation.

Hazard: 11 Crowding and Space (b) Lack of separate kitchen area of adequate size

Hazard: 25 Flames, Hot Surfaces etc. (g) Inadequate separation - of kitchen from living or sleeping space.

Proposed First Floor Flat - External Recreational Space

It is reasonable to assume a dwelling with two or more bedrooms will be occupied by a family with children.

If the proposed two bedroom property has provision for external recreational space i.e. access to the rear garden, then the following hazard will be overcome.

Hazard: 11 Crowding and Space (j) Lack of safely fenced or guarded recreational space, readily visible from within the property.

Proposed Second Floor Flat - Bedroom

If the roof lights permit a seated person a reasonable view of the road outside without the window being too low down so as to present a hazard to children, from falling out of the window, then the following hazard will be overcome.

Hazard: 13 Lighting (f) Window view: inappropriate shape and/or size of window preventing view of outside.

Hazard: 13 Lighting (g) Outlook: lack of reasonable view through the living room (bedroom and or dining room) window.

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
- H11 Residential Conversions
- T3 Parking

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

The planning history for the application property does not show permission having been approved for the use of the property as 2 flats.

Conclusions

The side roof extension from a hip end to form a gable end would in most instances result in the semi's having an unbalanced appearance. However, an application is currently under consideration (planning ref. 13/02568) for the adjoining half of the semi (No.10) to be extended in the same way, there are also examples of semi-detached pairs on the opposite side of the road that have original gable end roof treatments. The extent of the roof extensions are similar in appearance to what would be permissible under permitted development rights for single dwellings houses, rights that would be afforded to the majority of the dwellings within the road.

Permission for the use of No.10 as 4 self-contained flats was allowed on appeal in 1988, permission was also granted during that year for conversion of No.10 to 3 self-contained flats. The scheme currently under consideration at that address would increase the size of the fourth unit from a 1 bedroom to a 2 bedroom flat. The precedent to convert this type of property has therefore been established at a more intensive level than is currently proposed at No. 12.

From a technical point of view there are no objections raised from a highways point of view.

From an Environmental Health (Housing) point of view the initial concerns raised appear to have been adequately addressed through a revision to the layout and access to private amenity space being afforded to both flats. Conditions / informatives have been suggested to with regards to Environmental Health (Pollution) comments.

It is considered that the application property is a large Edwardian house, capable of conversion, there are no sustainable technical comments that would support refusal of this application. Furthermore, the proposal would appear to comply with Policy H11 in that the amenities of neighbours would not be unduly harmed, the accommodation would provide a satisfactory living environment, there are no highways objections and the proposal will not lead to a shortage of medium or small sized family dwellings.

From a strategic policy perspective, it remains the case that the housing policies seek to ensure that the Boroughs larger, older properties are used efficiently in order that conversions can make a contribution towards housing supply whilst retaining established character which can be eroded through redevelopment.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/03404 and 13/02568, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 06.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

- 4 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London 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:13/03404/FULL1

Address: 12 Aldermary Road Bromley BR1 3PH

Proposal: Roof extensions, single storey rear extension and alterations to provide a one bedroom flat on the upper floor together with a two bedroom flat on both the ground and first floors (3 units in total).



"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 : 13/03970/FULL1

Ward:
Chislehurst

Address : The Bickley Arms Chislehurst Road
Chislehurst BR7 5NP

OS Grid Ref: E: 543089 N: 169585

Applicant : Spirit Pub Company

Objections : YES

Description of Development:

Single storey side extension and raised terrace, detached barbecue hut and beach hut in rear garden, with landscaping including raised decking and planters.

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Proposal

It is proposed to add a single storey side extension to the southern side of this Public House to enclose what is currently an external covered dining area, and construct a raised external dining area at a slightly lower level on the eastern side of the building which would lead down into the garden area.

It is also proposed to add a barbecue hut in the centre of the rear garden along within 3 timber-clad beach style huts in the southernmost corner of the garden for outside dining. The garden would be landscaped and would include terraced areas and raised planters.

Location

The site is occupied by a Public House which is situated at the junction of Chislehurst Road and Station Approach, and lies within Chislehurst Conservation Area. Opposite is a small parade of local shops, whilst to the east is a recently built

part three/four storey block of flats known as Tollgate Lodge. The surrounding area is generally residential in character.

The site lies in close proximity to Kyd Brook.

Comments from Local Residents

Letters of objection have been received from nearby residents, and the main points raised are summarised as follows:

- increased use of rear garden would cause noise and disturbance to neighbouring properties
- barbecue hut should be positioned further away from neighbouring properties to reduce smells
- increased pressure for parking
- there should be a designated smoking area away from Tollgate Lodge
- there should not be access to the beer garden adjacent to Tollgate Lodge (as at present)
- use of the rear garden should have restricted hours
- light pollution and loss of privacy from raised terrace
- use of existing external bar for cooking and washing up would cause disturbance.

Comments from Consultees

The Advisory Panel for Conservation Areas raises objections to the proposals on the grounds that the design of the extension is unsympathetic and harmful to the architectural integrity of the host building which is of historic interest and visually makes a positive contribution to the Conservation Area.

Network Rail raises no concerns, while the Environment Agency have no objections to the proposals so long as the works are contained within the curtilage of the building and appropriate pollution prevention measures are applied during construction works to ensure no pollution to the watercourse.

The Council's Environmental Health Officer raises some concerns about potential for noise and cooking odours/smoke emanating from the use of the garden by customers, but accepts that the rear garden can already be used for outside drinking and dining without restriction. However, given the likely increase in intensity of the use of the garden, the applicant has been contacted to discuss possible measures or conditions to manage the impact on neighbours, and any response will be reported verbally to Members.

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

Planning History

Permission was granted in 1984 (ref. 83/01885) for the formation of a beer garden with canopy over, with no restrictions imposed on the hours of use.

In 2007, permission was granted (ref. 07/01637) for the installation of a timber pergola in the rear garden, and was subject, inter alia, to condition 3 which stated that "No customers shall use the pergola hereby permitted after 23.00 hours on any day" in order to protect residential amenity. However, the pergola, even if originally erected, does not now exist within the garden.

Conclusions

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

The proposed timber-clad single storey side extension and raised terrace would be set back from the front elevation of the building, and would be subservient in scale. The design would create an interesting contrast, and the proposals are not, therefore, considered to have a detrimental impact on the wooded character of this part of Chislehurst Conservation Area. The garden structures would be set at a lower level and towards the rear of the building, and are not considered to adversely affect the character and appearance of the Conservation Area.

The proposed raised terrace would come closer to the boundary with Tollgate Lodge than the existing larger open terrace to the south of the building, but it would be set at a lower level, and any additional impact on residential amenity would to some extent be off-set by the proposal to enclose the existing higher-level terrace.

With regard to the proposed erection of structures within the rear garden, which comprise a barbecue hut and three beach huts, the garden can already be used without planning restrictions for outside drinking and dining in connection with the public house. The structures themselves are set away from the boundaries with neighbouring properties, and would not cause a significant loss of outlook or privacy.

With regard to trees on the site, it is proposed to remove a group of cypresses beside the Kyd Brook and two poor quality sycamores on the eastern boundary, and no objections are raised to the loss of these trees. The remaining trees in the back garden would not be directly affected by the proposals, although some minor pruning of the trees is proposed which is considered acceptable.

In conclusion, subject to any response from the applicants regarding possible measures to manage the use, the proposals are not considered to have such an impact on the amenities of neighbouring properties and the character and appearance of this part of Chislehurst Conservation Area to warrant a refusal of planning permission.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

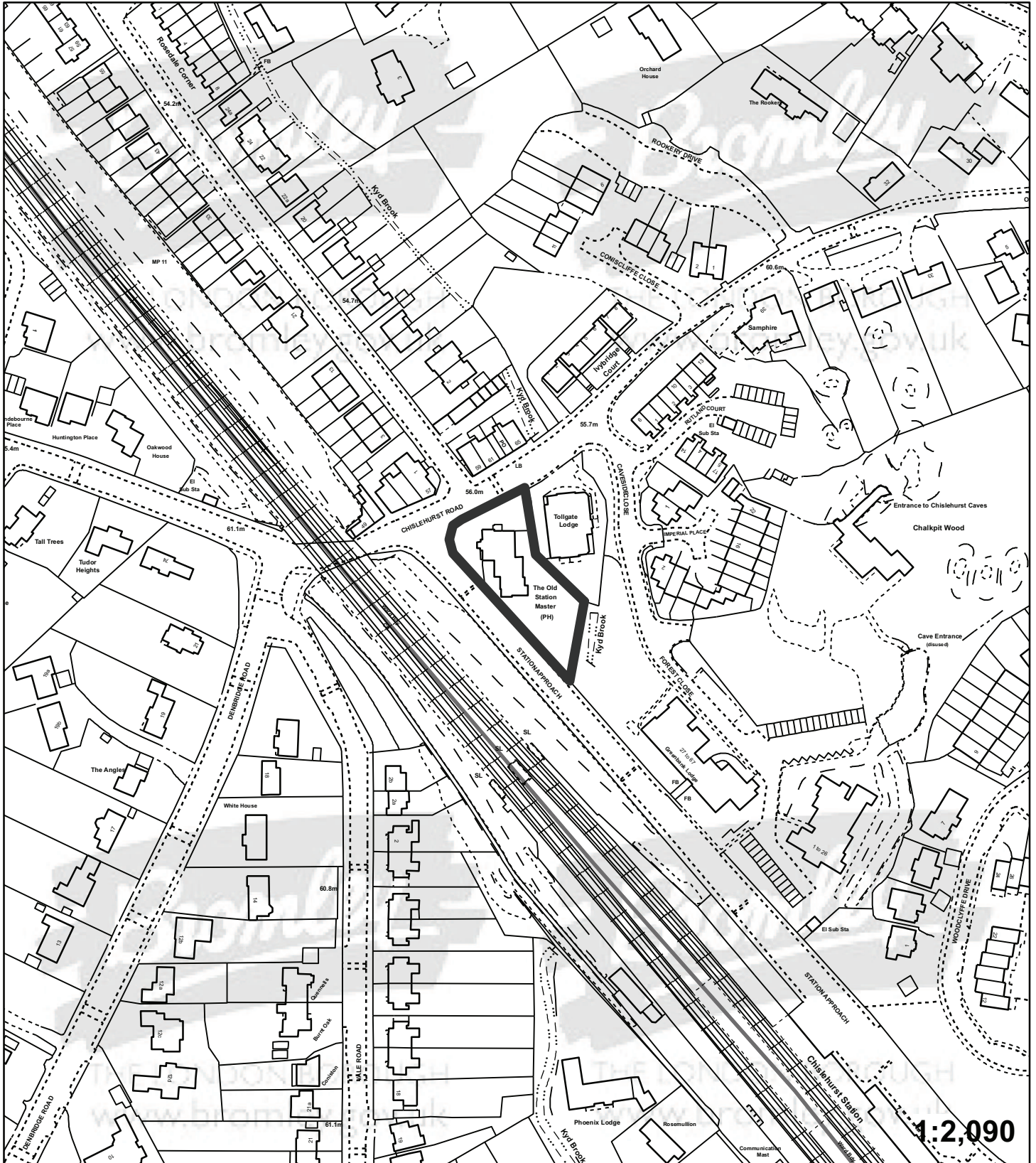
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:13/03970/FULL1

Address: The Bickley Arms Chislehurst Road Chislehurst BR7 5NP

Proposal: Single storey side extension and raised terrace, detached barbecue hut and beach hut in rear garden, with landscaping including raised decking and planters.



"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 : 13/04199/FULL1

Ward:
Biggin Hill

Address : 39 Church Road Biggin Hill TN16 3LD

OS Grid Ref: E: 542214 N: 158996

Applicant : Mr & Mrs G Spiteri

Objections : YES

Description of Development:

Erection of detached two bedroom single storey dwelling with associated landscaping and parking on land rear of 39 Church Road

Key designations:

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

Proposal

- Two bedroom single storey dwelling
- 2 car parking spaces
- The dwelling would be served by a new access driveway associated with the development approved at the adjacent site (under ref.11/03688)

Location

- The site forms part of the rear garden of 39 Church Road
- The proposed dwelling would form part of a row of 4 bungalows currently under construction which were granted at Appeal in 2008 and again in 2011
- The surrounding area is predominantly characterised by bungalows, although Nos. 39, 41, 43 and 43a Church Road are two storey.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from No.58 Old Tye Avenue which can be summarised as follows:

- dwellings being erected are clearly visible from garden
- proposed dwelling will be even closer
- part of garden adjacent to dwelling has a swimming pool - will affect privacy

- possibility of it being extended to a two storey building later.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections in principle.

The Council's Waste Services Department were consulted re: turning area for large vehicles; their comments will be reported verbally at the meeting.

The Council's Drainage Officer has raised no objections but surface water will have to be drained to soakaways.

The Council's Environmental Health Officer has raised no objections to the proposal.

Thames Water have advised:

- With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.
- with regard to sewerage infrastructure capacity, they do not have any objection to the above planning application.
- with regard to water infrastructure capacity, they do not have any objection to the above planning 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
 H7 Housing Density and Design
 H8 Residential Extensions
 H9 Side Space
 NE7 Development and Trees
 T3 Parking
 T7 Cyclists
 T18 Road Safety

SPG1 General Design Principles
 SPG2 Residential Design Guidance

London Plan:

3.3 Increasing Housing Supply
 3.4 Optimising Housing Potential
 3.5 Quality and Design of Housing Developments
 5.3 Sustainable Design and Construction
 5.13 Sustainable Drainage

- 6.9 Cycling
 - 6.13 Parking
 - 7.2 An Inclusive Environment
 - 7.3 Designing out crime
 - 7.4 Local Character
 - 7.6 Architecture
- Mayor of London's Housing Supplementary Planning Guidance

The NPPF 2012

Planning History

Planning permission was granted in 2008 (ref. 07/02857) under Appeal for an infill development of four detached bungalows at the rear of Nos. 31 - 37 Church Road. The permission expired before development commenced.

In 2011 an identical application was refused by the Council and allowed at Appeal in 2012 under ref. 11/03688. This development is now under construction. The planning history at the adjacent site is a material consideration.

Outline permission was refused in 2004 for the demolition of existing dwelling and erection of 6 semi-detached (two storey) 4 bedroom houses and 1 three bedroom detached house with associated parking and access at No.37 and on land to the rear of 39-43 Church Road under ref. 04/02731. The reasons for refusal were due to an unsatisfactory sub-division of existing gardens, unsatisfactory form of backland development, out of character and scale with the surrounding area, detrimental to residential amenities. Furthermore, the proposed access in close proximity to Nos. 37 and 39 would be detrimental to the amenities of those properties due to increased noise and disturbance.

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 site of the proposed dwelling is visually screened from the Church Road frontage by existing dwellings and sufficient space would be provided between the houses fronting Church Road and the proposed dwelling. According to Policy H7 of the UDP, while backland development will generally be resisted, it may be acceptable provided it is small scale, sensitive to the surrounding residential area, there is adequate access, traffic should not cause unacceptable disturbance to neighbouring properties and a high standard of separation is required. In the 2012 Appeal at the adjacent site, the inspector considered that the development of 4 bungalows met all of the above criteria for an acceptable form of backland development. A lower form of residential density than outlined in table 4.2 of the UDP will also usually be required. In this instance, the total residential density, inclusive of the 4 approved bungalows, will amount to 20.83 units/hectare, which is below both the UDP and London Plan guidelines for this type of area. The proposal is therefore considered acceptable in terms of residential density.

With regards to site layout a minimum side space of 1m is indicated between either side of the building and the flank boundaries of the site. While slightly more generous side space has been allowed at the adjacent bungalows, given that the dwelling will be bordered to the east by the garden of No.41 Church Road, the building would not appear cramped and there would be adequate separation to neighbouring buildings. A maximum garden depth of around 10m is proposed which is usually considered acceptable.

In terms of design, the dwelling would incorporate a hipped roof which would minimise its visual impact from the surrounding properties and would result in minimal visual impact to the Church Road street scene.

The garden at 39 Church Road, which is to be sub-divided, is of a generous length and sufficient space would be provided between the houses fronting Church Road and the proposed bungalow so as to cause minimal harm to neighbouring occupiers amenities. Concerns have been raised from the owners/occupiers of 58 Old Tye Avenue regarding loss of privacy to their garden and swimming pool area. However, given that the proposal is single storey and taking into account the relationship of No.58 with the proposed dwelling, any unduly harmful overlooking is considered unlikely. Any future proposal to make the building two storeys would be considered on its merits.

From a Highways perspective, the parking arrangements are satisfactory. Any future resident of the dwelling would require access rights over the private access road serving the approved bungalows.

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

Background papers referred to during production of this report comprise all correspondence on the files refs 11/03688 and 13/04199, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACA04 ACA04R | Landscaping Scheme - full app no details Reason A04 |
| 3 | ACA07 ACA07R | Boundary enclosure - no detail submitted Reason A07 |
| 4 | ACC07 ACC07R | Materials as set out in application Reason C07 |
| 5 | ACD02 ADD02R | Surface water drainage - no det. submitt Reason D02 |
| 6 | ACH03 ACH03R | Satisfactory parking - full application Reason H03 |

- 7 ACH22 Bicycle Parking
 ACH22R Reason H22
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E

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

- 9 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H7 and H9 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area.

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

INFORMATIVE(S)

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

2 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
- Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

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

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

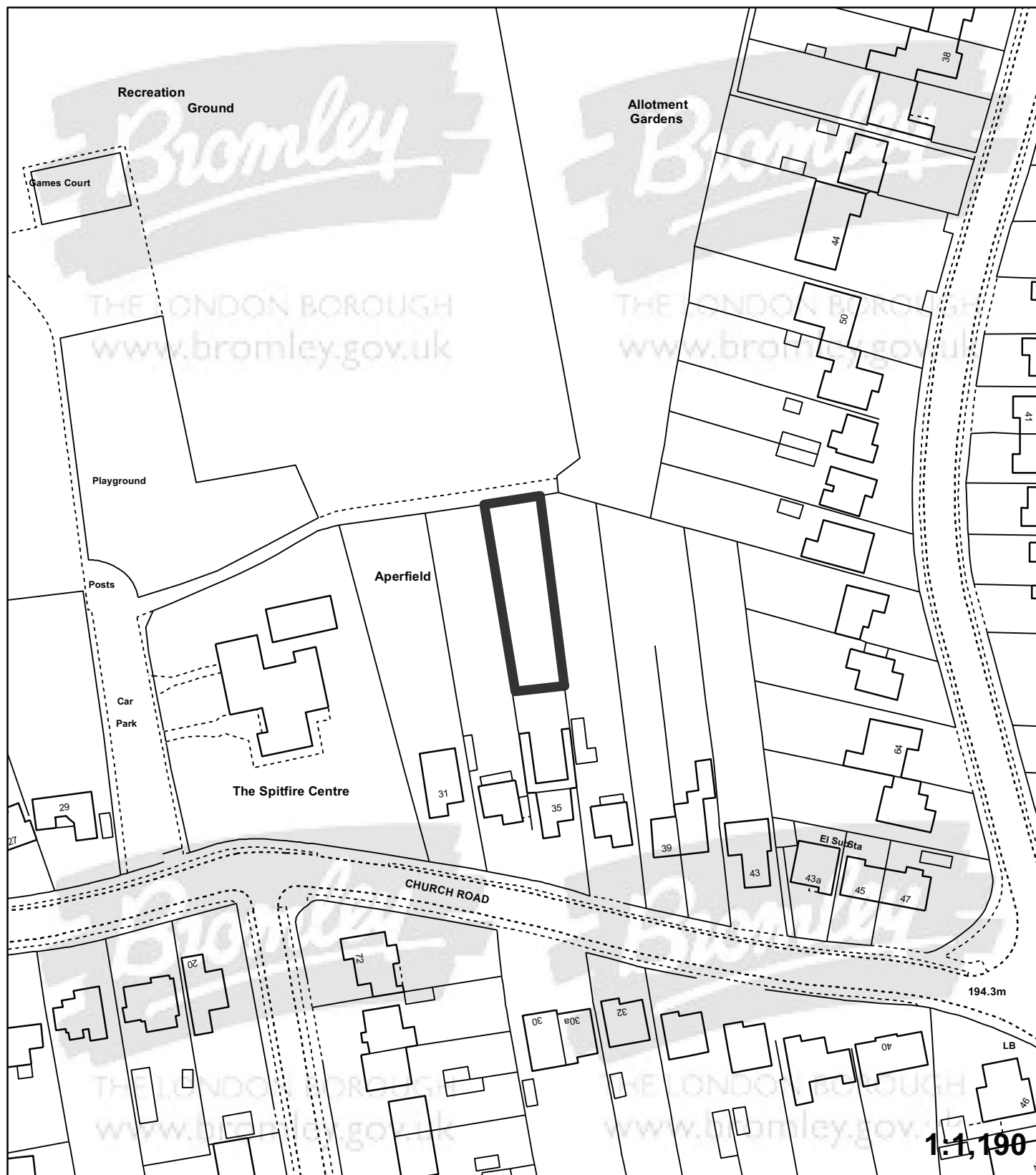
4 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and

Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

Application:13/04199/FULL1

Address: 39 Church Road Biggin Hill TN16 3LD

Proposal: Erection of detached two bedroom single storey dwelling with associated landscaping and parking on land rear of 39 Church Road



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

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

Application No : 13/04243/FULL6

Ward:
Bickley

Address : Greenwood Bickley Park Road Bickley
Bromley BR1 2AT

OS Grid Ref: E: 542475 N: 168904

Applicant : Miss S O'Malley

Objections : YES

Description of Development:

Single storey side/rear extension and outbuilding to rear for use as gym/play/store

Key designations:

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

Proposal

It is proposed to add a single storey side and rear extension to this detached property which would be set back between 1.3-1.5m from the side boundaries, and would project a maximum 5.4m to the rear. The side extension would have a pitched roof, and the rear extension a flat roof with roof lanterns.

It is also proposed to add a detached building at the end of the rear garden to be used as a gym/playroom/store which would measure 11m x 7m in area, and would have a maximum height of 3.7m to the top of the pitched roof.

Location

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

Comments from Local Residents

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

- would be out of character with the ASRC
- overlarge outbuilding proposed at the rear
- loss of mature trees
- overdevelopment of the site
- increased density of development
- unacceptable backland development
- drainage problems.

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
H10 Areas of Special Residential Character

The application was called in to committee by a Ward Member.

Planning History

The existing dwelling was granted permission under application ref. 09/01573, pursuant inter alia to condition 3 which removes permitted development rights for extensions and detached outbuildings.

A number of applications for a detached dwelling to the rear garden were refused (refs. 07/02856, 08/02804 and 10/01837) and subsequently dismissed at appeal.

Permission was recently refused (ref.13/02092) for a two storey side extension, a single storey rear extension and the change of use to a house in multiple occupation on the following grounds:

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

Conclusions

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

The current proposals are for a single storey side extension (as opposed to a two storey side extension which was previously proposed), and for a slightly deeper single storey rear extension (5.4m as opposed to 4m previously proposed). The

extensions in the previous scheme were in themselves considered acceptable, and the application was refused only on grounds relating to the overintensive use of the property which was for multiple occupation.

The single storey side extension would be set back between 1.3-1.5m from the eastern flank boundary with Jalna, and would project 3.3m to the rear at this point. It would have a pitched roof, and it is not considered to have a detrimental impact on the amenities of the adjoining property nor on the character and spatial standards of this part of the ASRC.

The western part of the single storey rear extension would project 5.4m to the rear, but would be set back 1.5m from the western flank boundary with Aldeen. The adjoining property currently has a single storey building adjacent to the boundary that projects deeper into the garden than the proposed extension to Greenwood, and the proposals are not, therefore, considered to have a detrimental impact on the amenities of the adjoining occupiers.

The proposed outbuilding in the rear garden would be set back 4m from the side and rear boundaries, and would be used for purposes ancillary to the main residential use of the house. It would have a pitched roof extending up to 3.7m in height, and if permitted development rights had not been removed, would not require planning permission. However, the building is considered to be located far enough away from neighbouring properties to adequately protect residential amenity, and can be conditioned to ensure that it is only used for purposes ancillary to the main residential use of the house. The property has a 50m deep garden, and the proposals are not considered to result in an overdevelopment of the site.

The proposals are not, therefore, considered to result in a significant loss of amenity to local residents nor would have a detrimental impact on the character and spatial standards of Bickley Park Area of Special Residential Character.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

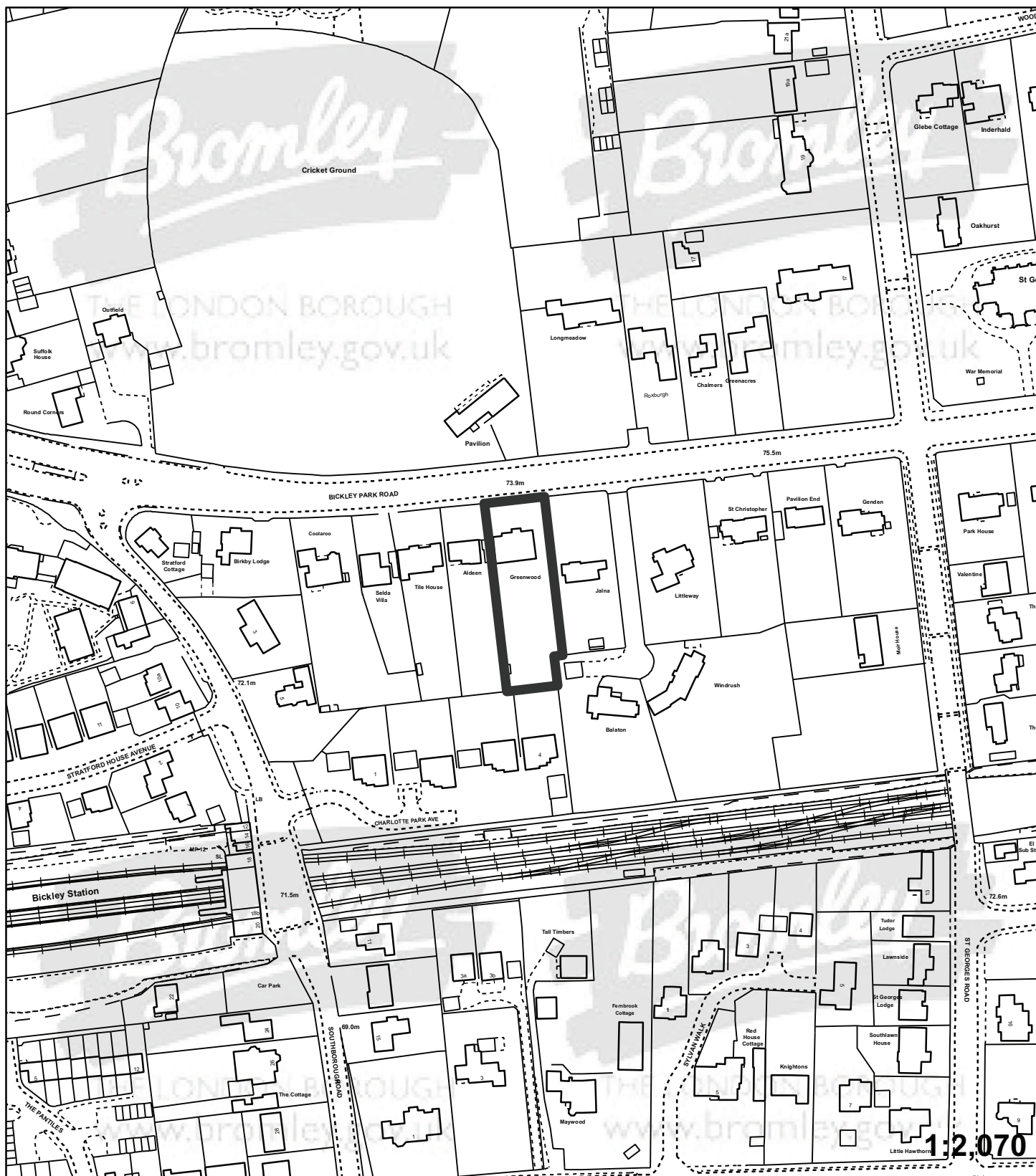
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01 ACA01R | Commencement of development within 3 yrs A01 Reason 3 years |
| 2 | ACC07 ACC07R | Materials as set out in application Reason C07 |
| 3 | ACI23 ACI23R | Outbuilding only ancillary use Reason I23R |
| 4 | ACK01 ACK05R | Compliance with submitted plan K05 reason |

Application:13/04243/FULL6

Address: Greenwood Bickley Park Road Bickley Bromley BR1 2AT

Proposal: Single storey side/rear extension and outbuilding to rear for use as gym/play/store



"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 : 14/00395/FULL6

Ward:
Clock House

Address : Glenwood Blakeney Road Beckenham
BR3 1HA

OS Grid Ref: E: 536958 N: 169767

Applicant : Mr + Mrs R Crowley

Objections : YES

Description of Development:

Glenwood: Part one/two storey rear extension, conversion of garage to habitable room with bay window to front and new tiled roof over existing lean-to extension
Maune: First floor rear extension, porch to side, bay window to front and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency
River Centre Line

Proposal

This application has been submitted by the owners of Glenwood, but the proposal has been prepared jointly with the owners of the adjoining property Maune.

Glenwood

The proposal is for a part one/two storey rear extension, conversion of the garage to a habitable room, with a bay window to the front and a new tiled roof over the existing lean-to extension.

The two storey element extends the full width of the property and has a rearward projection of 3m from the original rear elevation of the property. A Juliet balcony is included at first floor level on the rear elevation.

The existing single storey side extension is to be replaced, this will extend up to the boundary line, and although it is slightly larger will occupy broadly the same footprint as the existing.

A small bay window is also proposed to the front of the property that will project approx. 0.8m from of the front building line of the property.

Maune

In respect of Maune, the proposal comprises of a first floor rear extension which will link-in to the first floor element of the two storey extension proposed to the rear of Glenwood. The proposed extension has a rearward projection of approx. 2.5m from the original rear elevation of the property.

The proposal includes a single storey side porch, adjacent to Brook Cottage. This porch is located to the rear of the existing utility room and the flank elevation of the porch will be in line with the existing flank elevation of the property. The proposed porch has a width of approx. 1.5m and a rearward projection from the rear wall of the existing utility room of approx. 2.8m.

The proposal also includes a new bay window to the front of the property and other minor elevational alterations including patio doors to replace the existing windows to the kitchen.

Location

The site is located on the south side of Blakeney Road, close to the junction with Hayne Road.

Comments from Local Residents

A number of objections have been received from the occupiers of the flats at No1 Blakeney Road (including Flats A,B,C,D,E, F,G, K) which adjoins the site and these can be summarised as follows:

- overdevelopment;
- loss of Privacy and overlooking;
- loss of light;
- loss of view (not planning consideration);
- impact on quality of life due to loss of sun, privacy and overlooking;
- loss of privacy and overshadowing in respect of rear gardens;
- out of character and unneighbourly;
- no indication included in the application documentation in respect of the relationship between the application site and Blakeney Hall;
- increased noise and disturbance;
- loss of privacy to balcony of Flat B due to the size of the windows (particularly on the second floor) and the proximity to Blakeney Hall.

The occupier of Flat K has also submitted a number of photographs to illustrate her concerns about the impact of the proposed extension on the level of daylight to her property. These photographs are available on the application file.

A letter of support has been received from the occupiers of Glenwood confirming that they are completely happy with the proposals and have no objections. If the applications are granted planning permission, the works will be co-ordinated with the adjoining owner.

Comments from Consultees

Highways - no objections.

Planning Considerations

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T3 Parking

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

Glenwood

94/01060 - Planning permission was granted for an increase in the height of the existing boundary wall by the addition of brickwork in front of the garage and fencing to the rear of the garage.

Maune

95/00474 - Planning Permission was granted for a part one/two storey extension in May 1995

98/01730 - Certificate of Lawfulness for a proposed development was granted for the conversion of a garage into a habitable room in August 1998.

08/03593 - Planning Permission was refused for a first floor rear extension in December 2008.

Conclusions

Glenwood

In respect of Glenwood, the two storey element will have no material impact on Maune provided that the application proposal is implemented as a single building operation.

In terms of the impact of the proposal on 1 Blakeney Road, the two storey element of the proposal is set in from the boundary with the adjoining property by the width of the single storey extension (approx. 2.8m). There is also a separation of approx. 4.5m between the boundary of Glenwood and the flank wall of 1 Blakeney Road which increases to a separation of 10m between the two storey element of the proposal and the nearest point of 1 Blakeney Road.

As a result of a combination of the separation between the site and the adjoining property, the set-in of the two storey element, and the fact that the rearward projection of the two storey element is 3m, the impact of the proposed two storey element is considered to fall within acceptable levels.

It is noted that the application does not include a 1m side space to the boundary required by Policy H9 in respect of a proposal of two storeys or more in height. However, the two storey element is set in from the boundary of the property by approx. 2.8m, and the single storey element of the proposal replaces an existing structure at the site. In view of this, and the level of separation between the boundary of Glenwood and 1 Blakeney Road this is considered to be acceptable.

No windows are proposed on the flank elevation of the two storey element and the first floor windows at the rear are not considered likely to increase the level of overlooking significantly when compared to the existing.

On balance, as a result of the relatively modest scale of the proposals, and the separation between the application site and 1 Blakeney Road, the proposal is not considered likely to result in a significant impact on the residential amenities of the occupiers of 1 Blakeney Road.

Maune

In respect of the proposed alterations to Maune, the first floor rear element of the proposal will have no impact on Brook Cottage as it will be screened from view by the existing two storey element to the rear of Maune. Provided the building works are undertaken as a single building operation, the proposed first floor extension to Maune will share a party wall with Glenwood and will not have any adverse impact on the residential amenities of the adjoining property.

The side porch is a small single storey addition adjacent to Brook Cottage. It is modest in scale and a side space of 0.9 m is maintained between the flank elevation of the proposed porch and the boundary of the property with Brook Cottage. The proposed porch is therefore not considered likely to have any material impact on the residential amenities of the occupiers of Brook Cottage.

The addition of a bay window to the front elevation of the property is not considered likely to have any adverse impact on the streetscene or on the residential amenities of the surrounding properties.

Therefore, on the basis that the building works to both Maune and Glenwood are carried out concurrently (as a single building operation) it is considered that the

proposed extensions/alterations to Maune are likely to have no material impact on the residential amenities of the adjoining properties.

In summary, the proposed extensions to Glenwood and Maune are not considered likely to result in a significant loss of amenity to local residents nor impact detrimentally on the streetscene or the character of the area. On the basis that the proposal is commenced and constructed as a single building operation, the application is recommended for permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/03857, 13/03815 and 14/00395, set out in the Planning History section above, 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 The extensions at Maune and Glenwood are granted only on the basis that the development will be commenced/constructed as a single building operation.

Reason: In order to comply with Policies H8 and BE1 of the Unitary Development Plan and in the interests of the residential amenities of the applicants' and surrounding residential properties.

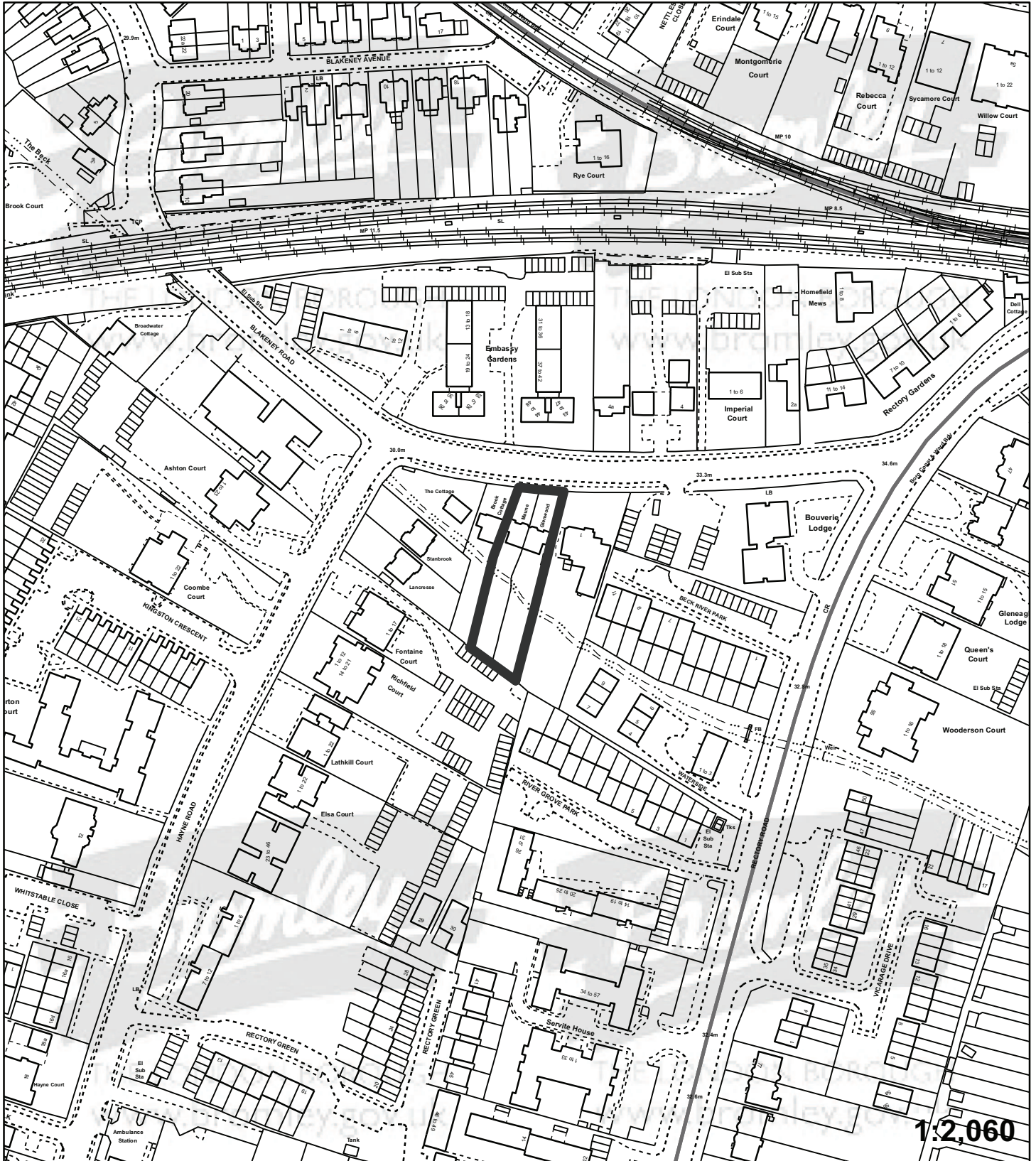
- 4 ACI12 Obscure glazing (1 insert) on the flank elevation of the side porch of Maune
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
 ACC04R Reason C04

Application:14/00395/FULL6

Address: Glenwood Blakeney Road Beckenham BR3 1HA

Proposal: Glenwood: Part one/two storey rear extension, conversion of garage to habitable room with bay window to front and new tiled roof over existing lean-to extension

Maune: First floor rear extension, porch to side, bay window to front and



"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 : 14/00401/PLUD

Ward:
Orpington

Address : 95 Kynaston Road Orpington BR5 4JY

OS Grid Ref: E: 546983 N: 166500

Applicant : Mrs Samaris Huntington-Threasher

Objections : NO

Description of Development:

Single storey rear extension, rear dormer and hip to gable end roof alterations
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding

Proposal

Certificate of Lawfulness for a Proposed Development is sought for a single storey rear extension 3m in depth, with a height of 3.4m to ridge and 2.4m to eaves. Two velux windows are proposed on either side of the extension's pitched roof. A rear dormer is also proposed, 6.3m in length with a hip to gable end extension with the total volume below 50cu.m. Two rooflights are also indicated in the front roof slope.

Location

The host property is a semi-detached single storey dwelling in Kynaston Road, Orpington. Kynaston Road is a residential area in which properties vary in terms of their architectural style and scale. There is a mix of single storey and two storey dwellings mainly semi-detached

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations , one letter indicating general support was received.

Planning Considerations

The main considerations are whether the proposals would fall within "permitted development" under Classes A and B of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

Planning History

No planning history.

Conclusions

Class A (side and rear extensions):

- (a) the ground area of the extension would not exceed 50% of the residential curtilage
- (b) The extension would not exceed the highest part of the roof
- (c) The eaves height of the extension would not exceed the eaves height of the house
- (d) The extension would not extend beyond the wall fronting the highway
- (e) The extension would
 - (i) not project more than 3m beyond the original rear wall of the dwelling
 - (ii) not exceed 4m in height (actual 3.4m) measured from ground level to ridge height.
- (f) not applicable
- (g) the extension would not be within 2m of the boundary of the curtilage of the dwellinghouse.
- (h) not applicable
- (i) not applicable

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

- (a) The roof extension will not exceed the height of the of the highest part of the existing roof
- (b) The extension would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway. The dormer extension is to the rear of the property.
- (c) The resulting extensions volume falls within 50 cubic metres allowed in the case of a semi-detached dwelling (42.03m³ cubic metres actual)
- (d)
 - (i) The proposal does not consist of or include a veranda, balcony or raised platform
 - (ii) The proposal does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (e) The house is not sited within a conservation area

The materials proposed for the exterior will be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.

The dormer provides a minimum 0.2m separation from the eaves of the dwelling. (0.3m actual)

The window proposed on the side elevation shall be obscured glazed and non-opening above 1.7m above the floor of the room.

The rooflights are not shown to project beyond 150mm from the plane of the roofslope.

On the basis of the above, it is considered that the works constitute permitted development.

as amended by documents received on 07.03.2014

RECOMMENDATION: CERTIFICATE BE GRANTED

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

Application:14/00401/PLUD

Address: 95 Kynaston Road Orpington BR5 4JY

Proposal: Single storey rear extension, rear dormer and hip to gable end roof alterations

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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

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

Application No : 14/00459/FULL6

Ward:
Shortlands

Address : 48 Elwill Way Beckenham BR3 6RZ

OS Grid Ref: E: 538673 N: 168234

Applicant : Mr Richard Pereira

Objections : YES

Description of Development:

Two storey side and rear extensions, alterations to roof including rear dormer, Juliet balconies, front porch, alterations to existing garage, alterations to fenestration.

Key designations:

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

Proposal

The proposal is for a two storey side and rear extension, alterations to the roof including a rear dormer extension, Juliet balconies, front porch, alterations to existing garage and fenestration.

This application seeks revisions to a scheme that was previously granted planning permission under application ref. 13/02524. The revisions include a change to the design of the two storey side/rear extension including the enclosure of the balcony, a rear dormer extension, alterations to the existing garage and alterations to the fenestration.

A previous application (ref.13/04052) was refused on the grounds that a 1m side space was not maintained for the full length and height of the flank elevation for the two storey side/rear element of the proposal. The design of the two storey rear element has since been revised to incorporate a 1m side space.

This report will consider the revisions to the scheme as highlighted above, as the principle of the remainder of the proposal has already been established as part of planning permission ref. 13/02524.

Location

The site is located on the south side of Elwill Way within the Park Langley Area of Special Residential Character.

Comments from Local Residents

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

- the rear dormer and full height windows to the loft extension are intrusive to the privacy of the garden of No. 54.
- not in keeping with the Park Langley area
- it sets a precedent for others and there are not any similar examples in the vicinity of the site
- invasion of privacy to lounge and patio area of No. 41 Malmins Way (property adjoining to the rear). There is currently no property that has a view of this area.

Comments from Consultees

Highways - No objections to the proposals

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
H10 Areas of Special Residential Character
H9 Side Space

Park Langley Area of Special Residential Character Design Guide

Side extensions between properties of two storeys or more will, in many cases, be expected to provide more than the 1m minimum standard laid down for residential development in the borough.

Any proposal will generally be expected to provide side spaces consistent with the standard already existing in the neighbourhood.

Planning History

13-02524 Planning permission was granted for two storey front/side and rear extensions and roof alterations in October 2013.

13-04052 A planning application for a similar proposal that included an additional first floor side element and a rear dormer extension was refused on the grounds that the proposal did not comply with the Council's requirement for a 1m side space to for the full length and

height of the flank elevation of the property and as a result the proposal would be conducive to a retrograde lowering of the spatial standards to which the area is at present developed, contrary to policies H9 and H10 of the Unitary Development Plan.

The property has a single storey rear extension for which there is no planning history.

Conclusions

The main issues relating to the application are the impact of the proposals on the streetscene, ASRC and the amenities of the occupiers of the surrounding residential properties.

This report will focus on the elements of the scheme that have not previously been approved as part of planning application ref. 13/02524. This includes the two storey side/rear element and the rear dormer extension.

Whilst the occupiers of No. 54 Elwill Way and the occupiers of No. 48 Malmaims Way, which is located to the rear of the application site, have objected to the rear dormer on the grounds of overlooking and loss of privacy, it is considered that the impact of the dormer on residential amenities will fall within acceptable levels and this element of the proposal therefore complies with relevant policies.

The two storey side/rear extension, has been reduced in size, so that the proposal now complies with the Council's requirement for a 1m side space in respect of the full length and height of the flank elevation for the two storey element of this proposal.

The site is located in an Area of Special Residential Character (ASRC). Policy H10 of the UDP states that applications for development in ASRCs will be required to respect and complement the established and individual qualities of the individual areas. The PLRA Design Guide indicates that "side extensions between properties of two storeys or more will, in many cases, be expected to provide more than the 1m minimum standard laid down for residential development in the borough".

Whilst the Council would normally seek a sidespace of 1.5m for the full length of the flank elevation in respect of two storey extensions in an ASRC (although this figure is not specifically referred to in the Council Policy) it is considered that the 1m proposed is acceptable in this case, and the proposal will not therefore result in a material reduction in spatial standards or be detrimental to the streetscene or the wider objectives of the ASRC.

In summary, as the principle of a substantial proportion of the proposal has already been established (under permission ref. 13/02524) this report, therefore, focuses on the revisions to the scheme. The proposed revisions are not considered to result in an unacceptable additional level of impact of the amenities of the surrounding residential properties, nor impact detrimentally on the character of the area. The revised scheme is therefore recommended for permission.

Background papers referred to during production of this report comprise all correspondence on the files refs 13/02524 and 13/04052, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 24.01.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 Before the development hereby permitted is first occupied, the proposed window(s) on the first floor level of the north western 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
- 4 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan
 ACC01R Reason C01

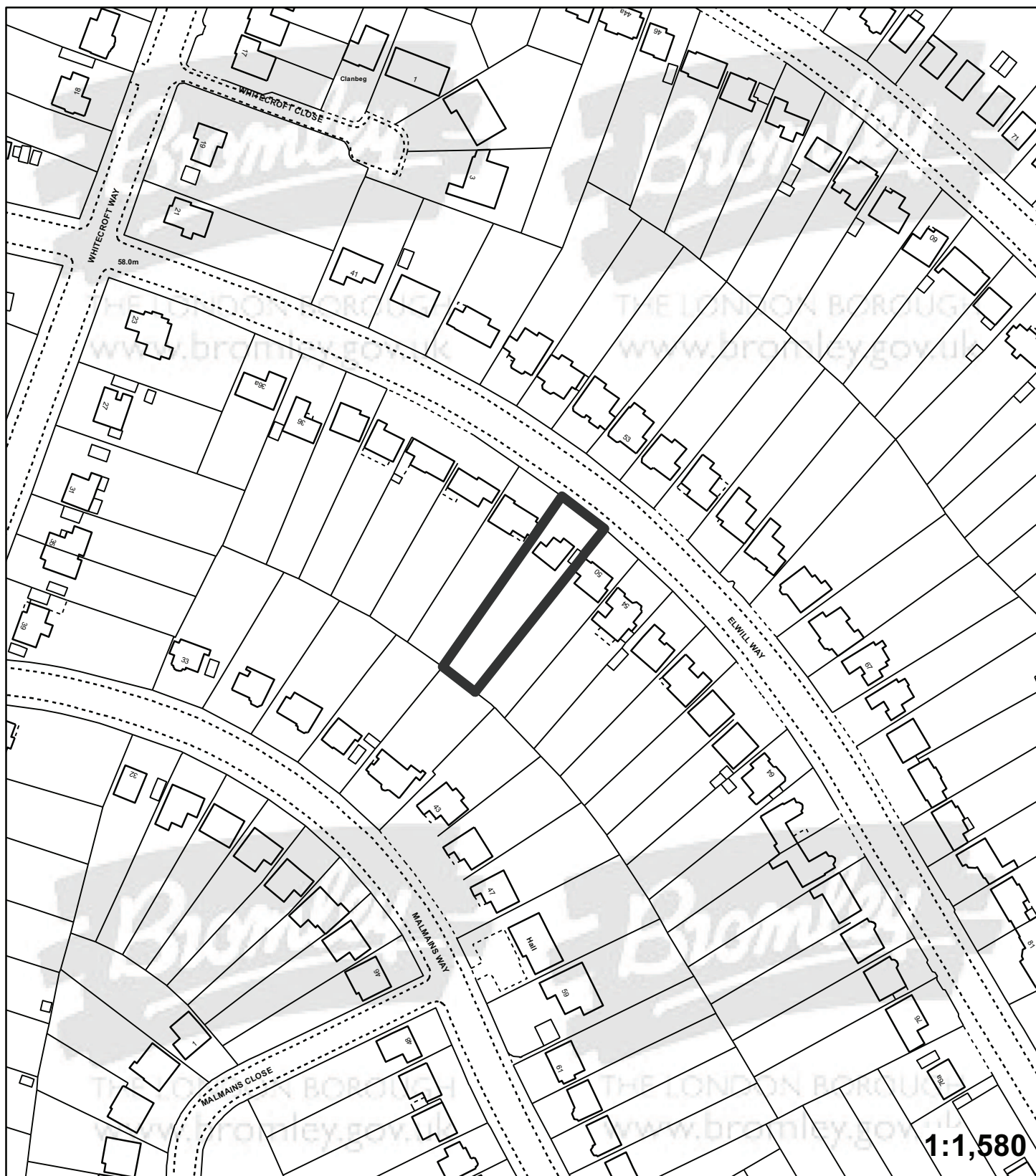
INFORMATIVE(S)

- 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.

Application:14/00459/FULL6

Address: 48 Elwill Way Beckenham BR3 6RZ

Proposal: Two storey side and rear extensions, alterations to roof including rear dormer, Juliet balconies, front porch, alterations to existing garage, alterations to fenestration.



"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 : 13/04036/VAR

Ward:
Bromley Town

Address : 61 High Street Bromley BR1 1JY

OS Grid Ref: E: 540353 N: 168908

Applicant : Done Brothers (Cash Betting) Ltd

Objections : NO

Description of Development:

Variation of condition 2 and condition 4 of permission reference 11/02648/FULL2 to allow unrestricted A2 use and to amend opening hours.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Secondary Shopping Frontage

Proposal

This proposal seeks the variation of condition 2 and condition 4 of permission ref. 11/02648 to allow unrestricted A2 use, for use by a Betting Shop operator and to amend opening hours in connection with the proposed use.

The proposed opening hours are 0800 to 2200 Monday to Saturday and 0900 to 2200 hours Sundays and Bank Holidays.

Location

The site is located on the east side of High Street, Bromley and falls within primary retail frontage of Bromley Town Centre as designated in the Bromley Area Action Plan (adopted October 2010).

Comments from Local Residents

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

Comments from Consultees

Policy comments include the following:

By relaxing condition 2 there is a concern that this section of the high street could lead to an over concentration of similar uses which has started to occur around the northern section of the high street with four Betting Shops at the following locations:

- 179 High St - William Hill
- 1 Market Square - Jenningsbet
- 18 Market Square - Betfred
- 5 Widmore Road - Ladbrookes

It could also be argued that this section of the high street (referred to above) lends itself to Betting Shops because of the evening uses it attracts from the many restaurants and pubs in surrounding streets; East Street, Widmore Road, High Street and Market Square.

The Draft Alterations to the London Plan state at para 4.50a "over concentrations of betting shops and hot food takeaways can give rise to particular concerns. See Policy 4.8 in the Town Centres SPG".

The Town Centre Draft SPG (January 2013) para 2.2.8 states "across London there is an urgent need to enable local planning authorities to control the proliferation of betting shops and to address the implications this can have for maintaining vitality and viability of town centres and for protecting amenity and safety". Para 2.2.10 goes on to state "There are genuine planning issues affecting amenity and the continued success of town centres which justify allowing planning authorities to consider the merits of proposals for betting shops. Betting shops are different in planning terms from the other types of use in the A2 class; they have different hours of operation from other uses covered in A2 (typically they open seven days a week for up to twelve hours a day - rather longer than the typical financial/business use), with different impacts on local amenity. It is recognised that the planning system can only be used to secure land use objectives. It is also recognised that there are current limitations in the ability of boroughs to control betting shops by virtue of their A2 use classification. The Mayor has written to the Secretary of State on this issue which will be considered in the context of the current review of the Use Classes Order".

By relaxing condition 2 and allowing the opening of a betting shop as opposed to a financial service could adversely impact the vitality & viability of this section of primary frontage. Furthermore, it could also compromise the ability of the Council to resist ever greater concentrations of future betting shops and could also impede the Council's longer term growth to attract retail and financial uses to the high street.

Whilst the agent has stated the current unit is vacant it has not been stated for how long. The unit could be best occupied by a retail or financial service. The previous tenant SRC Transatlantic given its particular financial operation, proposed opening

hours and retention of a shop window was considered acceptable as it complemented the shopping function of the town centre and generated pedestrian visits during shopping hours.

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

S1 Primary Frontages
S10 Non-retail Uses in Shopping Areas
Bromley Area Action Plan

Planning History

The most relevant planning history of the site includes planning permission ref. 11/02648 for the change of use of ground floor and basement from A1 (retail) to A2 use (financial and professional services); this was subject to Conditions, including

Condition 2

The premises shall be used for financial services only and for no other purpose (including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

and Condition 4

The use shall not operate before 7am and after 7pm Mondays to Fridays, not before 9am and after 6pm on Saturdays and not before 11am and after 4pm on Sundays and Bank Holidays.

which this current application seeks to vary.

Conclusions

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

The unit is situated along a primary retail frontage where the Council will permit changes of use from retail (Class A1) to other uses provided that the use would not harm the retail character of the shopping frontage; would generate significant pedestrian visits during shopping hours; would complement the shopping function of the town centre; does not create a concentration of similar uses and there is no adverse impact on residential amenities.

The supporting statement advises that permission is sought to allow the unit to be occupied for unrestricted financial and professional service use (A2) to enable the occupation of the unit by A2 betting shop operator, Betfred.

The supporting statement advises that the proposed use will positively contribute to the evening economy in town centres and to enable occupation by Betfred longer opening hours are sought, hence the application to vary Condition 4 relating to hours (see above for proposed hours). It also states that the application is within a pedestrian area of the town centre and a review of the Council Tax information for the same postcode area reveals there are no residential properties within the immediate vicinity and as such the extended opening hours will not have an adverse impact on residential amenity. The statement surmises that the proposed variation would not result in any harm to the vibrancy, diversity of uses or retail function of the town centre primary retail frontage and that the nature of the proposed occupier will increase footfall and vibrancy compared to the permitted financial services use, and will contribute to the evening economy.

The statement advises that the proposal will not create a concentration of similar uses over and above the existing situation.

For information, the site does not fall within the pedestrianized area of the Town Centre; there appear to be limited nearby residential units.

Prior to the adoption of the AAP (October 2010) this part of the high street was designated as Secondary Shopping Frontage and therefore further towards Bromley South Station there are a number of A2 uses (mix of financial, estate agents, betting shops). The most southern part of the high street remains as secondary frontage whilst the application site is now in Primary frontage. Applications to change the use of retail to A2 include refs. 10/01982 and 11/01547 (which are located further to the north along the high street). Immediately adjacent at No. 63 is an amusement centre (sui generis) which received planning permission in 1993 (ref. 93/02592). No. 63 also has a planning permission for a change of use to a licensed bingo hall (D2) (ref. 09/01297) which was granted in September 2009.

Policy comments note that whilst a betting shop is likely to generate a high level of pedestrian activity during the day time hours it seems unlikely the same can be true of the evening hours, which is proposed to be extended by 3hrs each week day evening, 4hrs on Saturday and 6hrs on Sundays compared to the previous occupier. And by relaxing condition 2 there is a concern that this section of the high street could lead to an over concentration of similar uses (see above). Policy comments raise concern that by relaxing condition 2 and allowing the opening of a betting shop as opposed to a financial service it could adversely impact the vitality & viability of this section of primary frontage. Furthermore, it could also compromise the ability of the Council to resist ever greater concentrations of future betting shops and could also impede the Council's longer term growth to attract retail and financial uses to the high street.

Changes to permitted development (pd) rights in May 2013 which allow betting shops to be opened in almost every type of high street premise without requiring

planning permission for two years are noted. However, given the planning condition the pd rights are not applicable to this application but even in the light of this legislation, on balance, given the considerations discussed above it is considered that to relax conditions 2 and 4 of planning application ref. 11/02648 would lead to an unacceptable use during evening hours and could undermine the success of the town centre in the longer term.

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

Having had regard to the above it was considered that the proposed variation of conditions 2 and 4 are not acceptable in that it would lead to an unacceptable use during evening hours and could undermine the success of the town centre in the longer term.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

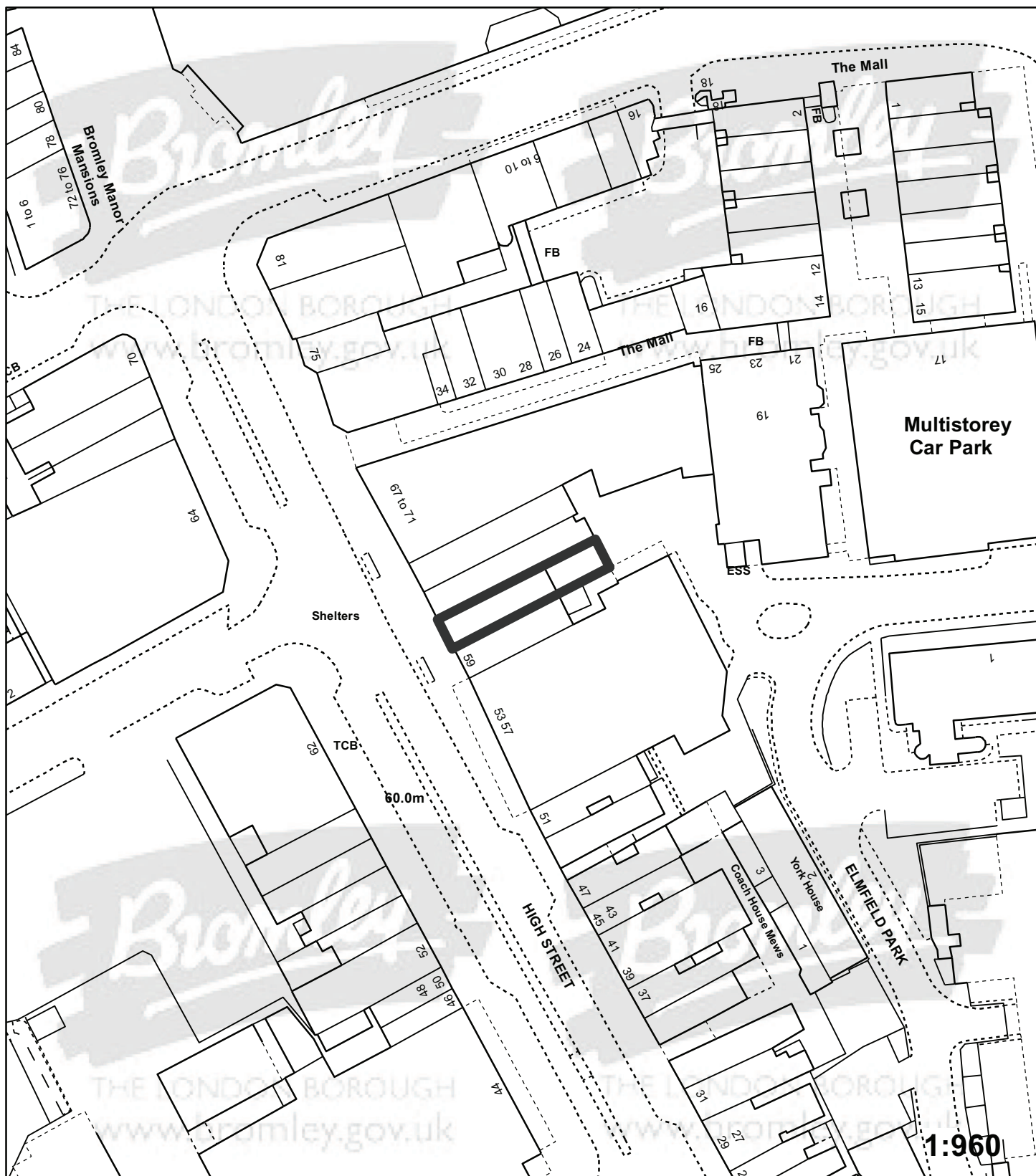
The reasons for refusal are:

- 1 The proposal to vary condition 2 in order to allow the opening of a betting shop as opposed to a financial service, could adversely impact the vitality & viability of this section of primary frontage. Additionally it could compromise the ability of the Council to resist ever greater concentrations of future betting shops and could also impede the Council's longer term growth to attract retail and financial uses to the high street and is therefore contrary to Policy S1 of the Unitary Development Plan.
- 2 The proposal to vary conditions 4 would lead to an unacceptable use during evening hours and could undermine the success of the town centre in the longer term thereby contrary to Policy S1 of the Unitary Development Plan.

Application:13/04036/VAR

Address: 61 High Street Bromley BR1 1JY

Proposal: Variation of condition 2 and condition 4 of permission reference 11/02648/FULL2 to allow unrestricted A2 use and to amend opening hours.



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